

#040003667

#040017069

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NICE PROPERTIES, INC. A VIRGINIA CORPORATION TO WELLINGTON, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JULY 15, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 990015562.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS WELLINGTON SECTION TWO IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Matthew H Lusk U.P. 6-23-04 DATE FOR WELLINGTON, L.L.C. PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF James City I, Brittany L. Mangold A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 23 DAY OF January, 2004. MY COMMISSION EXPIRES June 30 2007

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.

G. T. WILSON, JR., C.L.S. 4/8/03 DATE

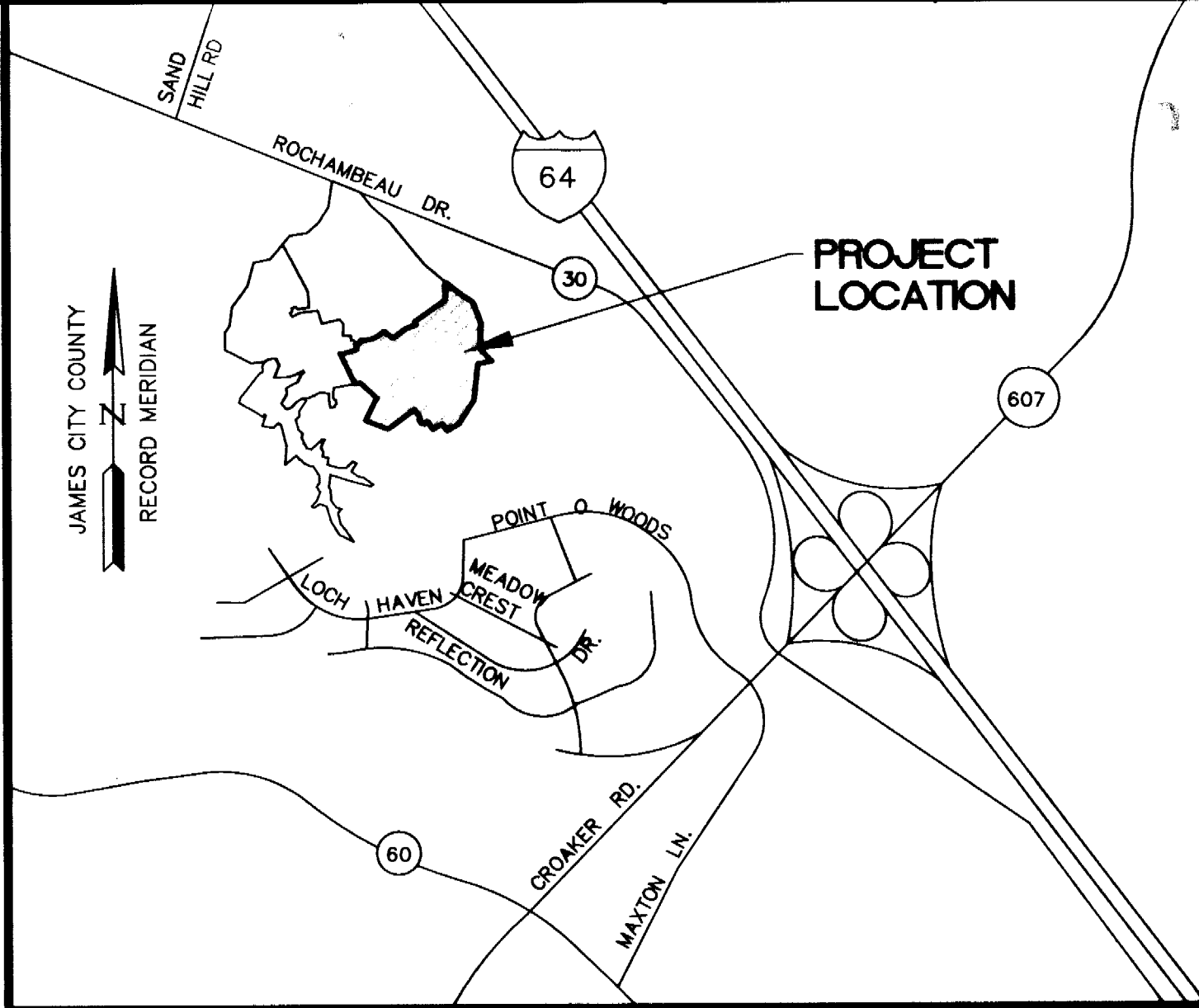
CERTIFICATE OF APPROVAL

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

Virginia Department of Transportation 12/19/03 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY 2/3/04 DATE

GENERAL NOTES

- 1. PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT. 2. PROPERTY IS PART OF TAX PARCEL (13-3)(1-12). 3. SETBACKS: (UNLESS OTHERWISE NOTED) FRONT = 35' SIDE = 15' REAR = 35' IF LOT IS LESS THAN 1 ACRE, MINIMUM WIDTH AT SETBACK LINE IS 100 FT. IF LOT IS MORE THAN 1 ACRE, MINIMUM WIDTH AT SETBACK LINE IS 150 FT. 4. SPECIAL PROVISIONS FOR CORNER LOTS A) OF THE 2 SIDES OF A CORNER LOT, THE FRONT OF THE LOT SHALL BE DEEMED TO BE THE SHORTER OF THE 2 SIDES FRONTING THE STREETS. B) EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 125 FT. 5. THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER. 6. ALL UTILITIES ARE TO BE PLACED UNDERGROUND. 7. THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE. 8. WETLANDS AND LAND 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. 9. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT. 10. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. 11. THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 510201-0020B, DATED 2/6/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. 12. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CODES, AND RESTRICTIONS MADE ON FEBRUARY 28, 2000 AND RECORDED AS DOCUMENT NO. 000005624 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY. 13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. 14. TEMPORARY DRAINAGE EASEMENTS AS SHOWN PER P.B. #3, PGS. 45-49 ARE SEDIMENT TRAPS THAT SHALL REMAIN IN PLACE AND FUNCTIONAL UNTIL 75% OF THE AFFECTED LOTS ARE SOLD TO A THIRD PARTY UNRELATED TO THE DEVELOPER FOR THE CONSTRUCTION OF HOMES (A BULK SALE TO ANOTHER BUILDER WOULD NOT SATISFY THIS PROVISION) OR CONSTRUCTION HAS BEEN COMPLETED AND SOIL STABILIZED ON 60% OF THE AFFECTED LOTS. 15. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



LOCATION MAP

SCALE: 1"=2000'

AREA TABULATION WELLINGTON SECTION TWO

LOTS 156-170, 172-192, 194-202A, 202B, AND 203-209

Table with 3 columns: AREA, SQUARE FEET, ACRES. Rows include: AREA OF RESIDENTIAL LOTS (1,005,181 S.F., 23.08 AC.±), AREA OF RIGHT OF WAY (198,092 S.F., 4.55 AC.±), AREA OF OPEN SPACE #1 (179,592 S.F., 4.12 AC.±), AREA OF OPEN SPACE #2 (37,945 S.F., 0.87 AC.±), RECREATION AREA (LOT #201) (156,403 S.F., 3.59 AC.±), FUTURE DEVELOPMENT (23,609 S.F., 0.54 AC.±), TOTAL AREA SUBDIVIDED (1,600,822 S.F., 36.75 AC.±), NUMBER OF LOTS (DOES NOT INCLUDE REC AREA) (52), AVERAGE LOT SIZE (19,330 S.F., 0.44 AC.±), SMALLEST LOTS (LOTS 204-206) (15,000 S.F., 0.34 AC.±), LARGEST LOT (LOT 197) (40,868 S.F., 0.94 AC.±), GROSS LOTS PER ACRE (1.44), TOTAL AREA OF NATURAL OPEN SPACE, CONSERVATION EASEMENT, TO BE DEDICATED TO JAMES CITY COUNTY (153,661 S.F., 3.53 AC.±)

LOT AREAS AND COMMON OPEN SPACE AREAS INCLUDE THE NATURAL OPEN SPACE AREA.

THIS AMENDED PLAT OF SUBDIVISION IS PREPARED TO DOCUMENT THE ROAD NAME CHANGE FROM "WELLESLEY WAY" TO "BOURNEMOUTH BEND", AS APPROVED BY THE BOARD OF SUPERVISORS BY RESOLUTION ADOPTED APRIL 13, 2004.

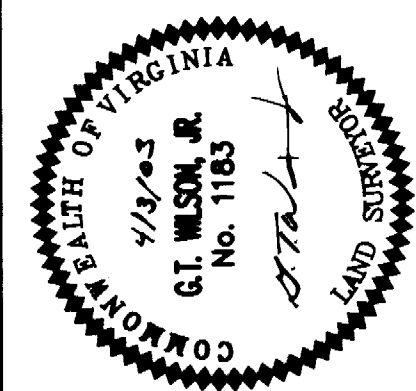
NO OTHER CHANGES ARE MADE TO THIS PLAT.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Feb. 4, 2004 at 11:20 AM P.M. PG. DOCUMENT # 040003667 BETSY B. WOOLRIDGE, CLERK

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 7 July 2004 at 10:08 AM P.M. PG. DOCUMENT # 040017069 BETSY B. WOOLRIDGE, CLERK

STATE OF VIRGINIA COUNTY OF JAMES CITY 11:20 Am. IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS DAY OF Feb 4, 2004 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. TESTE: Betsy B Woolridge CLERK PLAT-BOOK PAGE # 040003667

Table with columns: No., DATE, REVISION / COMMENT / NOTE, JFS, BY



CONSULTING ENGINEERS 5248 Old Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

PLAT OF SUBDIVISION WELLINGTON SECTION TWO LOTS 156-170, 172-192, 194-202A, 202B, AND 203-209 BEING THE PROPERTY OF WELLINGTON, L.L.C. STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA. Includes table for Designed (HWP), Drawn (JFS), Scale (1"=60'), Date (4/3/03), Project No. (8223-6), Drawing No. (10F5)