

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 SUBDIVISION WITHIN THE COUNTY.

5-13-03 Peter Farrell
DATE: PETER FARRELL, L.S.



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GRACE M. WILKINSON TO HOWARD P. AND RICHARD F. WILKINSON AND BY E.L. OLSON, JR. AND MARY L. OLSON TO HOWARD P. AND RICHARD F. WILKINSON BY WILL DATED 12/15/59 AND DEED DATED 1/22/68 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN WILL BOOK 8, PAGE 78 AND DEED BOOK 114, PAGE 662.

OWNER'S CERTIFICATE

THIS SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WEXFORD HILLS PHASE 1-1 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

5/21/03 Howard P. Wilkinson
DATE: SIGNATURE

HOWARD P. WILKINSON

5/21/03 Richard F. Wilkinson
DATE: SIGNATURE

RICHARD F. WILKINSON

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia
CITY/COUNTY OF: James City
I, (PRINT) ROSAMMA C. DYKSTRA A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 21st DAY OF May, 2003. MY COMMISSION EXPIRES April 30, 2005.
Rosanna C. Dykstra (SIGNATURE)

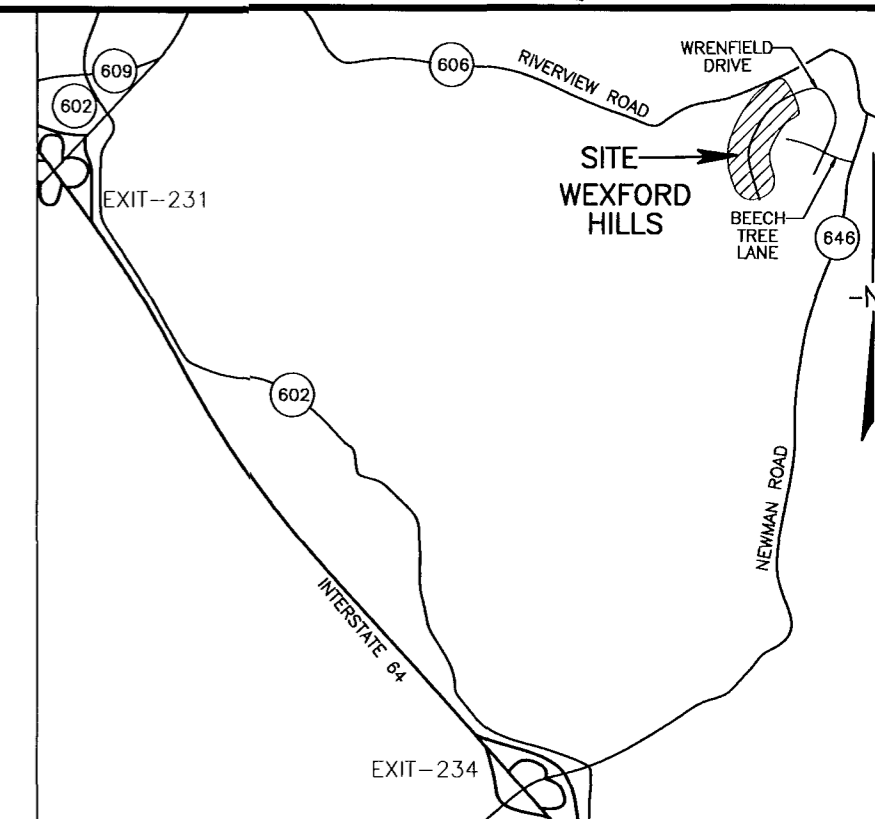
BLACKTHORN GROUP, L.L.C.

5/21/03 James D. Franklin
DATE: SIGNATURE
JAMES D. FRANKLIN

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia
CITY/COUNTY OF: James City
I, (PRINT) ROSAMMA C. DYKSTRA A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 21st DAY OF May, 2003. MY COMMISSION EXPIRES April 30, 2005.
Rosanna C. Dykstra (SIGNATURE)

STATE OF VIRGINIA, COUTNY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
THE PLAT SHOWN HEREON WAS PRESENTED AND
ADMITTED TO RECORD THIS 6th DAY OF June,
2003 AS THE LAW DIRECTS.



CERTIFICATE OF APPROVAL

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

5/22/03 Andy Sparks
DATE: VIRGINIA DEPARTMENT OF TRANSPORTATION

May 23, 2003 William Jordan
DATE: VIRGINIA DEPARTMENT OF HEALTH

5/29/03 [Signature]
DATE: SUBDIVISION AGENT OF JAMES CITY COUNTY

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 1540100006B (PARCEL B) 1540200001D (PARCEL D)
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO.510201-0020 B, DATED FEB. 6, 1991.
3. THIS PROPERTY IS ZONED A-1
4. THIS PROPERTY IS SERVED BY PUBLIC WATER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE:
PLAT BOOK 57, PAGE 91
PLAT BOOK 61, PAGE 38
PLAT BOOK 61, PAGE 39
PLAT BOOK 63, PAGES 16 & 17
PLAT BOOK 63, PAGES 39 & 40
PLAT BOOK 64, PAGES 19 & 20
PLAT BOOK 64, PAGES 97 & 98
PLAT BOOK 66, PAGE 44
PLAT BOOK 67, PAGE 66
PLAT BOOK 69, PAGE 6
7. THE PROPERTY IS MORE THAN A MILE FROM COUNTY CONTROL, AND THEREFORE IS NOT TIED TO COUNTY DATUM.
8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
9. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. PORTIONS OF THIS PROPERTY CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION] ORDINANCE, AND THEREFORE ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
11. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY 'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
12. WETLANDS AND LANDS 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.
13. THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY LANDMARK DESIGN GROUP, INC., MARCH 10-14, 2003.
14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN PRIVATE, (DEDICATED TO THE HOMEOWNER'S ASSOCIATION).
15. V.D.O.T. DOES NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE OF THE RETENTION PONDS OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM DAMAGE.
16. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
17. PRIMARY AND RESERVE DRAINFIELD LOCATIONS SHOWN HEREON ARE BASED ON INFORMATION SUPPLIED BY LARRY W. MADISON AND ASSOCIATES. THE LOTS CREATED BY THIS SUBDIVISION ARE UNSUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM AND WILL REQUIRE PRE-ENGINEERED ALTERNATIVE SEPTIC SYSTEMS.
18. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
19. A WAIVER TO SECTION 19-60 OF THE SUBDIVISION ORDINANCE ALLOWING USE OF ALTERNATE SEPTIC SYSTEMS FOR WEXFORD HILLS PHASE 1-1 WAS GRANTED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON APRIL 7, 2003.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 6, 2003
at 10:37 AM PB 90 PG 45-46
DOCUMENT # 030016879
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

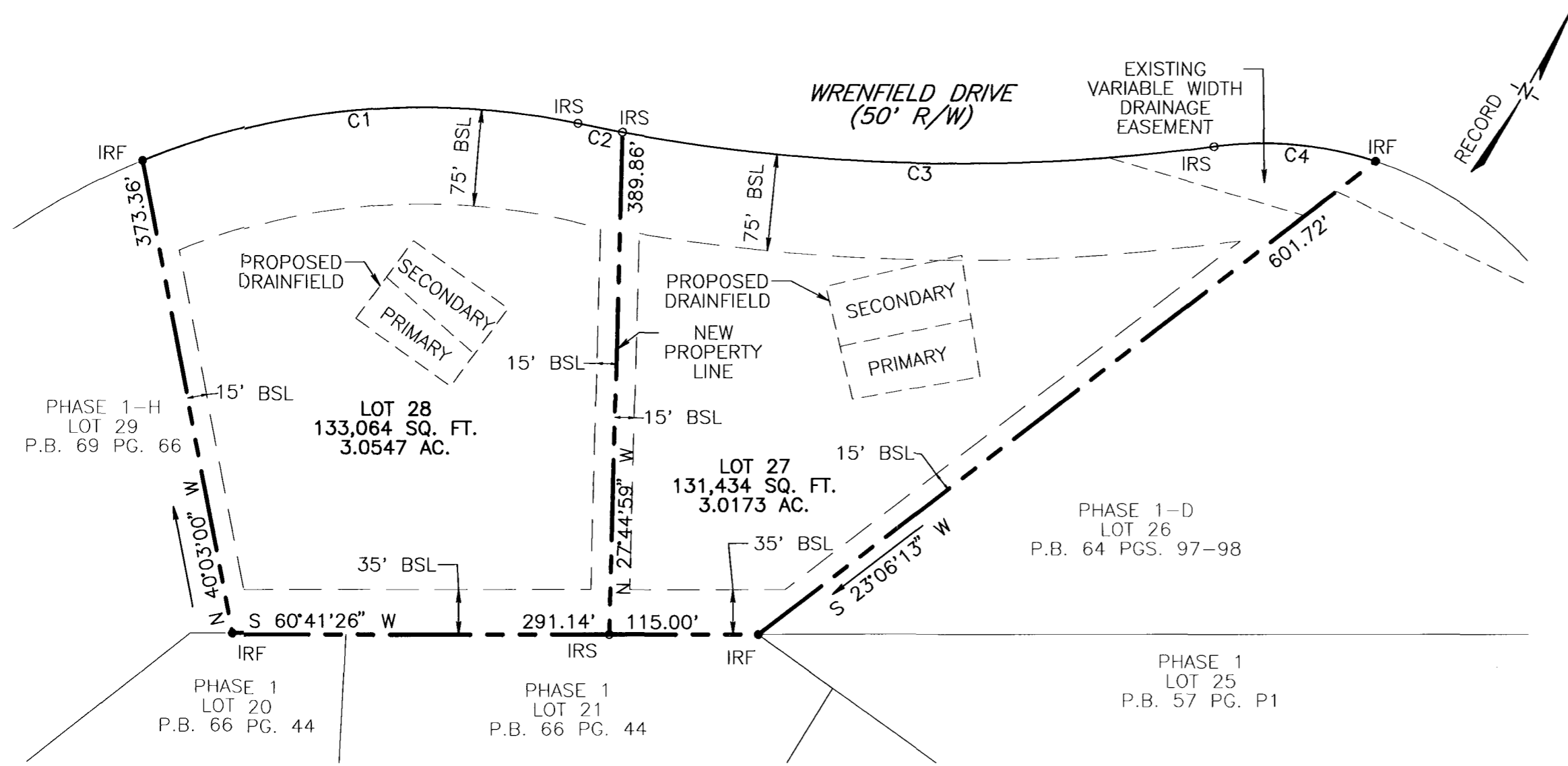
SUBDIVISION PLAT OF
WEXFORD HILLS
LOTS 27, 28, AND 32
PHASE 1-1
BEING A SUBDIVISION OF
PARCEL B PHASE 1B
AND PARCEL D PHASE 1C
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 5-13-03 SCALE: 1" = 400'
SHEET 1 OF 2



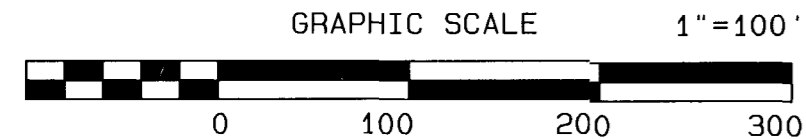
Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VIRGINIA
(757) 253-2975 FAX: (757) 229-0049

DWG#14228W



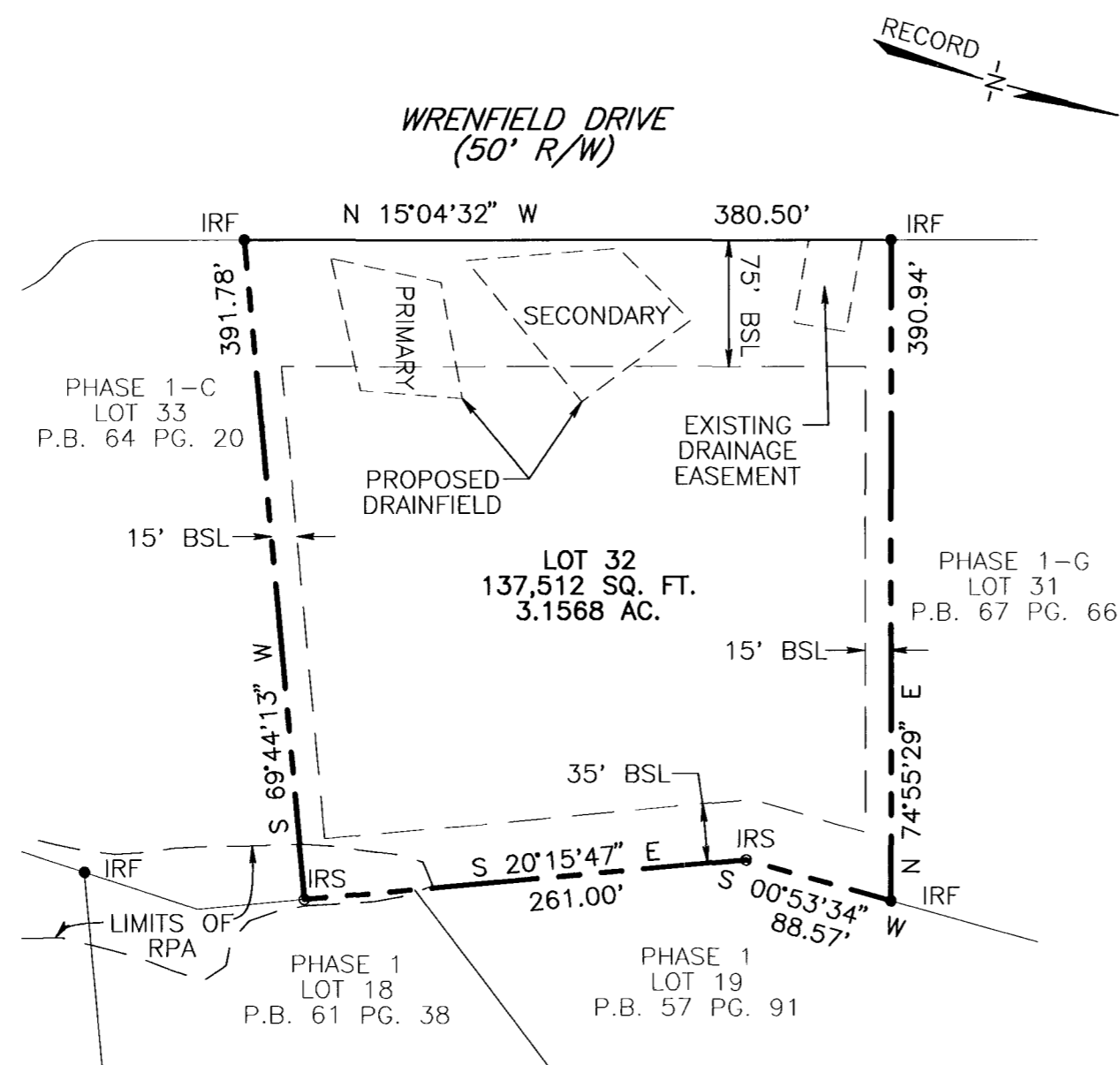
LOT 27 & 28 REMAINDER OF PARCEL B



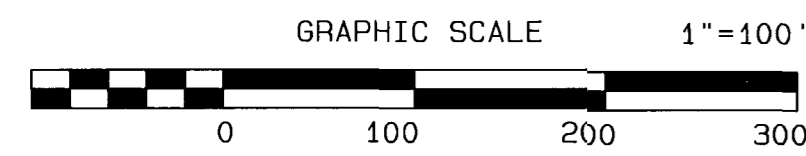
LINE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA	TANGENT
C1	575.00'	343.07'	N55°37'39" E	338.00'	34°11'05"	176.81'
C2	1425.00'	35.34'	N72°00'34" E	35.34'	1°25'15"	17.67'
C3	1425.00'	458.63'	N62°04'43" E	456.66'	18°26'26"	231.32'
C4	275.00'	126.33'	N66°01'08" E	125.22'	26°19'15"	64.30'

- NOTES:
1. RPA LINE AS SHOWN WAS TAKEN FROM DIGITAL INFORMATION SUPPLIED BY JAMES CITY COUNTY GEOGRAPHIC INFORMATION DEPARTMENT.
 2. LOCATIONS OF PROPOSED DRAINFIELDS AS SHOWN BASED ON INFORMATION SUPPLIED BY LARRY W. MADISON & ASSOCIATES, INC.

LEGEND
 BSL=BUILDING SETBACK LINE
 IRF=IRON ROD FOUND
 IRS=IRON ROD SET



LOT 32 REMAINDER OF PARCEL D



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
June 6, 2003
 at 10:37 AM, PB 90 PG 45-46
 DOCUMENT # 030016879
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

SUBDIVISION PLAT OF
 WEXFORD HILLS
 LOTS 27, 28, AND 32
 PHASE 1-I
 BEING A SUBDIVISION OF
 PARCEL B PHASE 1B
 AND PARCEL D PHASE 1C
 STONEHOUSE MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 DATE: 5-13-03 SCALE: 1" = 100'
 SHEET 2 OF 2



LANDMARK
DESIGN GROUP
 Engineers • Planners • Surveyors
 Landscape Architects • Environmental Consultants

4029 IRONBOUND ROAD SUITE 100
 WILLIAMSBURG, VIRGINIA
 (757) 253-2975 FAX: (757) 229-0049