SURVEYOR'S CERTIFICATE WEALTH OF I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CURVE ARC CHORD BEARIN COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND N22'23'45"E C1 93.63**'** COMMON 5-29-03 ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING C10 167.90' N06'48'17"E OF SUBDIVISIONS WITHIN THE COUNTY. PETER FARRELL Z C11 93.70**'** N11°07'43"E Keta Hanel NO.002036 5-29-03 C12 234.13' 5 S79'56'55"W C13 230.73' N85'20'59"W DATE PETER FARRELL, LS letanel C14 25.49' S73'08'00"E CERTIFICATE OF SOURCE OF TITLE C15 46.21' S70°51'11"E SURV THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GRACE M. WILKINSON TO C16 117.65' N84'25'37"W HOWARD P. AND RICHARD F. WILKINSON AND BY E.L. OLSON, JR. AND MARY L. OLSON C17 22.82' S61'34'18"W TO HOWARD P. AND RICHARD F. WILKINSON BY WILL DATED 12/15/59 AND DEED DATED 1/22/68 202.32' N84°55'51"W C18 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES C19 262.11' S81'44'59"W CITY IN WILL BOOK 8, PAGE 78 AND DEED BOOK 114, PAGE 662. C20 113.12' S11'11'38"W 152.27 S06'37'23"W C21 OWNER'S CERTIFICATE C61 193.10' S17'48'41"W THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WEXFORD HILLS IS WITH THE C62 233.65' S19'26'31"W FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETOR AND/OR TRUSTEE. Stavand " William ROAD CENT 6/3/03 CHORD BEAR CURVE ARC DATE HOWARD P. WILKINSON C150 245.41 S10'05'19" C151 N53'35'07" 510.62' CERTIFICATE OF NOTARIZATION C152 371.24' S86'19'36' STATE OF: \_\_\_\_ CHEY/COUNTY OF: JAMES City I, REFERENCE OF THE CHEY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS/ARE SIGNED TO THE NOTES A-1 Alanna (. D PANEL NO.510201-0020 B, DATED FEB. 6, 1991. SIGN A) TURE 3. TOTAL NUMBER OF PROPOSED BUILDING LOTS: 10 TOTAL AREA OF PHASE IIIB: 35.6091 AC. <u>OWNER'S CERTIFICATE</u> TOTAL AREA IN LOTS: 32.7658 AC. THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WEXFORD HILLS IS WITH THE TOTAL AREA OF PHASE IIIB R/W: 2.8433 AC., 123,854 S.F. FREE CONSENT AND IN ACCORDANCE WITH) THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETOR AND/OR TRUSTEE. 13/03 4. THIS PROPERTY IS SERVED BY PUBLIC WATER. RICHARD F. WILKINSON DATE CERTIFICATE OF NOTARIZATION STATE OF: VInginia 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. GITY/COUNTY OF: Some CTA I, ROSEANNA C. DYKSTRA A NOTARY PUBLIC IN AND FOR THE CHTY/COUNTY AND STATE PLAT BOOK 79, AT PAGES 23-25. AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS/ARE-SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CHTY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2003. MY\_COMMISSION EXPIRES \_\_\_\_\_\_\_ BUIL 30, 2005 \_\_\_\_\_. NOT TIED TO COUNTY DATUM. 8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND Alonn THE SUBJECT PROPERTY. SIGNATURE OWNER'S CERTIFICATE 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WEXFORD HILLS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETOR JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE. AND/OR TRUSTEE. James K. Praulin 6/6/03 DATE JAMES U. FRANKLIN 23-9(c)(1) OF THE JAMES CITY COUNTY CODE. CERTIFICATE OF NOTARIZATION . STATE OF: \_\_\_\_\_\_\_ CHTY/COUNTY OF: \_\_\_\_\_\_\_ CHTY/COUNTY OF: \_\_\_\_\_\_\_ CHTY/COUNTY OF: \_\_\_\_\_\_\_ PRIVATE, (DEDICATED TO THE HOMEOWNER'S ASSOCIATION). RESEANNA C. DYKSTKA A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORÉSAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS/ARE SIGNED TO THE PONDS OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM DAMAGE. FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2003. MY\_COMMISSION EXPIRES \_\_\_\_\_\_ ADVIE: 30, 2005 \_\_\_\_. BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION. duanna C. Dalistic INSTALL AN ALTERNATE SEPTIC TANK SYSTEM. <u>CERTIFICATE</u> OF APPROVAL THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING RECORD. SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. An Stand 6/5/3 17. THE STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE. DÁTE VIRGINIA DEPARTMENT OF TRANSPORTATION Ullin atidan PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. 6-17-03 DATE VIRGINIA DEPARTMENT OF HEALTH 9/25/03 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

	54	<u>`</u> 3		
١G	RADIUS	DELTA	CHORD	TANGENT
	2264.06'	02'22'10"	93.62'	46.82'
	750.00'	12'49'35"	167.55'	84.30'

~	10.0100			
	2264.06'	02*22'10"	93.62 <b>'</b>	46.82'
	750.00'	12'49'35"	167.55'	84.30'
	250.00'	21°28'26"	93.15 <b>'</b>	47.40 <b>'</b>
	250.00'	53'39'34"	225.67'	126.45'
	545.00'	24 15 25"	229.01'	117.12'
	30.00'	48°41'23"	24.73'	13.57'
	60.00 <b>'</b>	44°07'46"	45.08'	24.32'
	60.00'	112'20'53"	99.69 <b>'</b>	89.54'
	30.00'	43 <b>·</b> 34'34"	22.27'	11.99'
	495.00 <b>'</b>	23°25'08"	200.92'	102.59 <b>'</b>
	300.00'	50°03'30"	253.85'	140.08'
	300.00'	21°36'18"	112.45'	57.24'
	700.00'	12*27'47"	151.97'	76.43'
	1422.10'	7*46'48"	192.95 <b>'</b>	96.70 <b>'</b>
	1394.39'	9 <b>°</b> 35'59"	233.37'	117.10'

Erli	NE CURVE	CURVE TABLE				
RING	RADIUS	DELTA	CHORD	TANGENT		
'W	725.00'	19'23'39"	244.24'	123.89'		
Έ	275.00'	106°23'14"	440.37'	367.51'		
'W	520.00 <b>'</b>	40°54'16"	363.40'	193.93'		

1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 1540100014 AND IS ZONED

2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY

(\*TOTAL R/W TO BE DEDICATED ALONG NEWMAN ROAD: 0.2839 AC, 12,367 S.F.)

5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION

6. REFERENCE: SUBDIVISION PLAT OF WEXFORD HILLS PHASE II & III RECORDED IN

7. THIS PROPERTY IS MORE THAN A MILE FROM COUNTY CONTROL AND THEREFORE IS

THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING

9. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH

10. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO

11. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION

12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN

13. V.D.O.T. DOES NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE OF THE RETENTION

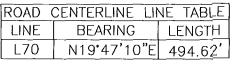
14. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED

15. PRIMARY AND RESERVE DRAINFIELD LOCATIONS FOR LOT 6, SHOWN HEREON ARE BASED ON INFORMATION SUPPLIED BY LARRY W. MADISON AND ASSOCIATES. LOT 6, CREATED BY THIS SUBDIVISION IS UNSUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM AND WILL REQUIRE A PRE-ENGINEERED ALTERNATIVE SEPTIC SYSTEM. WITH JCC CASE NO. C-18-03, THE PLANNING COMMISSION GRANTED ON APRIL 7, 2003 A WAIVER TO

16. THE PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF

18. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE

LINE	BEARING	DISTANCE	
L21	S27°50'45"W	48.57'	
L22	N18'59'01"W	90.72'	
L23	N14°05'42"E	98.06'	
L24	N07'15'57"E	55.58'	
L25	N81'35'38"E	65.92'	
L26	N61°24'21"W	19.40'	
L27	S55'01'57"W	22.71'	
L28	S22'09'29"E	61.62'	
L29	S06'19'13"W	23.87'	
L30	S06'49'36"W	36.69'	
L31	N70°24'05"W	30.14'	
L32	S80'31'10"E	27.35'	
L33	N41'39'13"E	36.08'	
L34	N04'39'37"E	22.90'	
L35	N03°03'35"W	41.95'	
L36	N18°39'31"W	20.00 <b>'</b>	
L37	N71°20'29"E	24.03'	
L38	S58'52'31"E	18.86'	
L39	N31'07'29"E	20.00 <sup>°</sup>	
L40	N58°52'31"W	18.16	
L41	N56°31'17"W	59.57'	
L42	S71 <b>°</b> 57'25"E	36.10 <sup>*</sup>	
L43	N18'02'35"E	20.00'	
L44	N71°57'25"W	8.51'	
L45	S17'08'31"E	18.43'	
L46	S08°02'58"W	101.27'	
L47	S24°20'20"W	135.13	
L48	S49'53'26"W	90.82'	
L49	S02'57'25"E	172.44	
L50	\$22°27'02"F	48.01'	
L137	S13°55'17"W	37.30	
L138	S21°42'48"W	152.44'	
L139	S16°39'25"W	73.03'	
L140	S14•38'31"W	37.30' 152.44' 73.03' 143.86'	
L141	524 14 SI W	205.69	
L142	S23°34'50"W	104.79	
L147	S37°06'53"W	17.69'	
ROAD CENTERLINE LINE TABLE			



City of Williamsburg & County of James City

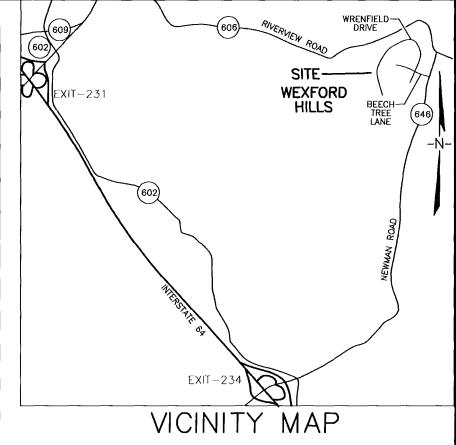
Circuit Court: This PLAT was recorded on 14 October 2003

at 1-08 AM/PM. PB \_\_\_\_ PG \_\_\_\_

BETSY B. WOOLRIDGE, CLERK

Retry & Wookidge

DOCUMENT #\_\_\_\_\_\_ 030031543\_\_\_\_



## WEXFORD HILLS PHASE IIIB BEING A SUBDIVISION OF

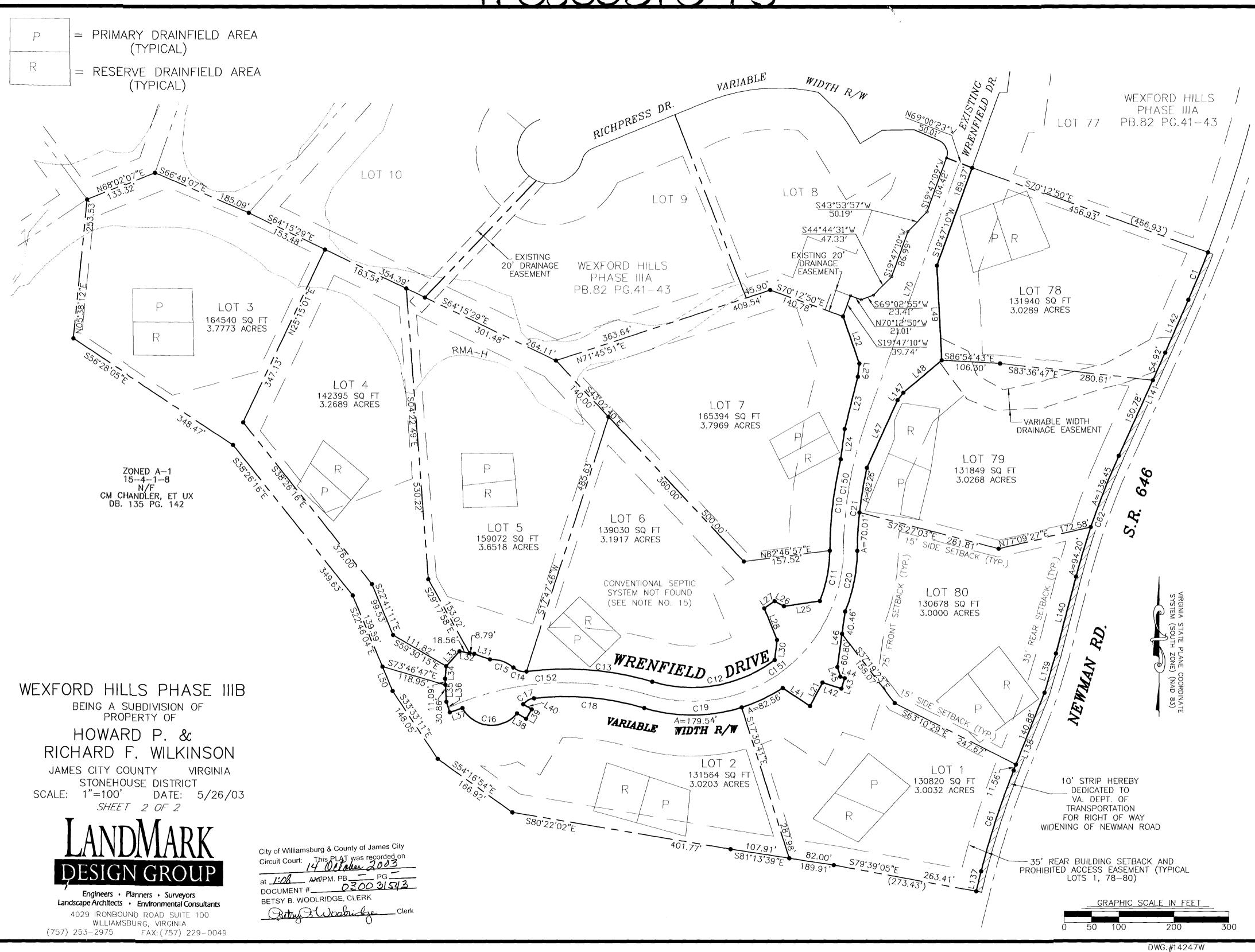
PROPERTY OF

HOWARD P. & RICHARD F. WILKINSON

JAMES CITY COUNTY VIRGINIA STONEHOUSE DISTRICT DATE: 5/26/03 SCALE: 1"=100' 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



## #030031543