

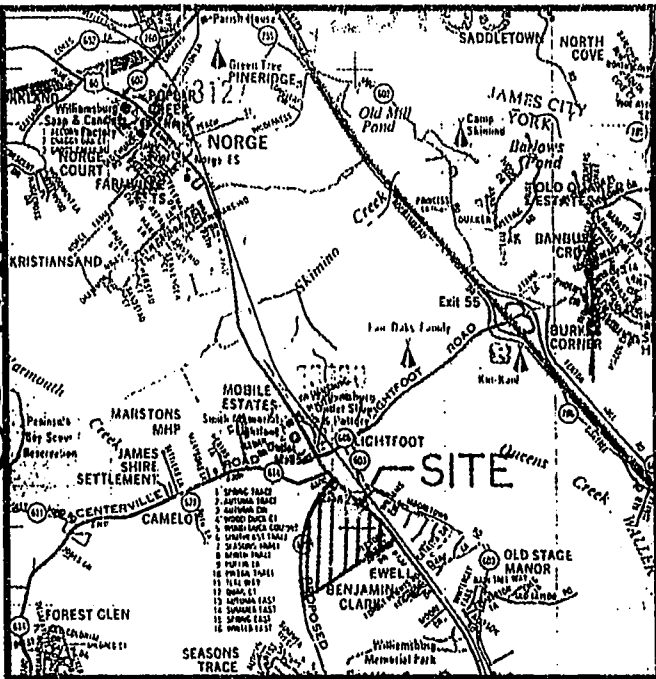
PLAT OF THE VACATION OF  
 LOTS 98, 99, 100, 101, AND 102 OF  
 THE VILLAGES AT WESTMINSTER  
 PHASE I, SECTION II

BERKELEY DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: MARCH 26, 1999 SCALE: 1"=300'

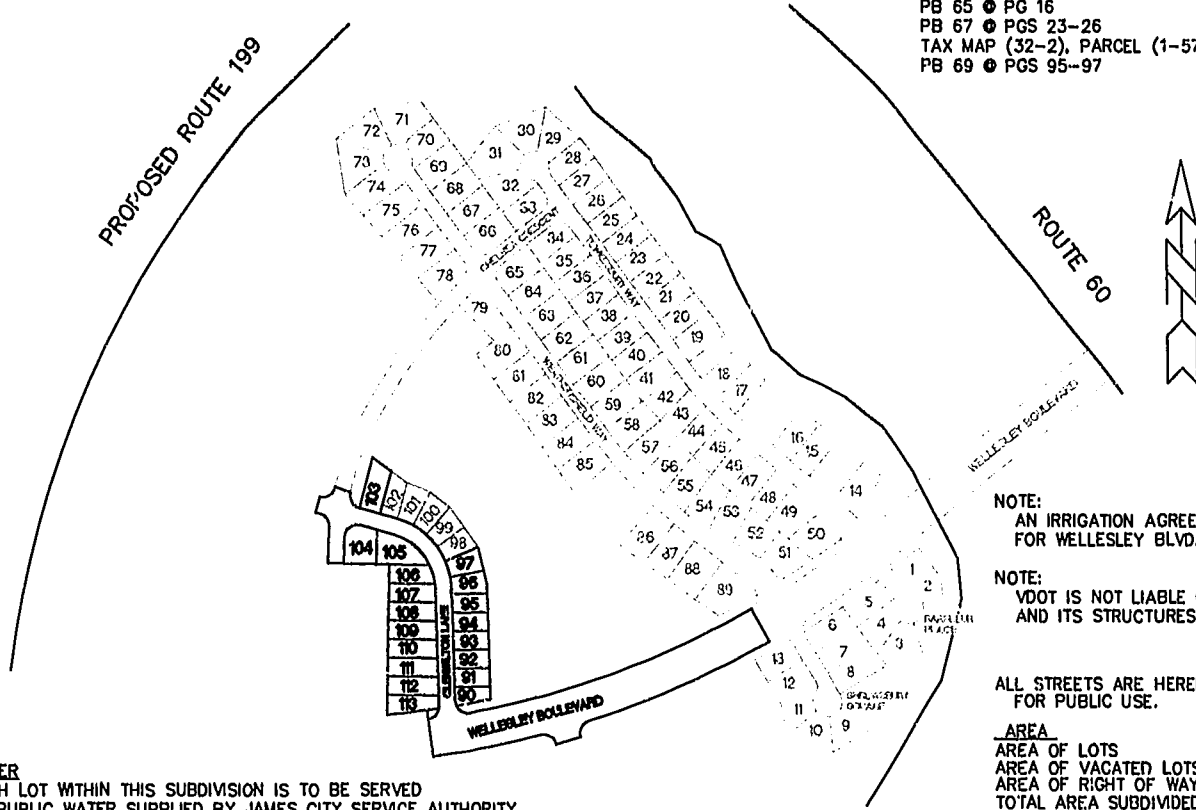
REFERENCES:

- DB 559 @ PG 576 - 50' PERMANENT VIRGINIA NATURAL GAS EASEMENT
- DB 365 @ PG 821 - ROUTE #60 LIMITED ACCESS
- DB 186 @ PG 729 - 20' SANITARY SEWER EASEMENT
- DB 664 @ PG 186
- PB 54 @ PGS 44-46
- DB 809 @ PG 636
- PB 65 @ PG 16
- PB 67 @ PGS 23-26
- TAX MAP (32-2), PARCEL (1-57) - IN PART
- PB 69 @ PGS 95-97

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
28 June 2002  
 at 12:05 PM, P.B. 86, PG 69-71  
 DOCUMENT # 020014814  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* 28 June 2002 Clerk



VICINITY MAP  
 SCALE: 1"=2000'



NOTE:  
 AN IRRIGATION AGREEMENT HAS BEEN RECORDED FOR WELLESLEY BLVD. IN PHASE I, SECTION I & II.

NOTE:  
 VDOT IS NOT LIABLE OR RESPONSIBLE FOR DAMS AND ITS STRUCTURES.

ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

AREA	ACRES
AREA OF LOTS	2.94
AREA OF VACATED LOTS	0.78
AREA OF RIGHT OF WAY	3.30
TOTAL AREA SUBDIVIDED	6.24
REMAINING AREA	150.0±
OPEN SPACE	4.78
ZONE	R2, RESIDENTIAL CLUSTER DEVELOPMENT

OWNER'S CERTIFICATE

THIS SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE VILLAGES AT WESTMINSTER, PHASE I, SECTION II IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES

WESTMINSTER VILLAGE, LLC

A VIRGINIA LIMITED LIABILITY COMPANY

BY: ATLANTIC HOMES DEVELOPMENT CORPORATION  
 A VIRGINIA CORPORATION

ITS: MANAGER

BY: Kenneth L. Allen

ITS: PRESIDENT

STATE OF VIRGINIA,  
 COUNTY OF JAMES CITY, TO WIT:

I, Francis K. Barber A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 31<sup>st</sup> DAY OF May, 2002 7:45 AM, 1999.

NOTARY PUBLIC: Francis K. Barber

MY COMMISSION EXPIRES: November 30, 2002

STATE OF VIRGINIA,  
 COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge 28 June 2002  
 BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT DATE

PLAT BOOK 86, PAGE 69-71.

- NOTES:
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "A" & "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 510201 0020B & 510201 0035B, EFFECTIVE DATE 2-6-91.

WATER  
 EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER SUPPLIED BY JAMES CITY SERVICE AUTHORITY.

SEWER  
 EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER SUPPLIED BY JAMES CITY SERVICE AUTHORITY.

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY T.M.B. SERVICE CORPORATION TO WARHILL ASSOCIATES, L.L.C. BY DEED DATED 9/30/96 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 809 AT PAGE 636.

Pat Carpenito  
 PAT CARPENITO, CLS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, 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 HAVE BEEN COMPLIED WITH.

Pat Carpenito  
 PAT CARPENITO, CLS

OWNER/DEVELOPER

WARHILL ASSOCIATES, L.L.C.  
 2 EATON ST., SUITE 1101  
 HAMPTON, VA, 23669

CERTIFICATE OF APPROVAL

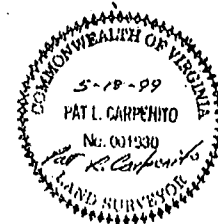
THIS SUBDIVISION AS SHOWN HEREON IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Pat Carpenito  
 AGENT OF GOVERNING BODY

5/25/99  
 DATE

Pat Carpenito  
 VIRGINIA DEPARTMENT OF TRANSPORTATION

5-20-99  
 DATE



Rickmond Engineering, Inc.

1643-C Herrinac Trail  
 Williamsburg VA 23185  
 (757)229-1776 or 622-4149

Civil Engineering  
 Environmental Engineering  
 Land Surveying

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# 020014814