

#040003667

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 DOCUMENT NO. 990015562.

OWNER'S CERTIFICATE

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

Matthew H. Lusk 6-23-04
 FOR WELLINGTON, L.L.C. DATE
Matthew H. Lusk V.P.
 PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City I, Brittany L. Mangold
 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 23 DAY OF January, 2004. MY COMMISSION EXPIRES June 30 2007
Brittany L. Mangold
 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. 4/8/03
 G. T. WILSON, JR., C.L.S. DATE

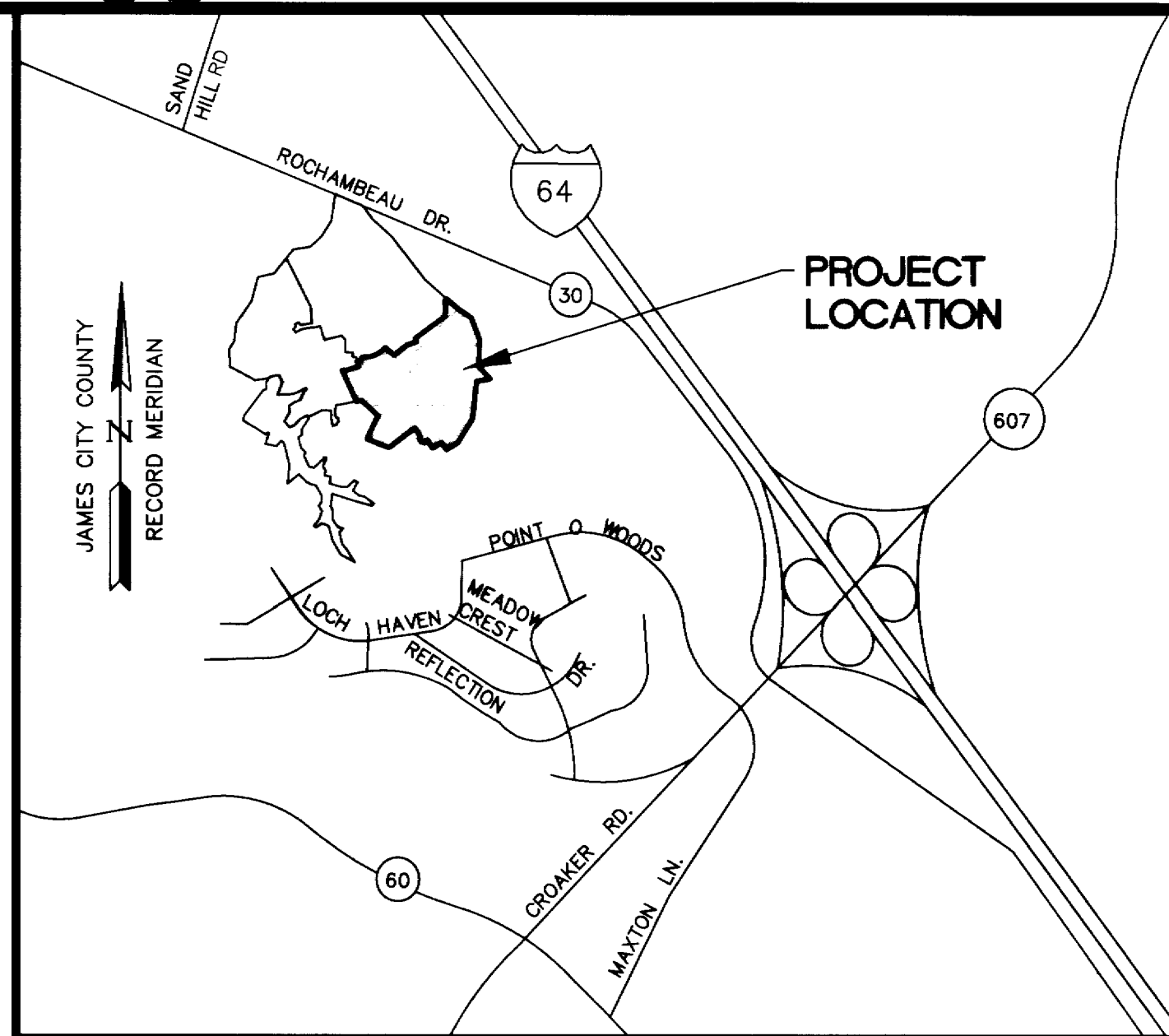
CERTIFICATE OF APPROVAL

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

Ar. S. Handy 12/19/03
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 2/3/04
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

GENERAL NOTES

- PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT.
- PROPERTY IS PART OF 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.
- 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 510201-00208, DATED 2/6/1991 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 PER P.B. 83, PGS. 45-49 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.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



LOCATION MAP

SCALE: 1"=2000'

- VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.
- STREET TREES SHALL BE PLANTED WITHIN A MINIMUM FIVE FOOT (5') LANDSCAPE PRESERVATION EASEMENT CONTIGUOUS TO RIGHTS-OF-WAY OR EASEMENTS.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

**AREA TABULATION
 WELLINGTON
 SECTION TWO
 LOTS 156-170, 172-192, 194-202A, 202B, AND 203-209**

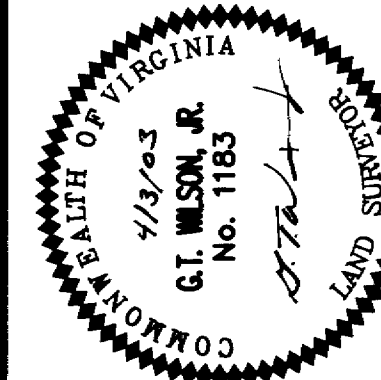
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	1,005,181 S.F.	23.08 AC.±
AREA OF RIGHT OF WAY	198,092 S.F.	4.55 AC.±
AREA OF OPEN SPACE #1	179,592 S.F.	4.12 AC.±
AREA OF OPEN SPACE #2	37,945 S.F.	0.87 AC.±
RECREATION AREA (LOT #201)	156,403 S.F.	3.59 AC.±
FUTURE DEVELOPMENT	23,609 S.F.	0.54 AC.±
TOTAL AREA SUBDIVDED	1,600,822 S.F.	36.75 AC.±
NUMBER OF LOTS (DOES NOT INCLUDE REC AREA)	52	
AVERAGE LOT SIZE	19,330 S.F.	0.44 AC.±
SMALLEST LOTS (LOTS 204-206)	15,000 S.F.	0.34 AC.±
LARGEST LOT (LOT 197)	40,868 S.F.	0.94 AC.±
GROSS LOTS PER ACRE	1.44	
TOTAL AREA OF NATURAL OPEN SPACE, CONSERVATION EASEMENT, TO BE DEDICATED TO JAMES CITY COUNTY	153,861 S.F.	3.53 AC.±

LOT AREAS AND COMMON OPEN SPACE AREAS INCLUDE THE NATURAL OPEN SPACE AREA.

STATE OF VIRGINIA
 COUNTY OF JAMES CITY 11:20 Am.
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS DAY OF Feb 4, 2004 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge
 CLERK
 PLAT BOOK _____, PAGE # 04 0003667

No.	DATE	REVISION / COMMENT / NOTE	BY
2	12/11/03		JFS
1	7/2/03		JFS



**PLAT OF SUBDIVISION
 WELLINGTON
 SECTION TWO**
 LOTS 156-170, 172-192,
 194-202A, 202B, AND 203-209
 BEING THE PROPERTY OF WELLINGTON, L.L.C.
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Designed HWP	Drawn JFS
Scale 1"=60'	Date 4/3/03
Project No. 8223-6	
Drawing No. 1 OF 5	