

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 INSTRUMENT NO. 990015562.

**AREA TABULATION
WELLINGTON
SECTION ONE
LOTS 1 - 48**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	1,168,328 S.F.	26.82 AC.±
AREA OF PUMP STATION LOT	19,915 S.F.	0.46 AC.±
AREA OF RIGHT OF WAY	247,952 S.F.	5.69 AC.±
AREA OF OPEN SPACE #1	172,806 S.F.	3.97 AC.±
AREA OF OPEN SPACE #2	296,247 S.F.	6.80 AC.±
TOTAL AREA SUBDIVIDED	1,905,248 S.F.	43.74 AC.±
NUMBER OF LOTS	48	
AVERAGE LOT SIZE	24,340 S.F.	0.56 AC.±
SMALLEST LOT (LOTS 44,45,46)	15,000 S.F.	0.34 AC.±
LARGEST LOT (LOT 33)	123,555 S.F.	2.84 AC.±
GROSS LOTS PER ACRE	1.10	
TOTAL AREA OF NATURAL OPEN SPACE TO BE A CONSERVATION EASEMENT CONVEYED TO JAMES CITY COUNTY	486,424 S.F.	11.17 AC.±

OWNER'S CERTIFICATE

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

Charles E. Glison 6/13/01
FOR WELLINGTON, L.L.C. DATE

Charles E. Glison
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Pamela Dawn Collins
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 13 DAY OF June, 2001. MY COMMISSION EXPIRES 6/3/02.
Pamela Dawn Collins
SIGNATURE

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. 3/9/01
G. T. WILSON, JR., C.L.S. DATE

CERTIFICATE OF APPROVAL

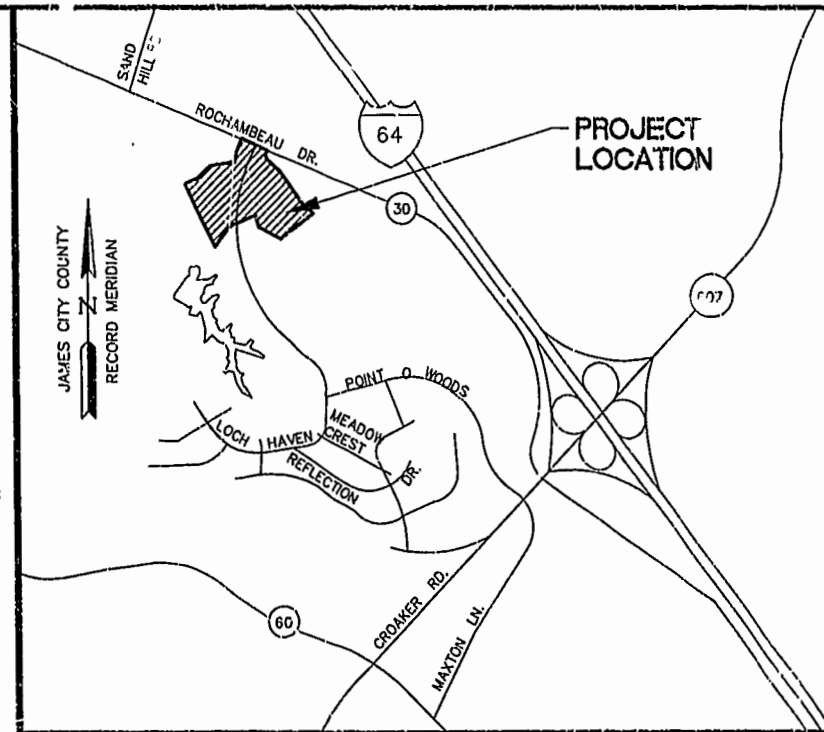
THIS SUBDIVISION AND LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

John Brown 6/13/01
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

William 6/13/01
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

GENERAL NOTES

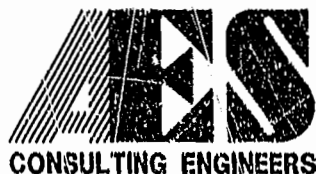
- PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT.
- PROPERTY IS PART OF TAX PARCEL (13-4)(1-17) AND TAX PARCEL (13-3)(1-12).
- SETBACKS: (UNLESS OTHERWISE NOTED)
FRONT = 35'
SIDE = 15'
REAR = 35'
IF LOT IS LESS THAN 1 ACRE, MINIMUM WIDTH AT SETBACK LINE IS 100 FT.
IF LOT IS MORE THAN 1 ACRE, MINIMUM WIDTH AT SETBACK LINE IS 150 FT.
- 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.
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
- 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.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 510201-0030B, DATED 2/8/1991 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.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CODES, AND RESTRICTIONS MADE ON FEBRUARY 28, 2000 AND RECORDED AS DOCUMENT NO. 000005824 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- TEMPORARY DRAINAGE EASEMENTS AS SHOWN 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.



LOCATION MAP

SCALE: 1"=2000'

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 4th DAY OF October, 2001. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 1:55 p.m.
TESTE: Betsy B. Woolridge
CLERK
PLAT BOOK 83, PAGE 45-49



2548 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
AND LOT LINE EXTINGUISHMENT
WELLINGTON
SECTION ONE
LOTS 1-48
BEING THE PROPERTY OF
WELLINGTON, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No	DATE	REVISION / COMMENT / NOTE	BY
2	5/11/01	REVISED PER COUNTY COMMENTS	JFS
1	4/11/01	REVISED PER COUNTY COMMENTS	JFS

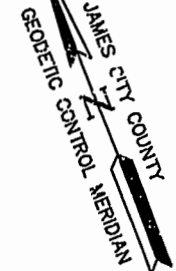
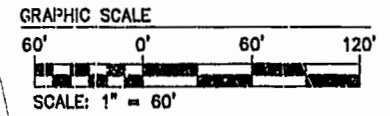
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on October 4, 2001 at 1:55 AM PER 8833 PG 45-49
DOCUMENT # 010018136
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Pop. Clerk

Designed	Drawn
HWP	JFS
Scale	Date
NOTED	3/9/01
Project No.	8223-2
Drawing No.	1 OF 5

SEE SHEET NO. 2

J.C.C. COUNTY COORDINATE N 3671032.1278 E 11881610.3488

PROPERTY LINE HEREBY EXTINGUISHED



SEE SHEET NO. 4

NOTE: JAMES CITY COUNTY COORDINATES REFERENCED ON THIS PLAT ARE BASED UPON JAMES CITY COUNTY CONTROL MONUMENT #302.

NOTE: A FIVE FOOT LANDSCAPE EASEMENT IS HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION ALONG THE RIGHT OF WAY OF ALL ROADS IN SECTION ONE EXCEPT IN THOSE AREAS SHOWN TO BE EASEMENTS DEDICATED TO THE JCSA IN WHICH CASE THE SAID FIVE FOOT IS TO BE ADJACENT TO THE JCSA EASEMENT.

20' UTILITY EASEMENT HEREBY DEDICATED TO THE JCSA

FUTURE BMP TO BE CONSTRUCTED AS PART OF WELLINGTON SECT. III

LIMITS OF WETLANDS AS DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP

FUTURE DEVELOPMENT

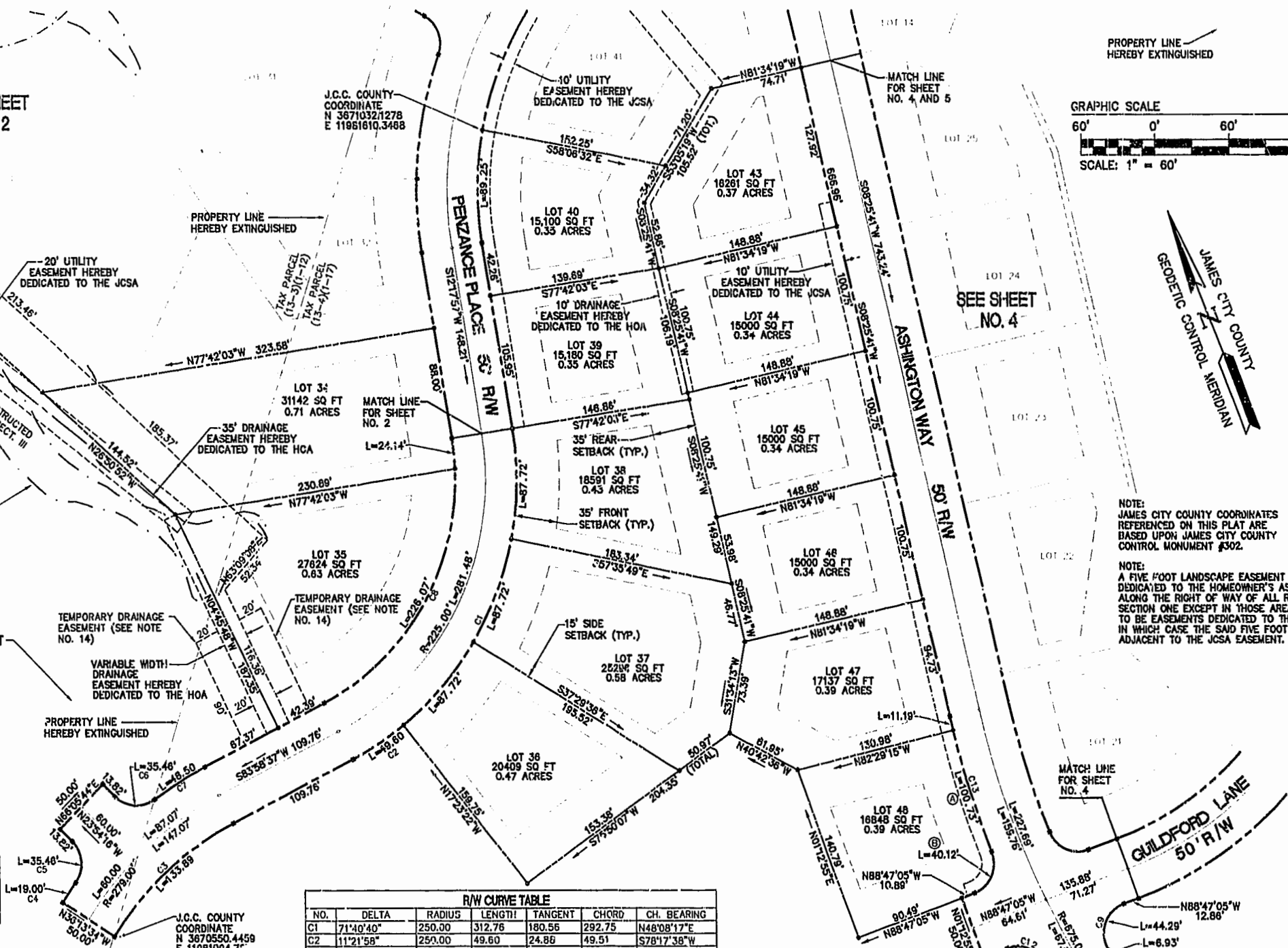
TEMPORARY DRAINAGE EASEMENT (SEE NOTE NO. 14)

VARIABLE WIDTH DRAINAGE EASEMENT HEREBY DEDICATED TO THE HOA

PROPERTY LINE HEREBY EXTINGUISHED

NOTE: THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CODES, AND RESTRICTIONS MADE ON FEBRUARY 28, 2000

NOTE: PENZANCE PLACE IS A THROUGH STREET THAT SHALL BE EXTENDED TO PROVIDE ACCESS TO AND FROM FUTURE DEVELOPMENT



LOT CURVE TABLE

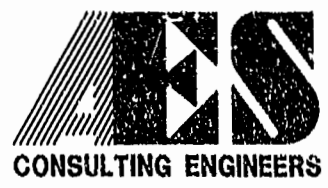
LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
34	06°54'54"	200.00	24.14	12.08	24.12	S15°45'24"W
35	64°45'46"	200.00	226.07	126.83	214.22	S91°35'44"W
36	20°06'14"	250.00	87.72	44.32	87.27	N82°33'31"E
37	20°06'14"	250.00	87.72	44.32	87.27	N42°27'18"E
38	20°06'14"	250.00	87.72	44.32	87.27	N22°21'04"E
40	19°35'31"	261.00	89.25	45.06	88.81	N22°05'43"E
47	00°51'58"	700.00	11.19	5.59	11.19	S07°58'13"W
48A	08°14'41"	700.00	100.73	50.45	100.64	S03°23'25"W
48B	91°56'51"	25.00	40.12	25.86	35.95	S45°14'30"W

R/W CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	71°40'40"	250.00	312.76	180.56	292.75	N48°08'17"E
C2	11°21'58"	250.00	49.60	24.88	49.51	S78°17'38"W
C3	30°12'11"	254.00	133.89	68.54	132.35	S68°52'32"W
C4	3°34'49"	304.00	19.00	9.50	18.99	N59°33'51"E
C5	81°15'31"	25.00	35.46	21.45	32.56	N16°43'30"E
C6	81°15'31"	25.00	35.46	21.45	32.56	S64°32'01"E
C7	9°08'24"	364.00	48.50	24.30	48.44	N79°24'25"E
C8	71°40'40"	200.00	250.20	144.45	234.20	N48°08'17"E
C9	101°30'11"	25.00	44.29	30.80	38.72	S40°27'50"W
C10	0°36'40"	650.00	6.93	3.47	6.93	S10°35'36"E
C11	2°12'54"	700.00	27.06	13.53	27.06	N09°47'29"W
C12	80°06'03"	25.00	34.95	21.01	32.17	N48°44'03"W
C13	9°09'37"	700.00	111.92	56.08	111.80	S03°50'53"W

THIS SHEET ADDRESSES LOTS 34-40 AND 43-48.

NOTE: ASHINGTON WAY AND GUILFORD LANE ARE THROUGH STREETS THAT SHALL BE EXTENDED TO PROVIDE ACCESS TO AND FROM FUTURE DEVELOPMENT



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PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT
WELLINGTON SECTION ONE
LOTS 1-48
BEING THE PROPERTY OF WELLINGTON, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

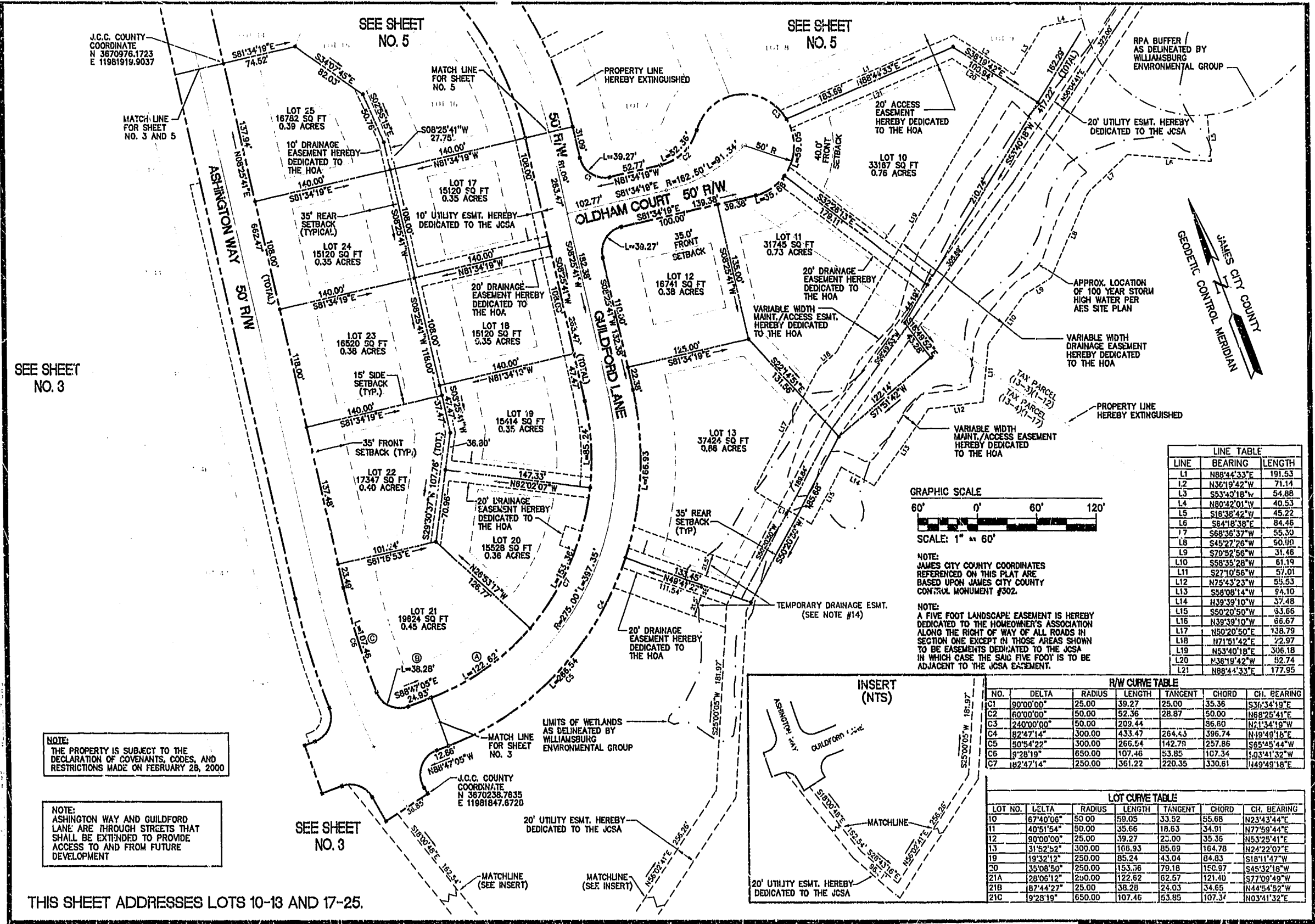


City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
October 4, 2001
at 1:55 PM BY PB 83 PG 45-49
DOCUMENT # 010018136
BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge, Dep. Clerk

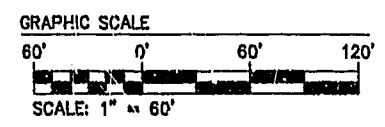
No.	DATE	REVISION / COMMENT / NOTE	BY
2	5/11/01	REVISED PER COUNTY COMMENTS	JFS
1	4/11/01	REVISED PER COUNTY COMMENTS	JFS

Designed	Drawn
HWP	JFS
Scale	Date
1"=60'	3/9/01
Project No.	
8223-2	
Drawing No.	
3 OF 5	



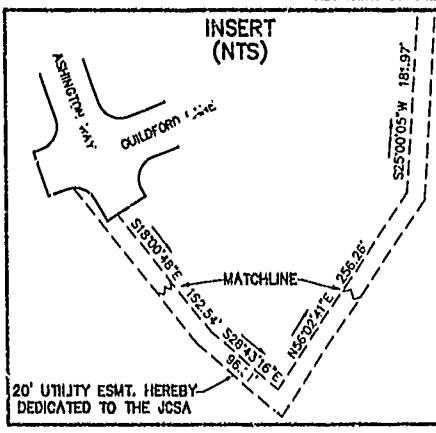
LINE TABLE

LINE	BEARING	LENGTH
L1	N88°44'33"E	191.53
L2	N36°19'42"W	71.14
L3	S53°40'18"W	54.88
L4	N80°42'01"W	40.53
L5	S18°38'42"W	45.22
L6	S64°18'38"E	84.46
L7	S68°36'37"W	55.30
L8	S45°27'26"W	90.90
L9	S70°52'56"W	31.46
L10	S58°35'28"W	61.19
L11	S27°10'56"W	57.01
L12	N75°43'23"W	55.53
L13	S58°08'14"W	94.10
L14	N39°39'10"W	37.48
L15	S50°20'50"W	93.66
L16	N39°39'10"W	86.67
L17	N50°20'50"E	138.79
L18	N71°51'42"E	22.97
L19	N53°40'18"E	306.18
L20	N36°19'42"W	52.74
L21	N68°44'33"E	177.95



NOTE:
 JAMES CITY COUNTY COORDINATES REFERENCED ON THIS PLAT ARE BASED UPON JAMES CITY COUNTY CONTROL MONUMENT #302.

NOTE:
 A FIVE FOOT LANDSCAPE EASEMENT IS HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION ALONG THE RIGHT OF WAY OF ALL ROADS IN SECTION ONE EXCEPT IN THOSE AREAS SHOWN TO BE EASEMENTS DEDICATED TO THE JCSEA IN WHICH CASE THE SAID FIVE FOOT IS TO BE ADJACENT TO THE JCSEA EASEMENT.



R/W CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°00'00"	25.00	39.27	25.00	35.36	S37°34'19"E
C2	60°00'00"	50.00	52.36	28.87	50.00	N68°25'41"E
C3	240°00'00"	50.00	209.44	28.87	96.60	N71°34'19"W
C4	82°47'14"	300.00	433.47	264.43	396.74	N19°49'18"E
C5	50°54'22"	300.00	266.54	142.79	257.86	S65°45'44"W
C6	9°28'19"	650.00	107.46	53.85	107.34	S03°41'32"W
C7	182°47'14"	250.00	361.22	220.35	330.61	N49°49'18"E

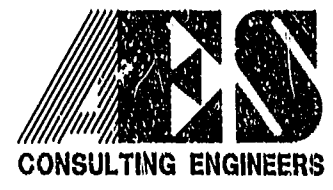
LOT CURVE TABLE

LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
10	67°40'06"	50.00	59.05	33.52	55.68	N23°43'44"E
11	40°51'54"	50.00	35.66	18.63	34.91	N77°59'44"E
12	90°00'00"	25.00	39.27	23.00	35.36	N53°25'41"E
13	31°52'52"	300.00	106.93	85.69	164.78	N24°22'07"E
19	19°32'12"	250.00	85.24	43.04	84.63	S18°11'47"W
20	35°08'50"	250.00	153.36	79.18	150.97	S45°32'18"W
21A	28°06'12"	250.00	122.62	62.57	121.40	S77°09'49"W
21B	87°44'27"	25.00	38.28	24.03	34.65	N44°54'52"W
21C	9°28'19"	650.00	107.46	53.85	107.34	N03°41'32"E

NOTE:
 THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CODES, AND RESTRICTIONS MADE ON FEBRUARY 28, 2000

NOTE:
 ASHINGTON WAY AND GUILDFORD LANE ARE THROUGH STREETS THAT SHALL BE EXTENDED TO PROVIDE ACCESS TO AND FROM FUTURE DEVELOPMENT

THIS SHEET ADDRESSES LOTS 10-13 AND 17-25.



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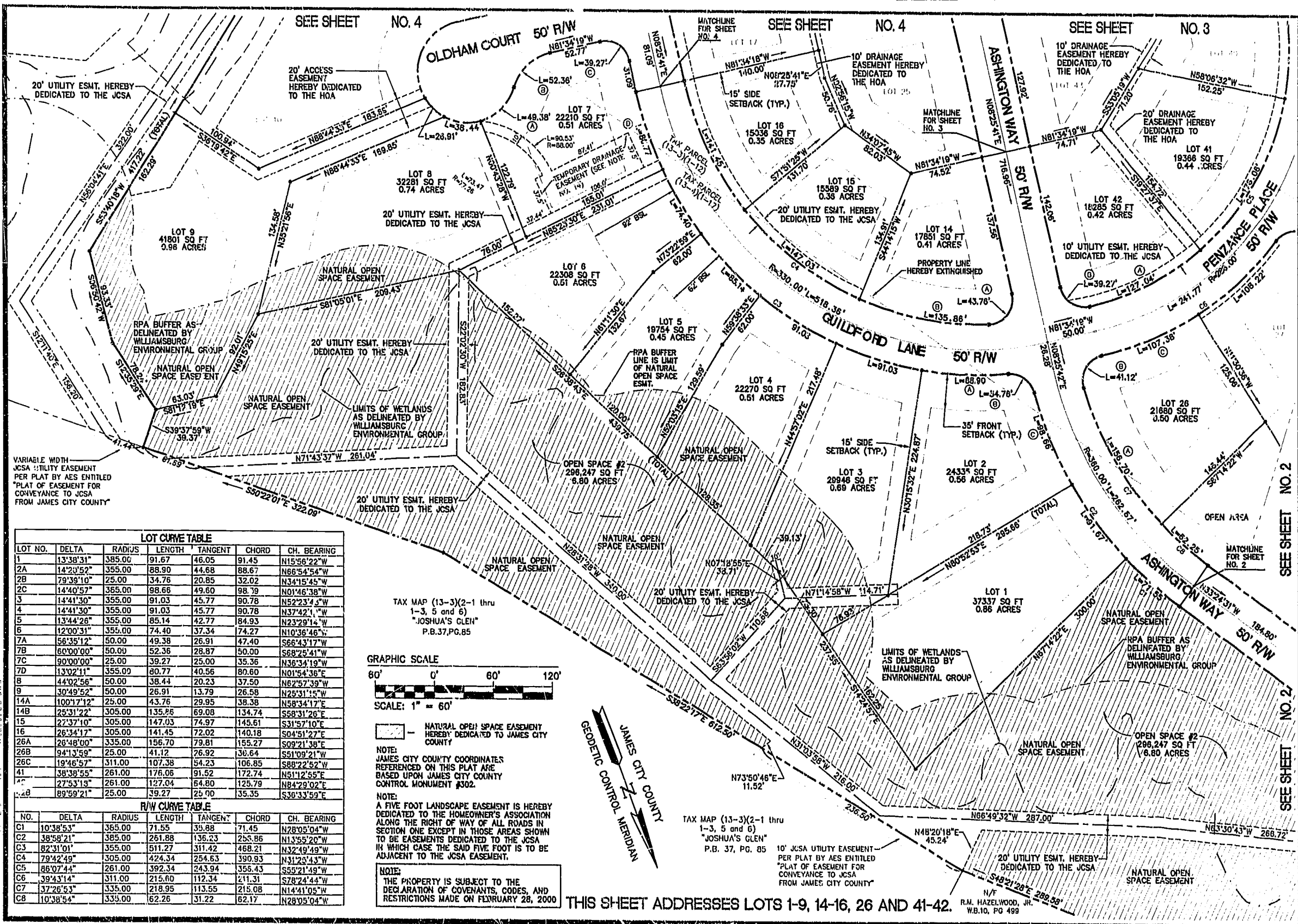
PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT
WELLINGTON SECTION ONE
 LOTS 1-48
 BEING THE PROPERTY OF WELLINGTON, L.L.C.
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on October 4, 2001 at 1:55 AM PM PB#3 PG#15-219 DOCUMENT # 010018136 Betsy B. Woolridge, Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
2	10/11/01	REVISED PER COUNTY COMMENTS	JFS
1	4/11/01	REVISED PER COUNTY COMMENTS	JFS

Designed HWP	Drawn JFS
Scale 1"=10'	Date 3/9/01
Project No. 8223-2	
Drawing No. 4 OF 5	



VARIABLE WIDTH
JCSA UTILITY EASEMENT
PER PLAT BY AES ENTITLED
"PLAT OF EASEMENT FOR
CONVEYANCE TO JCSA
FROM JAMES CITY COUNTY"

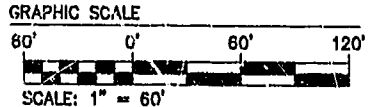
LOT CURVE TABLE

LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
1A	13°38'31"	385.00	91.67	46.05	91.45	N15°56'22"W
2A	14°23'52"	355.00	88.90	44.68	88.67	N68°54'54"W
2B	79°39'10"	25.00	34.76	20.85	32.02	N34°15'45"W
2C	14°40'57"	365.00	98.66	49.60	98.79	N01°46'38"W
3	14°41'30"	355.00	91.03	45.77	90.78	N52°23'43"W
4	14°41'30"	355.00	91.03	45.77	90.78	N37°42'11"W
5	13°44'26"	355.00	85.14	42.77	84.93	N23°29'14"W
6	12°00'31"	355.00	74.40	37.34	74.27	N10°36'46"W
7A	56°35'12"	50.00	49.38	26.91	47.40	S66°43'17"W
7B	60°00'00"	50.00	52.36	28.87	50.00	S68°25'41"W
7C	90°00'00"	25.00	39.27	25.00	35.36	N36°34'19"W
7D	13°02'11"	355.00	80.77	40.56	80.60	N01°54'36"E
8	44°02'56"	50.00	38.44	20.23	37.50	N62°57'39"W
9	30°49'52"	50.00	26.91	13.79	26.58	N25°31'15"W
14A	100°17'12"	25.00	43.76	29.95	38.38	N58°34'17"E
14B	25°31'22"	305.00	135.86	69.08	134.74	S68°31'26"E
15	27°37'10"	305.00	147.03	74.97	145.61	S31°57'10"E
16	26°34'17"	305.00	141.45	72.02	140.18	S04°51'27"E
26A	26°46'00"	335.00	156.70	79.81	155.27	S09°21'38"E
26B	94°13'59"	25.00	41.12	26.92	38.64	S51°09'21"W
26C	19°46'57"	311.00	107.38	54.23	106.85	S88°22'52"W
41	38°39'55"	261.00	176.06	91.52	172.74	N51°12'55"E
42	27°53'19"	261.00	127.04	64.80	125.79	N84°29'02"E
44	89°59'21"	25.00	39.27	25.00	35.35	S30°33'59"E

R/W CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	10°38'53"	365.00	71.55	39.88	71.45	N28°05'04"W
C2	38°58'21"	365.00	261.88	136.23	255.86	N13°55'20"W
C3	82°31'01"	355.00	511.27	311.42	468.21	N32°49'49"W
C4	79°42'49"	305.00	424.34	254.63	390.93	N31°25'43"W
C5	86°07'44"	261.00	392.34	243.94	356.43	S59°21'49"W
C6	39°43'14"	311.00	215.60	112.34	211.31	S78°24'44"W
C7	37°26'53"	335.00	218.95	113.55	215.08	N14°41'05"W
C8	10°38'54"	335.00	62.26	31.22	62.17	N28°05'04"W

TAX MAP (13-3)(2-1 thru
1-3, 5 and 6)
"JOSHUA'S GLEN"
P.B.37,PG.85

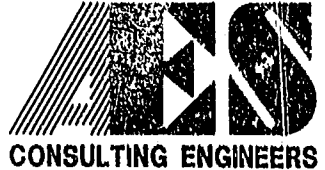


NOTE:
JAMES CITY COUNTY COORDINATES
REFERENCED ON THIS PLAT ARE
BASED UPON JAMES CITY COUNTY
CONTROL MONUMENT #302.

NOTE:
A FIVE FOOT LANDSCAPE EASEMENT IS HEREBY
DEDICATED TO THE HOMEOWNER'S ASSOCIATION
ALONG THE RIGHT OF WAY OF ALL ROADS IN
SECTION ONE EXCEPT IN THOSE AREAS SHOWN
TO BE EASEMENTS DEDICATED TO THE JCSA
IN WHICH CASE THE SAID FIVE FOOT IS TO BE
ADJACENT TO THE JCSA EASEMENT.

NOTE:
THE PROPERTY IS SUBJECT TO THE
DECLARATION OF COVENANTS, CODES, AND
RESTRICTIONS MADE ON FEBRUARY 28, 2000

THIS SHEET ADDRESSES LOTS 1-9, 14-16, 26 AND 41-42.



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**PLAT OF SUBDIVISION
AND LOT LINE EXTINGUISHMENT
WELLINGTON
SECTION ONE
LOTS 1-48
BEING THE PROPERTY OF
WELLINGTON, L.L.C.
JAMES CITY COUNTY
STONEHOUSE DISTRICT VIRGINIA**



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
October 7, 2001
at *1:53* AM/PM PG. 23-29
DOCUMENT # *010018136*
BETSY D. WOOLRIDGE, CLERK

No.	DATE	REVISION / COMMENT / NOTE	BY
2	5/11/01	REVISED PER COUNTY COMMENTS	JFS
1	4/11/01	REVISED PER COUNTY COMMENTS	JFS

Designed	Drawn
HWP	JFS
Scale	Date
1"=60'	3/9/01
Project No.	9223-2
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