

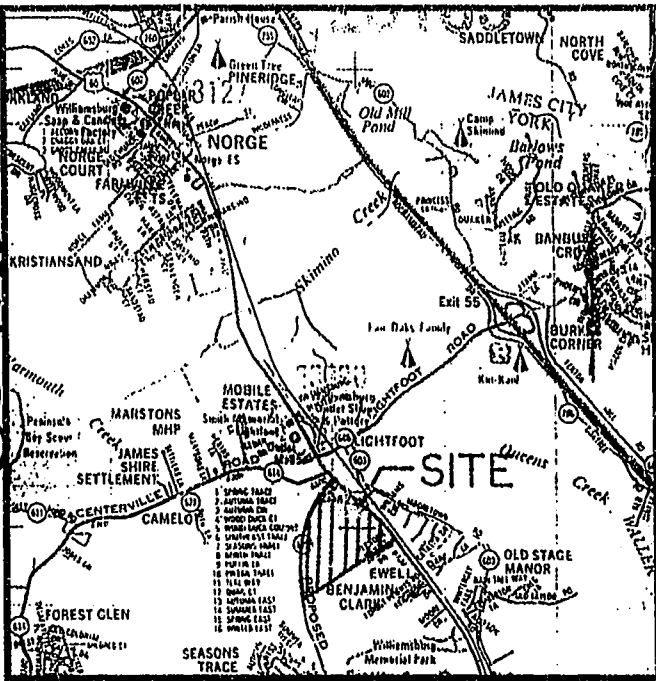
PLAT OF THE VACATION OF  
 LOTS 98, 99, 100, 101, AND 102 OF  
 THE VILLAGES AT WESTMINSTER  
 PHASE I, SECTION II

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

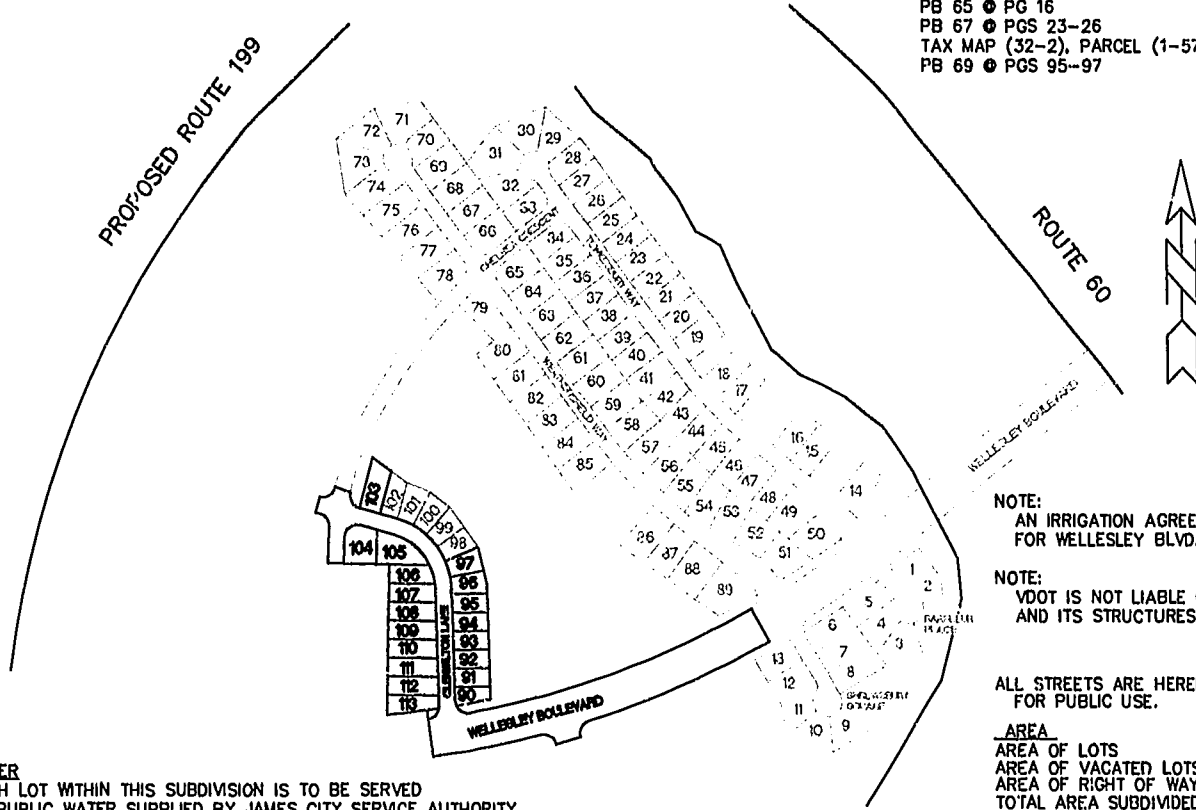
REFERENCES:

- 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	0.76
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  
 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

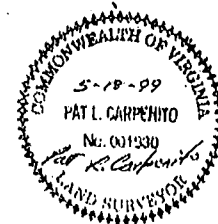
THIS SUBDIVISION AS SHOWN HEREON IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

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

86 PAGE 69

# 020014814

# 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"=100'

PROPOSED ROUTE 199  
VARIABLE R/W

100' GREENSPACE BUFFER

N/F  
WARHILL ASSOCIATES, L.L.C.  
DB 809 • PG 636

FUTURE ROAD EXTENSION  
AS PART OF PHASE II

VAR. WIDTH JCSA UTILITY EASE.  
PB 69 • PGS 95-97

LIMITS OF  
WETLANDS

LOTS 98, 99, 100, 101, &  
102 (PB 69 • PG 95-97) AND  
PROPERTY LINES L37, L40, L42,  
L43, L44, L45, L46, L47, & L52  
TO BE VACATED WITH THE RECORDED  
OF THIS PLAT

JAMES CITY COUNTY NATURAL  
OPEN SPACE EASEMENT (1.197 ACRES)  
PB 69 • PGS 95-97

PHASE I, SECTION I  
PB 67 • PGS 23-36

LOT	AREA
90	.123 AC.
91	.132 AC.
92	.132 AC.
93	.132 AC.
94	.132 AC.
95	.132 AC.
96	.144 AC.
97	.145 AC.
98	.147 AC.
99	.147 AC.
100	.148 AC.
101	.158 AC.
102	.167 AC.
103	.192 AC.
104	.177 AC.
105	.240 AC.
106	.140 AC.
107	.150 AC.
108	.152 AC.
109	.155 AC.
110	.157 AC.
111	.160 AC.
112	.163 AC.
113	.177 AC.

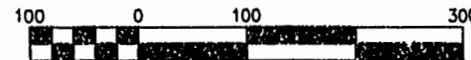
VAR. WIDTH JCSA UTILITY EASE.  
PB 69 • PGS 95-97

EXISTING LOTS 103-113  
PB 69 • PG 95-97

N 367159.89  
E 2508223.45

N/F  
WARHILL ASSOCIATES, L.L.C.  
DB 809 • PG 636

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
22 June 2002  
at 12:05 PM, PB 69 PG 95-97  
DOCUMENT # 020014814  
BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge*, Dep. Clerk



Scale 1" = 100 ft

SETBACKS:  
FRONT 50' FROM CENTERLINE OF ROAD  
SIDE 5'  
REAR 5'

**Rickmond Engineering, Inc.**

1643-C Merrimac Trail  
Williamsburg VA 23185  
(757)229-1776 or 898-4149

Civil Engineering  
Environmental Engineering  
Land Surveying

PLAT OF THE VACATION OF  
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 PHASE I, SECTION II

BERKELEY DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: MARCH 26, 1999 SCALE: 1"=100'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 07°30'49" W	10.09'
L2	N 07°30'49" W	100.00'
L3	N 88°40'11" W	113.03'
L4	N 88°40'11" W	21.06'
L5	N 88°53'35" E	96.70'
L6	N 01°19'49" E	53.98'
L7	N 01°19'49" E	50.00'
L8	N 01°19'49" E	50.00'
L9	N 01°19'49" E	50.00'
L10	N 01°19'49" E	50.00'
L11	N 01°19'49" E	50.00'
L12	N 01°19'49" E	50.00'
L13	N 01°19'49" E	50.00'
L14	N 01°19'49" E	95.47'
L15	S 01°17'23" E	27.80'
L16	S 01°17'23" E	50.05'
L17	S 01°17'23" E	50.05'
L18	S 01°17'23" E	50.05'
L19	S 01°17'23" E	50.05'
L20	S 01°17'23" E	50.05'
L21	S 01°17'23" E	34.88'
L22	S 15°20'15" W	52.42'
L23	S 01°17'23" E	50.00'
L24	S 01°17'23" E	50.00'
L25	S 01°17'23" E	50.00'
L26	S 01°17'23" E	50.00'
L27	S 01°17'23" E	50.00'
L28	S 01°17'23" E	35.09'
L29	S 01°17'23" E	50.00'
L30	S 01°17'23" E	50.00'
L31	S 01°17'23" E	50.00'
L32	S 01°17'23" E	50.00'
L33	S 01°17'23" E	50.00'
L34	S 01°17'23" E	24.91'
L35	S 13°53'30" E	39.84'
L36	S 13°53'30" E	69.21'
L37	S 29°01'19" E	69.61'
L38	S 79°18'48" W	110.50'
L39	S 66°41'35" W	114.27'
L40	S 54°04'23" W	115.00'
L41	S 01°17'23" E	12.77'
L42	S 44°05'19" E	69.47'
L43	S 41°27'10" W	112.74'
L44	S 52°00'21" E	69.66'
L45	S 28°49'57" W	116.23'
L46	S 68°45'54" E	73.54'
L47	S 15°32'19" W	115.00'
L48	S 74°27'41" E	56.00'
L49	S 74°27'41" E	52.71'
L50	S 15°32'19" W	172.59'
L51	S 15°32'19" W	144.67'
L52	N 46°32'53" W	63.37'
L53	N 46°32'53" W	59.65'
L54	N 88°40'11" W	47.17'
L55	N 88°40'11" W	77.83'
L56	S 74°27'41" E	59.81'
L57	N 88°40'11" W	44.00'
L58	S 01°19'49" W	41.53'
L59	S 15°32'19" W	44.00'
L60	S 01°19'49" W	41.53'
L61	S 74°27'41" E	12.15'
L62	S 74°27'41" E	34.71'
L63	N 28°57'35" W	100.00'
L64	N 71°01'01" W	41.21'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	18°49'34"	N 70°27'12" E	422.75	2550.00	837.87	834.11
C2	11°49'34"	N 66°57'12" E	274.46	2650.00	546.98	546.01
C3	88°30'22"	S 28°36'4" W	34.10	35.00	54.07	48.85
C4	88°30'22"	N 59°53'34" W	34.10	35.00	54.07	48.85
C5	06°37'55"	N 79°10'13" E	153.54	2650.00	306.74	306.57
C6	36°28'33"	N 64°14'54" E	11.53	35.00	22.28	21.91
C7	73°46'48"	S 63°14'37" E	26.27	35.00	45.07	42.02
C8	25°03'50"	S 13°49'18" E	7.78	35.00	15.31	15.19
C9	47°18'01"	N 22°21'38" E	15.33	35.00	28.89	28.08
C10	05°31'19"	N 04°03'02" W	7.62	158.00	15.23	15.22
C11	19°07'17"	N 16°22'21" W	26.61	158.00	52.73	52.49
C12	48°31'42"	N 50°11'50" W	71.22	158.00	133.82	129.86
C13	09°23'49"	N 05°59'17" W	16.60	202.00	33.13	33.09
C14	12°37'13"	N 16°59'48" W	22.34	202.00	44.49	44.40
C15	12°37'13"	N 29°37'01" W	22.34	202.00	44.49	44.40
C16	12°37'13"	N 42°14'14" W	22.34	202.00	44.49	44.40
C17	12°37'13"	N 54°51'27" W	22.34	202.00	44.49	44.40
C18	13°17'38"	N 67°48'52" W	23.54	202.00	46.87	46.78
C19	101°50'56"	S 54°36'51" W	43.11	35.00	62.22	54.34
C20	02°21'34"	S 02°30'36" W	14.99	728.00	29.98	29.98
C21	04°03'09"	S 03°21'23" W	27.31	772.00	54.50	54.59
C22	79°50'39"	N 34°32'22" W	29.29	35.00	48.77	44.92
C23	87°39'36"	S 30°37'53" E	33.60	35.00	53.55	48.48
C24	92°00'34"	N 59°32'02" E	36.25	35.00	56.21	50.36

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#060014814

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