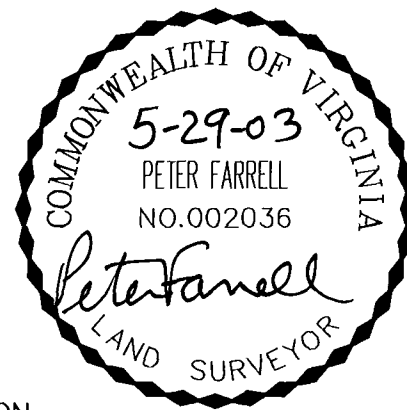


# 030031543

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

5-29-03 DATE Peter Farrell PETER FARRELL, LS



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GRACE M. WILKINSON TO HOWARD P. AND RICHARD F. WILKINSON AND BY E.L. OLSON, JR. AND MARY L. OLSON TO HOWARD P. AND RICHARD F. WILKINSON BY WILL DATED 12/15/59 AND DEED DATED 1/22/68 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN WILL BOOK 8, PAGE 78 AND DEED BOOK 114, PAGE 662.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WEXFORD HILLS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETOR AND/OR TRUSTEE.

6/3/03 DATE Howard P. Wilkinson HOWARD P. WILKINSON

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia CITY/COUNTY OF: James City I, Roseanna C. Dykstra A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS/ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 3rd DAY OF June, 2003. MY COMMISSION EXPIRES April 30, 2005.

Roseanna C. Dykstra SIGNATURE

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WEXFORD HILLS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETOR AND/OR TRUSTEE.

6/3/03 DATE Richard F. Wilkinson RICHARD F. WILKINSON

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia CITY/COUNTY OF: James City I, Roseanna C. Dykstra A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS/ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 3rd DAY OF June, 2003. MY COMMISSION EXPIRES April 30, 2005.

Roseanna C. Dykstra SIGNATURE

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WEXFORD HILLS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETOR AND/OR TRUSTEE.

6/6/03 DATE James D. Franklin JAMES D. FRANKLIN

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia CITY/COUNTY OF: James City I, Roseanna C. Dykstra A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS/ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 6th DAY OF June, 2003. MY COMMISSION EXPIRES April 30, 2005.

Roseanna C. Dykstra SIGNATURE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

6/5/03 DATE Ann S. Handy VIRGINIA DEPARTMENT OF TRANSPORTATION

6-17-03 DATE Thelma Jordan VIRGINIA DEPARTMENT OF HEALTH

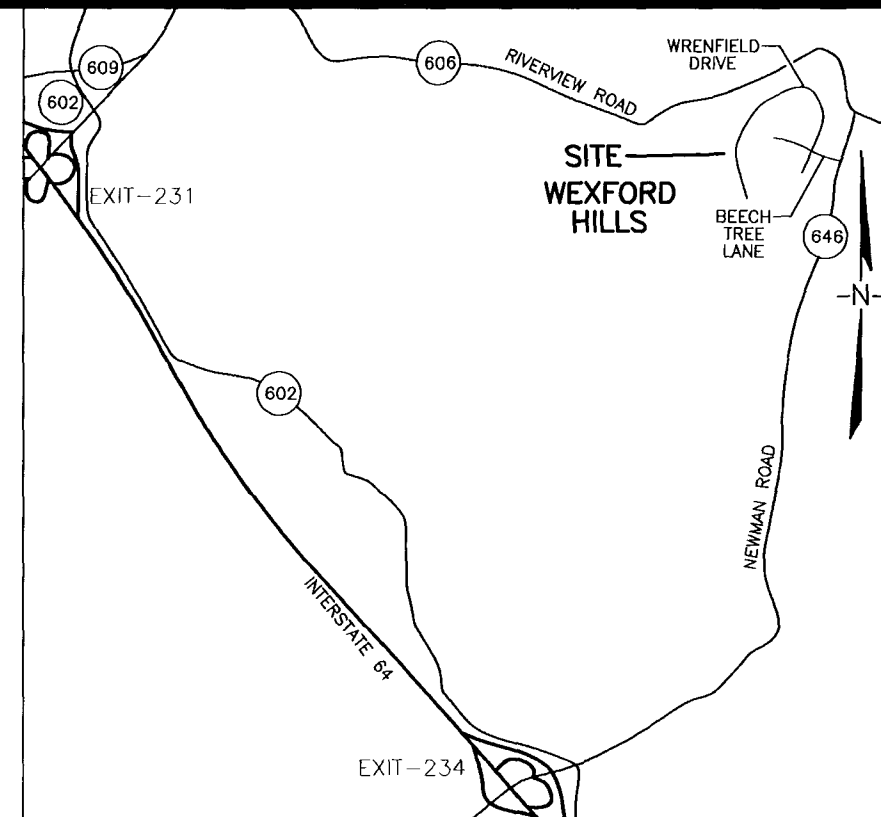
9/23/03 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

Table with 7 columns: CURVE, ARC, CHORD BEARING, RADIUS, DELTA, CHORD, TANGENT. Rows C1 to C62.

ROAD CENTERLINE CURVE TABLE with 7 columns: CURVE, ARC, CHORD BEARING, RADIUS, DELTA, CHORD, TANGENT. Rows C150 to C152.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L21 to L147.

ROAD CENTERLINE LINE TABLE with 3 columns: LINE, BEARING, LENGTH. Row L70.



NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 1540100014 AND IS ZONED A-1
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO.510201-0020 B, DATED FEB. 6, 1991.
3. TOTAL NUMBER OF PROPOSED BUILDING LOTS: 10
TOTAL AREA OF PHASE IIIB: 35.6091 AC.
TOTAL AREA IN LOTS: 32.7658 AC.
TOTAL AREA OF PHASE IIIB R/W: 2.8433 AC., 123,854 S.F.
(\*TOTAL R/W TO BE DEDICATED ALONG NEWMAN ROAD: 0.2839 AC, 12,367 S.F.)
4. THIS PROPERTY IS SERVED BY PUBLIC WATER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. REFERENCE: SUBDIVISION PLAT OF WEXFORD HILLS PHASE II & III RECORDED IN PLAT BOOK 79, AT PAGES 23-25.
7. THIS PROPERTY IS MORE THAN A MILE FROM COUNTY CONTROL AND THEREFORE IS NOT TIED TO COUNTY DATUM.
8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
9. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
11. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN PRIVATE, (DEDICATED TO THE HOMEOWNER'S ASSOCIATION).
13. V.D.O.T. DOES NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE OF THE RETENTION PONDS OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM DAMAGE.
14. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
15. PRIMARY AND RESERVE DRAINFIELD LOCATIONS FOR LOT 6, SHOWN HEREON ARE BASED ON INFORMATION SUPPLIED BY LARRY W. MADISON AND ASSOCIATES. LOT 6, CREATED BY THIS SUBDIVISION IS UNSUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM AND WILL REQUIRE A PRE-ENGINEERED ALTERNATIVE SEPTIC SYSTEM. WITH JCC CASE NO. C-18-03, THE PLANNING COMMISSION GRANTED ON APRIL 7, 2003 A WAIVER TO INSTALL AN ALTERNATE SEPTIC TANK SYSTEM.
16. THE PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
17. THE STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
18. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 14 October 2003 DOCUMENT # 030031543 Betsy B. Woolridge, CLERK

WEXFORD HILLS PHASE IIIB BEING A SUBDIVISION OF PROPERTY OF HOWARD P. & RICHARD F. WILKINSON JAMES CITY COUNTY VIRGINIA STONEHOUSE DISTRICT SCALE: 1"=100' DATE: 5/26/03 SHEET 1 OF 2



Engineers • Planners • Surveyors Landscape Architects • Environmental Consultants 4029 IRONBOUND ROAD SUITE 100 WILLIAMSBURG, VIRGINIA (757) 253-2975 FAX: (757) 229-0049