

140003171

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WELLINGTON, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, TO BOCA LAND INVESTORS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED OF CORRECTION MADE AS OF SEPTEMBER 16, 2009, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 100014439. (SEE ALSO DOCUMENT NO. 090026170)

OWNER'S CERTIFICATION

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

1-27-14 HR Ashe MM
DATE SIGNATURE FOR BOCA LAND INVESTORS, L.L.C.
HR ASHE
NAME PRINTED

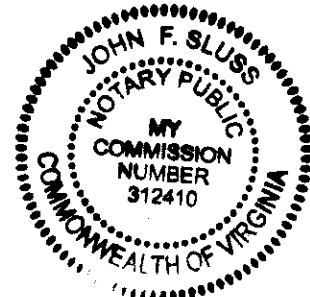
CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Williamsburg / James City

I, John F. Sluss, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 27th DAY OF January, 20 14
John F. Sluss
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 7/31/2017
NOTARY REGISTRATION NUMBER: 312410



**AREA TABULATION
WINDSOR RIDGE SECTION 2A
LOTS 1-37 (37 LOTS)**

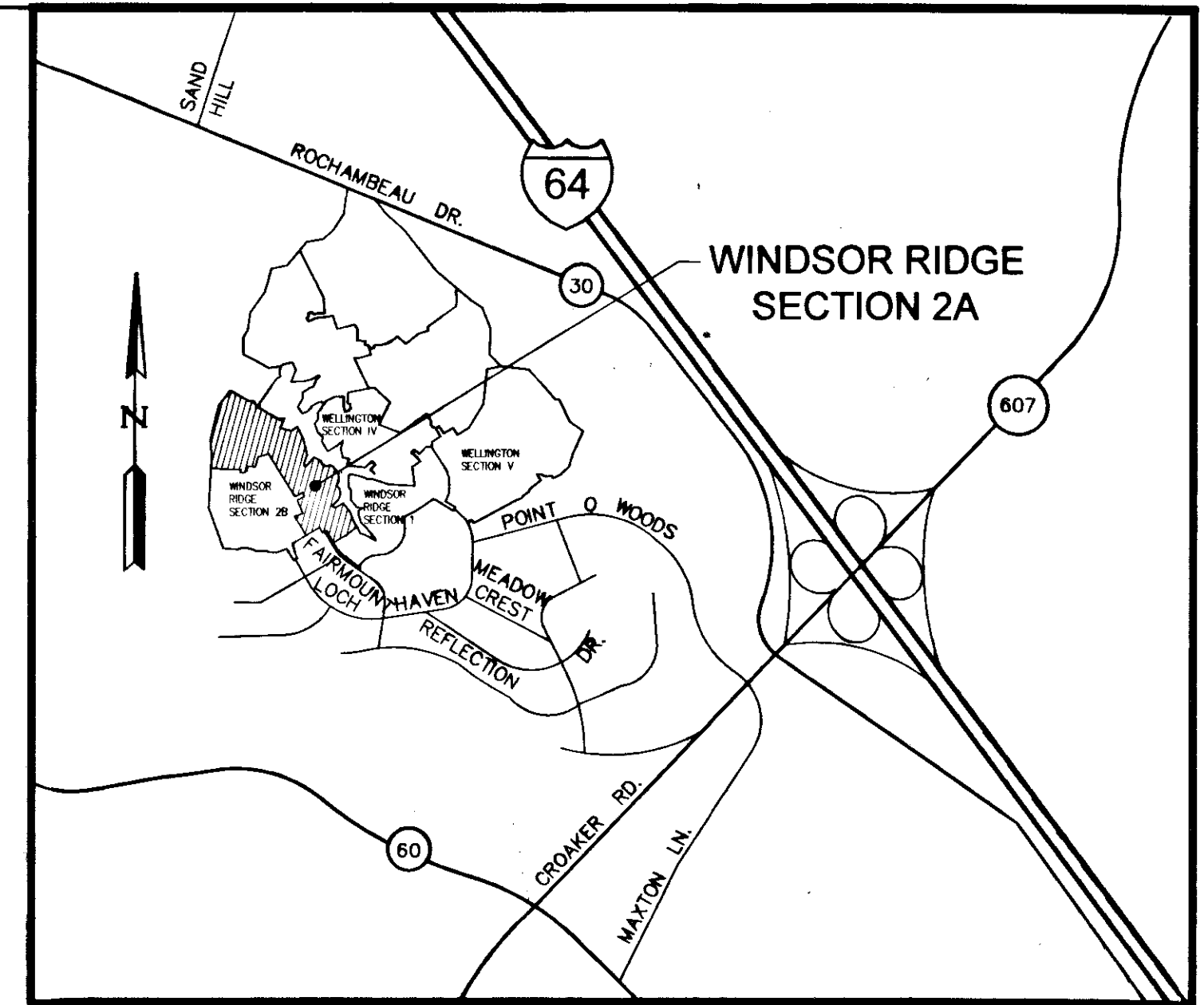
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	842,069 S.F.	19.33 AC.±
AREA OF RIGHT OF WAY	95,563 S.F.	2.20 AC.±
AREA OF COMMON AREA	180,067 S.F.	4.13 AC.±
TOTAL AREA SUBDIVIDED	1,117,719 S.F.	25.66 AC.±

NUMBER OF LOTS	37	
AVERAGE LOT SIZE	22,759 S.F.	0.52 AC.±
SMALLEST LOTS (LOT 33)	15,215 S.F.	0.35 AC.±
LARGEST LOT (LOT 3)	38,874 S.F.	0.89 AC.±
GROSS LOTS PER ACRE	1.44	

TOTAL AREA OF NATURAL OPEN SPACE DEDICATED TO JAMES CITY COUNTY	191,075 S.F.	4.39 AC.±
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GENERAL NOTES

- PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT.
- PROPERTY IS PART OF TAX PARCEL (13-3)(1-12).
- 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.
- SPECIAL PROVISIONS FOR CORNER LOTS
(A) OF THE 2 SIDES OF 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.
- THIS SITE IS SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORDED PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
- THIS PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 2.0% ANNUAL CHANCE FLOOD PLAIN) PER F.I.R.M. #05195C0045C DATED 09/28/07.
- THIS PROPERTY IS SUBJECT TO 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.
- ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION. THESE EASEMENTS, AND ANY FACILITIES LOCATED THEREIN, SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS - INSPECTION MAINTENANCE OF DRAINAGE SYSTEM DATED MAY 10, 2006 AND RECORDED AMONG THE LAND RECORDS OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 060012261 (THE "MAINTENANCE DECLARATION") AND THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WELLINGTON ESTATES DATED OCTOBER 1, 2001 AND RECORDED AMONG THE LAND RECORDS OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 010018137, AS SUBSEQUENTLY AMENDED AND MODIFIED (THE "HOA DECLARATION"). LOT OWNERS ON WHOSE LOTS CONTAIN SAID DRAINAGE EASEMENTS SHALL HAVE THE RIGHT TO USE SUCH EASEMENTS IN ANY MANNER NOT INCONSISTENT WITH THE PURPOSES PROVIDED HEREIN; EXCEPT THAT LOT OWNERS SHALL NOT ERRECT ANY BUILDING OR OTHER STRUCTURE ON THE EASEMENTS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION. THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION SHALL PROVIDE AND MAINTAIN PERPETUAL ACCESS FROM PUBLIC RIGHT-OF-WAY TO DRAINAGE EASEMENTS THAT CONVEY STORMWATER FROM PUBLIC RIGHT-OF-WAY FOR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- STREET TREES SHALL BE PLANTED WITHIN A MINIMUM FIVE FOOT (5') LANDSCAPE PRESERVATION EASEMENT CONTIGUOUS TO RIGHTS-OF-WAY OR EASEMENTS.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSING MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- ALL LOTS CONTAIN A 5' PERIMETER DRAINAGE EASEMENT HEREBY DEDICATED TO THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION. THESE EASEMENTS ARE TO PROVIDE RELIEF OF LOT-TO-LOT DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION, SUBJECT TO THE MAINTENANCE DECLARATION, EXCEPT AS SPECIFICALLY PROVIDED IN THE HOA DECLARATION. LOT OWNERS HAVE THE RIGHT TO USE SUCH EASEMENTS IN ANY MANNER NOT INCONSISTENT WITH THE PURPOSES PROVIDED HEREIN; EXCEPT THAT LOT OWNERS SHALL NOT ERRECT ANY BUILDING OR OTHER STRUCTURE ON THE EASEMENTS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION.
- AREAS CONTAINED IN NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- BUILDING MAY NOT TAKE PLACE ON LOTS 2, 3, 15, 20, 21 AND 24 UNTIL SUCH TIME AS EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN REMOVED FROM LOT.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT.
- EASEMENTS MAY EXIST THAT ENCUMBER THE PROPERTY AND ARE NOT SHOWN ON THE PLAT.
- ALL EXISTING VEGETATION WITHIN THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT FOR VEGETATION WEAKENED BY AGE, STORM, FIRE OR OTHER NATURAL CAUSE. DEVELOPERS SHALL INSTALL SIGNS IDENTIFYING THE LANDWARD LIMIT OF THE NATURAL OPEN SPACE EASEMENTS. SIGNS SHALL BE OBTAINED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH GUIDELINES ESTABLISHED BY THE ENGINEERING AND RESOURCE PROTECTION DIVISION MANAGER.
- M.F.F. = MINIMUM FINISHED FLOOR ELEVATION.
- MINIMUM FINISHED FLOOR ELEVATIONS INDICATED ON THE PLAT ARE REQUIRED FOR CONNECTION TO PUBLIC GRAVITY SEWER.
- THE 25' POND BUFFER SHALL BE DEDICATED TO THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION.
- VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.



LOCATION MAP

SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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.

Thomas C. Sublett 4/19/13
THOMAS C. SUBLETT, L.S. #1886 DATE

8/7/13
DATE

Charles Catlett
VIRGINIA DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF APPROVAL

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

2-25-14
DATE

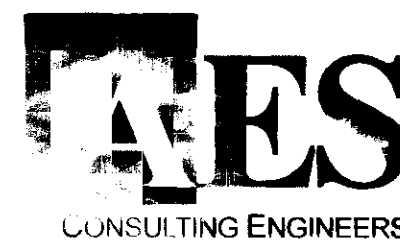
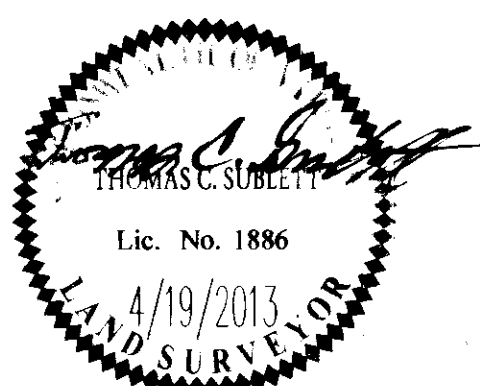
Charles Catlett
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 27 DAY OF February, 2014
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:54 PM
INSTRUMENT # 140003171

5 Large/Small Plat(s) Recorded
herewith as # 140003171

TESTE: Charles Catlett, DC
BETSY B. WOOLRIDGE, CLERK

Rev.	Date	Description	Revised By
2	2/10/14	REVISED PER ENGINEERING RESOURCE PROTECTION COMMENTS	JFS
1	8/11/13	REVISED PER COUNTY COMMENTS	JFS



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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
WINDSOR RIDGE SECTION 2A
LOTS 1-37 (37 LOTS)
BEING THE PROPERTY OF
BOCA LAND INVESTORS, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts TCS
Project Number: 8223-13
Scale: N/A Date: 4/19/13
Sheet Number
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