

#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

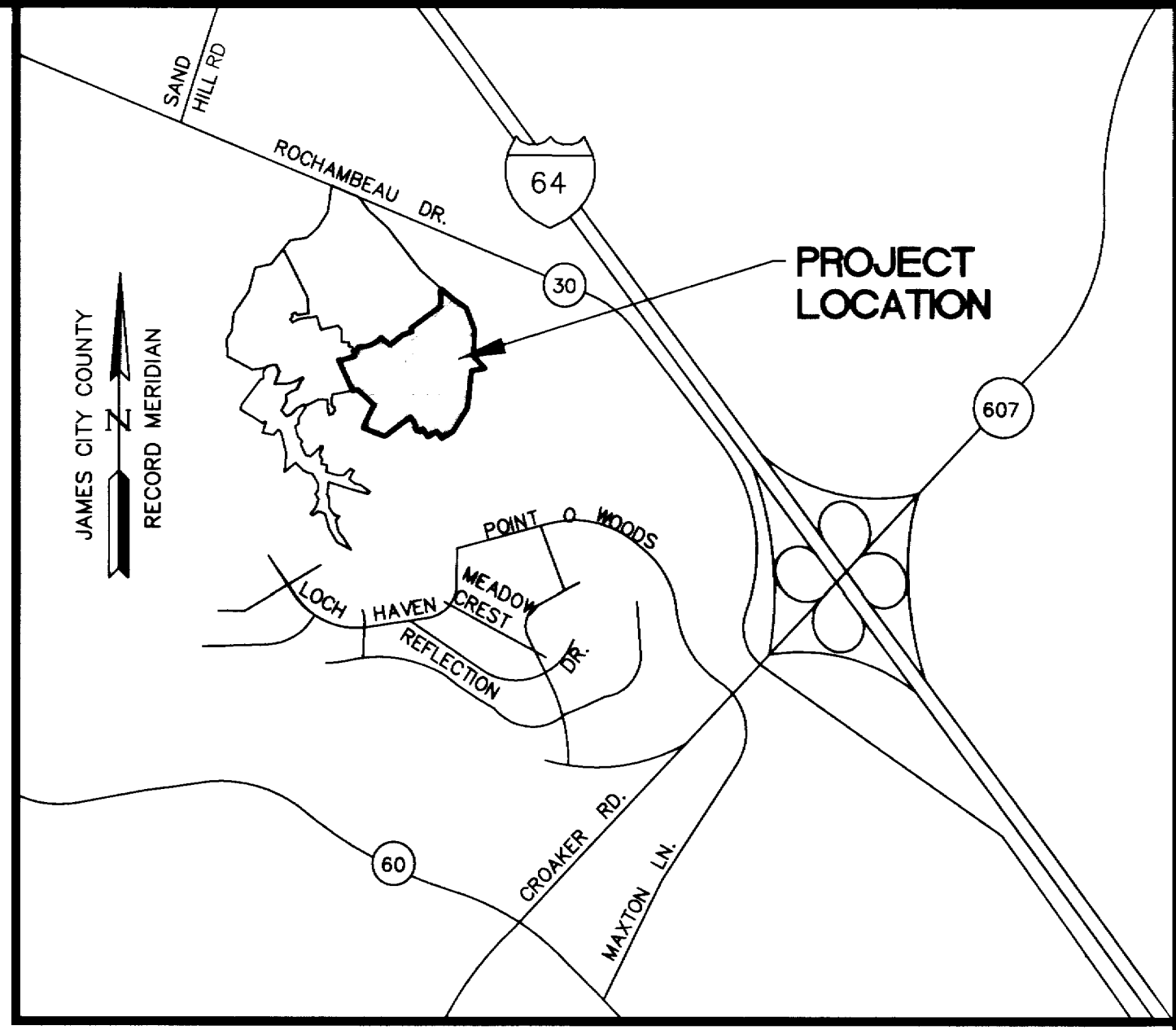
CERTIFICATE OF APPROVAL

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**

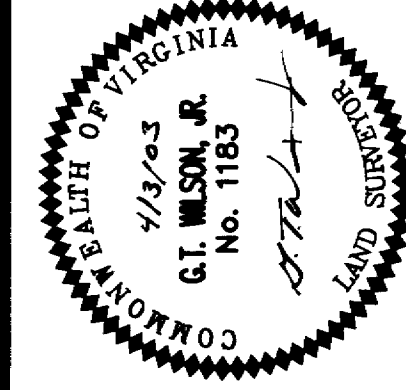
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	1,005,181 S.F.	23.08 AC.±
AREA OF RIGHT OF WAY	198,092 S.F.	4.55 AC.±
AREA OF OPEN SPACE #1	179,592 S.F.	4.12 AC.±
AREA OF OPEN SPACE #2	37,945 S.F.	0.87 AC.±
RECREATION AREA (LOT #201)	156,403 S.F.	3.59 AC.±
FUTURE DEVELOPMENT	23,609 S.F.	0.54 AC.±
TOTAL AREA 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



CONSULTING ENGINEERS
 5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23186
 (757) 253-0040
 Fax (757) 220-8994

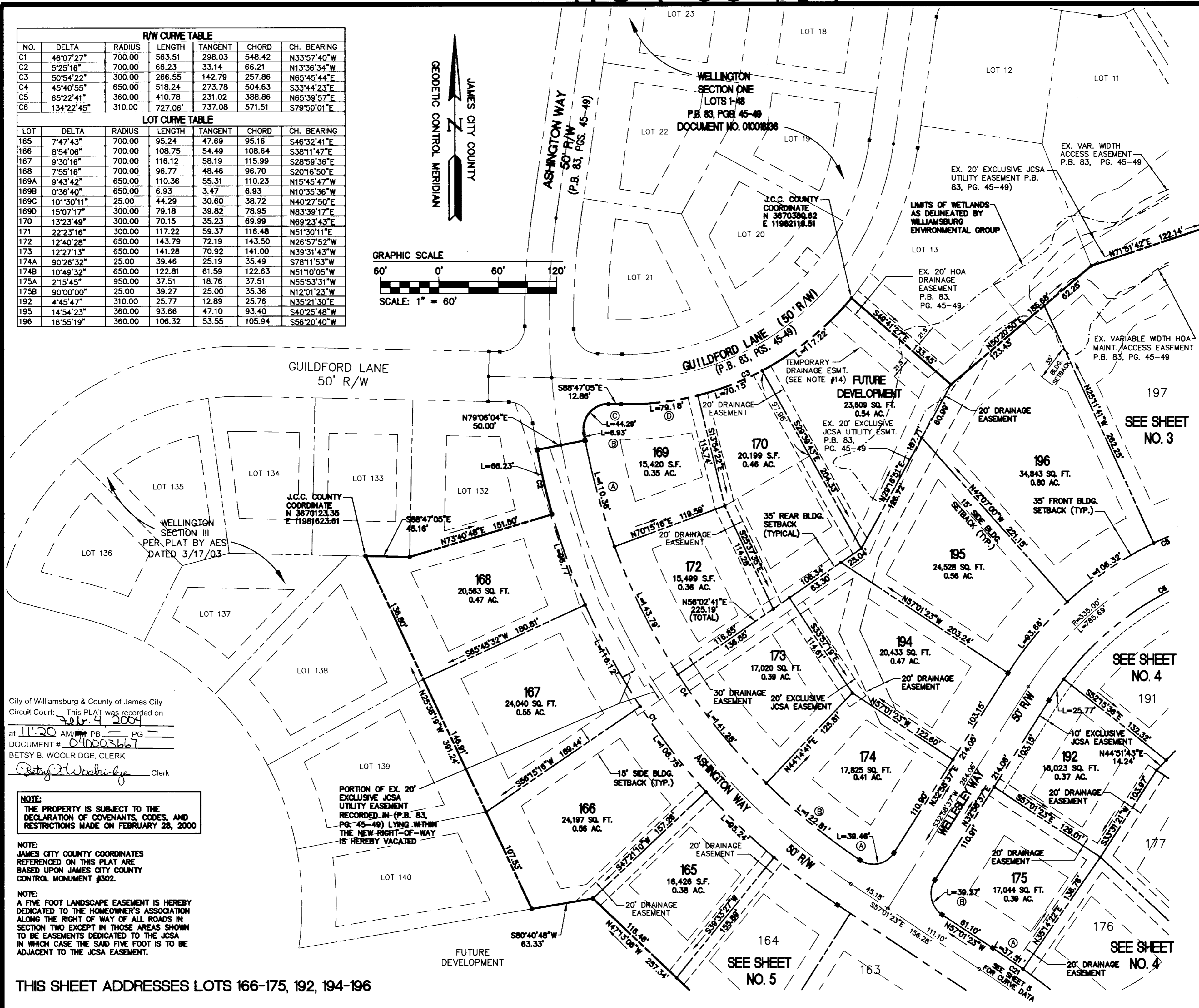
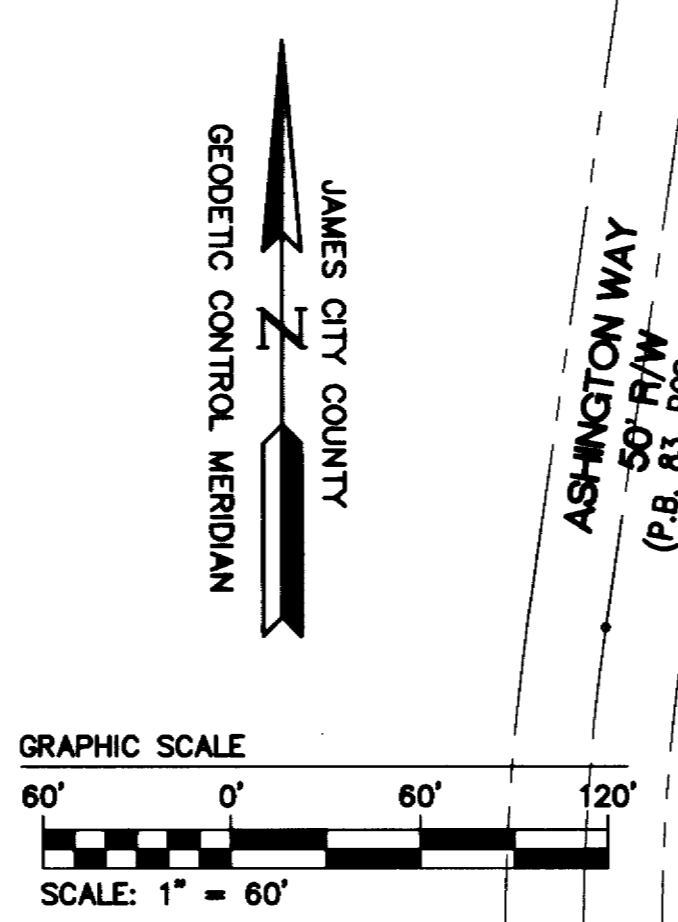
**PLAT OF SUBDIVISION
 WELLINGTON
 SECTION TWO**
 LOTS 156-170, 172-192,
 194-202A, 202B, AND 203-209
 BEING THE PROPERTY OF WELLINGTON, L.L.C.
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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

#040003667

R/W CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	46°07'27"	700.00	563.51	298.03	548.42	N33°57'40"W
C2	5°25'16"	700.00	66.23	33.14	66.21	N13°36'34"W
C3	50°54'22"	300.00	266.55	142.79	257.86	N65°45'44"E
C4	45°40'55"	650.00	518.24	273.78	504.63	S33°44'23"E
C5	65°22'41"	360.00	410.78	231.02	388.86	N65°39'57"E
C6	134°22'45"	310.00	727.06'	737.08	571.51	S79°50'01"E

LOT CURVE TABLE						
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
165	7°47'43"	700.00	95.24	47.69	95.16	S46°32'41"E
166	8°54'06"	700.00	108.75	54.49	108.64	S38°11'47"E
167	9°30'16"	700.00	116.12	58.19	115.99	S28°59'36"E
168	7°55'16"	700.00	96.77	48.46	96.70	S20°16'50"E
169A	9°43'42"	650.00	110.36	55.31	110.23	N15°45'47"W
169B	0°36'40"	650.00	6.93	3.47	6.93	N10°35'36"W
169C	101°30'11"	25.00	44.29	30.60	38.72	N40°27'50"E
169D	15°07'17"	300.00	79.18	39.82	78.95	N83°39'17"E
170	13°23'49"	300.00	70.15	35.23	69.99	N69°23'43"E
171	22°23'16"	300.00	117.22	59.37	116.48	N51°30'11"E
172	12°40'28"	650.00	143.79	72.19	143.50	N26°57'52"W
173	12°27'13"	650.00	141.28	70.92	141.00	N39°31'43"W
174A	90°26'32"	25.00	39.46	25.19	35.49	S78°11'53"W
174B	10°49'32"	650.00	122.81	61.59	122.63	N51°10'05"W
175A	2°15'45"	950.00	37.51	18.76	37.51	N55°53'31"W
175B	90°00'00"	25.00	39.27	25.00	35.36	N12°01'23"W
192	4°45'47"	310.00	25.77	12.89	25.76	N35°21'30"E
195	14°54'23"	360.00	93.66	47.10	93.40	S40°25'48"W
196	16°55'19"	360.00	106.32	53.55	105.94	S56°20'40"W



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 7/17/03 at 11:20 AM P.B. PG.
 DOCUMENT # 040003667
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

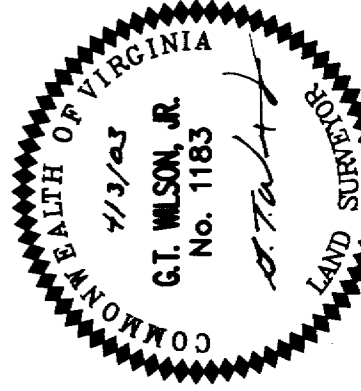
NOTE:
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NOTE:
 JAMES CITY COUNTY COORDINATES REFERENCED ON THIS PLAT ARE BASED UPON JAMES CITY COUNTY CONTROL MONUMENT #302.

NOTE:
 A FIVE FOOT LANDSCAPE EASEMENT IS HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION ALONG THE RIGHT OF WAY OF ALL ROADS IN SECTION TWO 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.

THIS SHEET ADDRESSES LOTS 166-175, 192, 194-196

NO.	DATE	REVISION / COMMENT / NOTE	BY
2	12/11/03	REVISED PER COUNTY COMMENTS	JFS
1	7/2/03	REVISED PER COUNTY COMMENTS	JFS



CONSULTING ENGINEERS
 5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

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

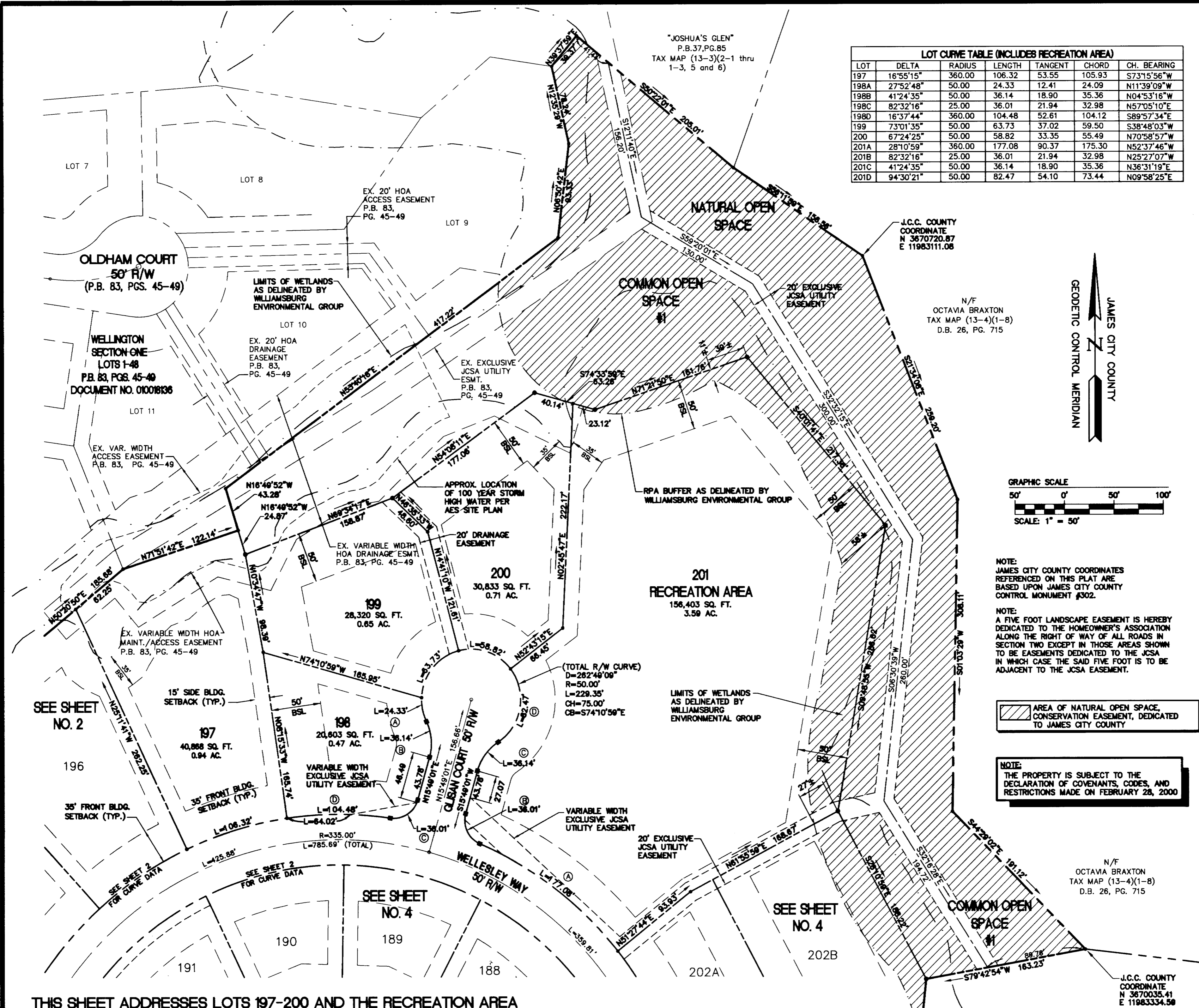
Designed HWP	Drawn JFS
Scale 1"=60'	Date 4/3/03
Project No. 8223-6	
Drawing No. 2 OF 5	

12.12.03-15:19 WEL06P02.dwg JFS

#040003667

LOT CURVE TABLE (INCLUDES RECREATION AREA)

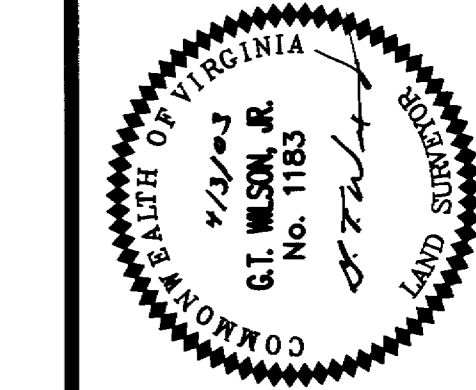
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
197	16°55'15"	360.00	106.32	53.55	105.93	S73°15'56"W
198A	27°52'48"	50.00	24.33	12.41	24.09	N11°39'09"W
198B	41°24'35"	50.00	36.14	18.90	35.36	N04°53'16"W
198C	82°32'16"	25.00	36.01	21.94	32.98	N57°05'10"E
198D	16°37'44"	360.00	104.48	52.61	104.12	S89°57'34"E
199	73°01'35"	50.00	63.73	37.02	59.50	S38°48'03"W
200	67°24'25"	50.00	58.82	33.35	55.49	N70°58'57"W
201A	28°10'59"	360.00	177.08	90.37	175.30	N52°37'46"W
201B	82°32'16"	25.00	36.01	21.94	32.98	N25°27'07"W
201C	41°24'35"	50.00	36.14	18.90	35.36	N36°31'19"E
201D	94°30'21"	50.00	82.47	54.10	73.44	N09°58'25"E



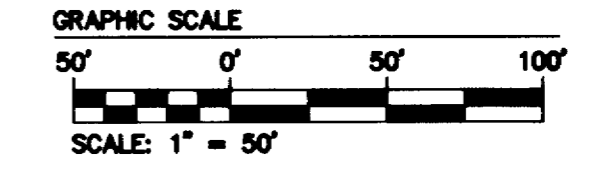
THIS SHEET ADDRESSES LOTS 197-200 AND THE RECREATION AREA

City of Williamsburg & County of James City
Circuit Court: This Plat was recorded on
at 11:20 AM on 4/3/03
DOCUMENT # 040003667
BETSY B. WOOLRIDGE, CLERK

REVISED PER COUNTY COMMENTS	DATE	REVISION / COMMENT / NOTE
2	12/11/03	
1	7/2/03	
No.	DATE	



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AREA OF NATURAL OPEN SPACE, CONSERVATION EASEMENT, DEDICATED TO JAMES CITY COUNTY

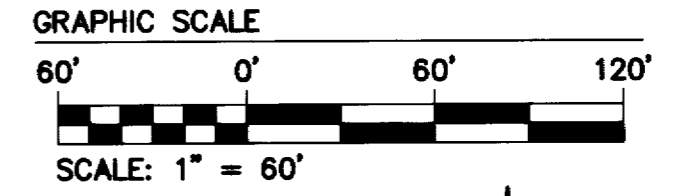
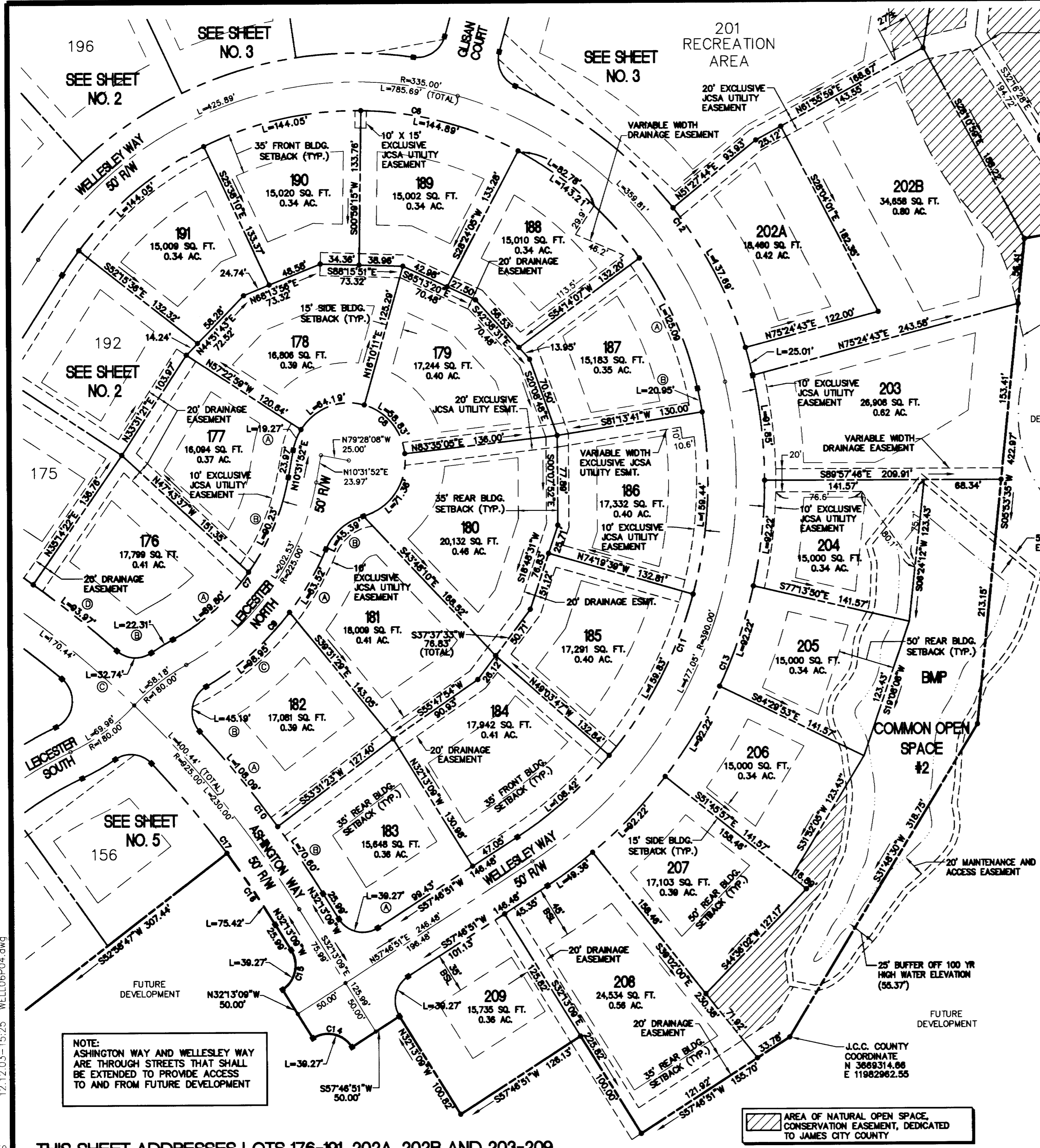
NOTE:
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PLAT OF SUBDIVISION
WELLINGTON SECTION TWO
LOTS 156-170, 172-192, 194-202A, 202B, AND 203-209
BEING THE PROPERTY OF WELLINGTON, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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

12:12:03-15:24 WEL06P03.dwg

#040003667



N/F
OCTAVIA BRAXTON
TAX MAP (13-4)(1-8)
D.B. 26, PG. 715

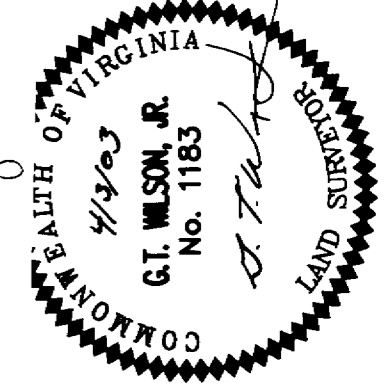
JAMES CITY COUNTY
GEOIDETIC CONTROL MERIDIAN

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NOTE:
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Circuit Court, This PLAT was recorded on
Feb 4, 2004
at 11:20 AM/5:15 PM PG
DOCUMENT # 040003667
BETSY B. WOOLRIDGE, CLERK



R/W CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C6	134°22'45"	310.00	727.06	737.08	571.51	S79°50'01"E
C7	51°34'29"	200.00	180.03	96.63	174.01	S36°19'07"W
C8	244°49'50"	50.00	213.65		84.42	N47°03'13"W
C9	37°14'06"	250.00	162.47	84.22	159.62	N41°57'42"E
C10	10°46'36"	950.00	178.68	89.61	178.42	N37°36'27"W
C11	70°25'29"	365.00	448.64	257.60	420.93	S22°34'06"W
C12	54°04'37"	360.00	339.77	183.73	327.30	S39°40'57"E
C13	70°25'29"	415.00	510.09	292.89	478.59	S22°34'06"W
C14	90°00'00"	25.00	39.27	25.00	35.36	N77°13'08"W
C15	90°00'00"	25.00	39.27	25.00	35.36	N12°46'51"E
C16	4°48'04"	900.00	75.42	37.73	75.39	N34°37'11"W
C17	11°20'44"	900.00	178.21	89.40	177.92	N37°53'31"W

LOT CURVE TABLE						
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
176A	25°43'29"	200.00	89.80	45.67	89.04	S49°14'37"W
176B	6°14'03"	205.00	22.31	11.16	22.30	S58°59'20"W
176C	75°02'08"	25.00	32.74	19.20	30.45	N86°36'38"W
176D	5°40'04"	950.00	93.97	47.02	93.93	N51°55'36"W
177A	22°05'09"	50.00	19.27	9.76	19.15	S21°34'27"W
177B	25°51'00"	200.00	90.23	45.90	89.47	S23°27'22"W
178	73°33'10"	50.00	64.19	37.37	59.87	S69°23'36"W
179	67°24'54"	50.00	58.83	33.36	55.50	N40°07'22"W
180	81°46'37"	50.00	71.36	43.29	65.46	N34°28'23"E
181A	14°33'30"	250.00	63.52	31.93	63.35	N30°37'24"E
181B	52°01'03"	50.00	45.39	24.40	43.85	N49°21'10"E
182A	6°31'08"	950.00	108.09	54.10	108.03	N39°44'11"W
182B	103°34'30"	25.00	45.19	31.76	39.29	N08°47'30"E
182C	22°40'36"	250.00	98.95	50.13	98.30	N49°14'27"E
183A	90°00'00"	25.00	39.27	25.00	35.36	N77°13'09"W
183B	4°15'28"	950.00	70.60	35.31	70.58	N34°20'53"W
184	17°01'08"	365.00	108.42	54.61	108.02	S49°16'17"W
185	25°05'22"	365.00	159.83	81.22	158.56	S28°13'02"W
186	25°01'39"	365.00	159.44	81.01	158.17	S03°09'32"W
187A	23°07'14"	310.00	125.09	63.41	124.25	S24°12'16"E
187B	3°17'20"	365.00	20.95	10.48	20.95	S10°59'58"E
188	26°28'09"	310.00	143.21	72.91	141.94	S48°59'57"E
189	26°46'43"	310.00	144.89	73.79	143.57	S75°37'23"E
190	26°37'26"	310.00	144.05	73.35	142.76	N77°40'33"E
191	26°37'26"	310.00	144.05	73.35	142.76	N51°03'07"E
202(A)	21°54'51"	360.00	137.69	69.70	136.85	N27°34'51"W
202(B)	3°58'47"	360.00	25.01	12.51	25.00	N14°38'02"W
203	12°40'52"	415.00	91.85	46.11	91.66	N06°18'12"W
204	12°43'57"	415.00	92.22	46.30	92.03	N06°24'12"E
205	12°43'57"	415.00	92.22	46.30	92.03	N19°08'08"E
206	12°43'57"	415.00	92.22	46.30	92.03	N31°52'05"E
207	12°43'57"	415.00	92.22	46.30	92.03	N44°36'02"E
208	6°48'51"	415.00	49.36	24.71	49.33	N54°22'26"E
209	90°00'00"	25.00	39.27	25.00	35.36	S12°46'51"W

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

AREA OF NATURAL OPEN SPACE, CONSERVATION EASEMENT, DEDICATED TO JAMES CITY COUNTY

THIS SHEET ADDRESSES LOTS 176-191, 202A, 202B AND 203-209.

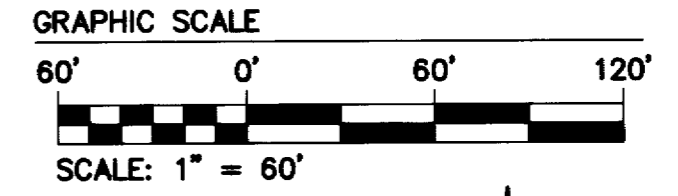
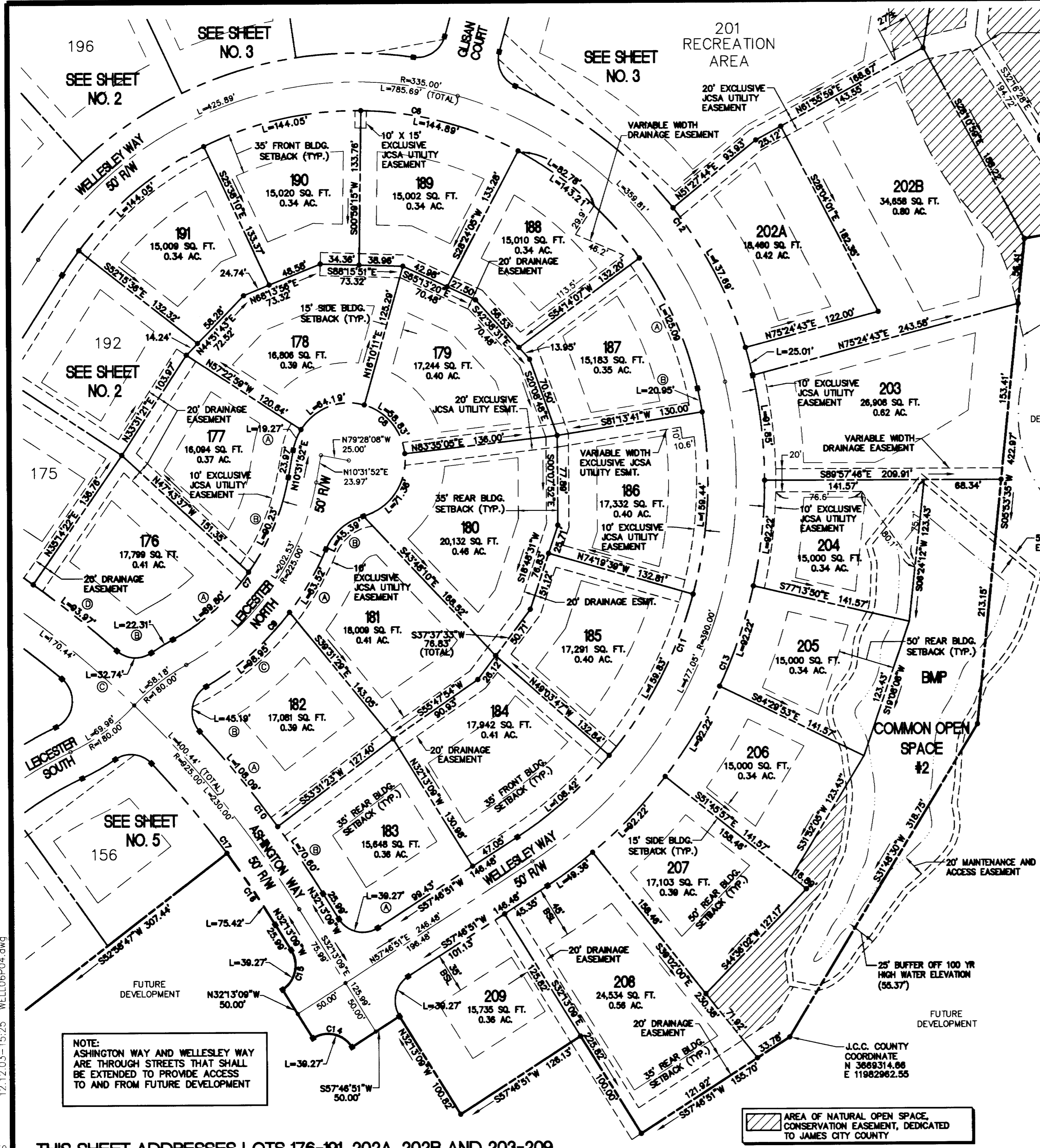
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1	7/2/03	REVISED PER COUNTY COMMENTS	JFS

CONSULTING ENGINEERS
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

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. 4 OF 5

#040003667



N/F
OCTAVIA BRAXTON
TAX MAP (13-4)(1-8)
D.B. 26, PG. 715

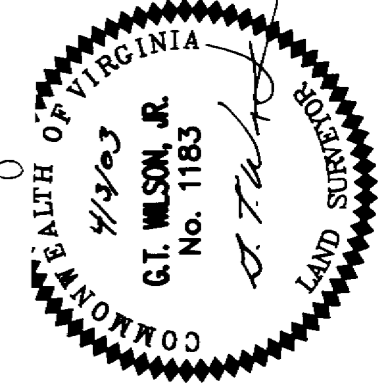
JAMES CITY COUNTY
GEODETTIC CONTROL MERIDIAN

NOTE:
A FIVE FOOT LANDSCAPE EASEMENT IS HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION ALONG THE RIGHT OF WAY OF ALL ROADS IN SECTION TWO 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

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

City of Williamsburg & County of James City
Circuit Court, This PLAT was recorded on
Feb 4, 2004
at 11:20 AM/5:15 PM PG
DOCUMENT # 040003667
BETSY B. WOOLRIDGE, CLERK



R/W CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C6	134°22'45"	310.00	727.06	737.08	571.51	S79°50'01"E
C7	51°34'29"	200.00	180.03	96.63	174.01	S36°19'07"W
C8	244°49'50"	50.00	213.65		84.42	N47°03'13"W
C9	37°14'06"	250.00	162.47	84.22	159.62	N41°57'42"E
C10	10°46'36"	950.00	178.68	89.61	178.42	N37°36'27"W
C11	70°25'29"	365.00	448.64	257.60	420.93	S22°34'06"W
C12	54°04'37"	360.00	339.77	183.73	327.30	S39°40'57"E
C13	70°25'29"	415.00	510.09	292.89	478.59	S22°34'06"W
C14	90°00'00"	25.00	39.27	25.00	35.36	N77°13'08"W
C15	90°00'00"	25.00	39.27	25.00	35.36	N12°46'51"E
C16	4°48'04"	900.00	75.42	37.73	75.39	N34°37'11"W
C17	11°20'44"	900.00	178.21	89.40	177.92	N37°53'31"W

LOT CURVE TABLE						
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
176A	25°43'29"	200.00	89.80	45.67	89.04	S49°14'37"W
176B	6°14'03"	205.00	22.31	11.16	22.30	S58°59'20"W
176C	75°02'08"	25.00	32.74	19.20	30.45	N86°36'38"W
176D	5°40'04"	950.00	93.97	47.02	93.93	N51°55'36"W
177A	22°05'09"	50.00	19.27	9.76	19.15	S21°34'27"W
177B	25°51'00"	200.00	90.23	45.90	89.47	S23°27'22"W
178	73°33'10"	50.00	64.19	37.37	59.87	S69°23'36"W
179	67°24'54"	50.00	58.83	33.36	55.50	N40°07'22"W
180	81°46'37"	50.00	71.36	43.29	65.46	N34°28'23"E
181A	14°33'30"	250.00	63.52	31.93	63.35	N30°37'24"E
181B	52°01'03"	50.00	45.39	24.40	43.85	N49°21'10"E
182A	6°31'08"	950.00	108.09	54.10	108.03	N39°44'11"W
182B	103°34'30"	25.00	45.19	31.76	39.29	N08°47'30"E
182C	22°40'36"	250.00	98.95	50.13	98.30	N49°14'27"E
183A	90°00'00"	25.00	39.27	25.00	35.36	N77°13'09"W
183B	4°15'28"	950.00	70.60	35.31	70.58	N34°20'53"W
184	17°01'08"	365.00	108.42	54.61	108.02	S49°16'17"W
185	25°05'22"	365.00	159.83	81.22	158.56	S28°13'02"W
186	25°01'39"	365.00	159.44	81.01	158.17	S03°09'32"W
187A	23°07'14"	310.00	125.09	63.41	124.25	S24°12'16"E
187B	3°17'20"	365.00	20.95	10.48	20.95	S10°59'58"E
188	26°28'09"	310.00	143.21	72.91	141.94	S48°59'57"E
189	26°46'43"	310.00	144.89	73.79	143.57	S75°37'23"E
190	26°37'26"	310.00	144.05	73.35	142.76	N77°40'33"E
191	26°37'26"	310.00	144.05	73.35	142.76	N51°03'07"E
202(A)	21°54'51"	360.00	137.69	69.70	136.85	N27°34'51"W
202(B)	3°58'47"	360.00	25.01	12.51	25.00	N14°38'02"W
203	12°40'52"	415.00	91.85	46.11	91.66	N06°18'12"W
204	12°43'57"	415.00	92.22	46.30	92.03	N06°24'12"E
205	12°43'57"	415.00	92.22	46.30	92.03	N19°08'08"E
206	12°43'57"	415.00	92.22	46.30	92.03	N31°52'05"E
207	12°43'57"	415.00	92.22	46.30	92.03	N44°36'02"E
208	6°48'51"	415.00	49.36	24.71	49.33	N54°22'26"E
209	90°00'00"	25.00	39.27	25.00	35.36	S12°46'51"W

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

AREA OF NATURAL OPEN SPACE, CONSERVATION EASEMENT, DEDICATED TO JAMES CITY COUNTY

THIS SHEET ADDRESSES LOTS 176-191, 202A, 202B AND 203-209.

NO.	DATE	REVISION / COMMENT / NOTE	BY
3	1/22/04	REVISED PER COUNTY COMMENTS	JFS
2	12/11/03	REVISED PER COUNTY COMMENTS	JFS
1	7/2/03	REVISED PER COUNTY COMMENTS	JFS

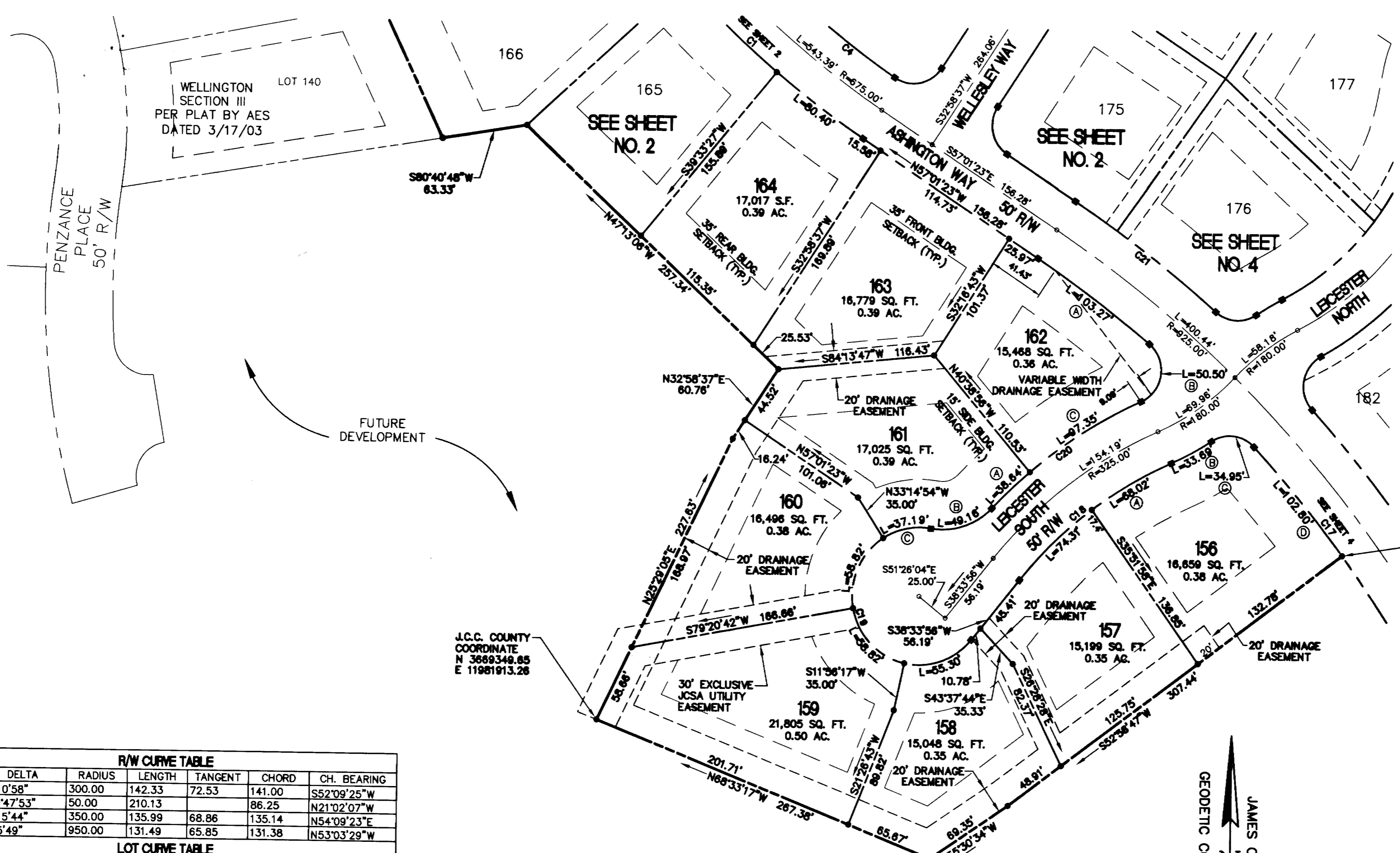
CONSULTING ENGINEERS
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

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. 4 OF 5

#040003667



R/W CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C18	27°10'58"	300.00	142.33	72.53	141.00	S52°09'25"W
C19	240°47'53"	50.00	210.13	86.25	86.25	N21°02'07"W
C20	22°15'44"	350.00	135.99	68.86	135.14	N54°09'23"E
C21	7°55'49"	950.00	131.49	65.85	131.38	N53°03'29"W

LOT CURVE TABLE						
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
156A	12°59'25"	300.00	68.02	34.15	67.87	N59°15'11"E
156B	9°24'54"	205.00	33.69	16.88	33.65	N61°02'27"E
156C	80°06'07"	25.00	34.95	21.02	32.17	S83°36'56"E
156D	6°32'40"	900.00	102.80	51.46	102.74	S40°17'33"E
157	14°11'33"	300.00	74.31	37.35	74.12	N45°39'43"E
158	6°32'21"	50.00	55.30	30.86	52.53	N70°15'07"E
159	67°24'24"	50.00	58.82	33.35	55.49	S44°21'30"E
160	67°24'24"	50.00	58.82	33.35	55.49	S23°02'54"W
161A	6°19'33"	350.00	38.64	19.34	38.62	S46°11'18"W
161B	56°20'19"	50.00	49.16	26.78	47.21	S71°11'40"W
161C	42°36'44"	50.00	37.19	19.50	36.33	S78°03'28"W
162A	6°34'27"	900.00	103.27	51.69	103.21	N53°44'10"W
162B	115°44'11"	25.00	50.50	39.80	42.34	N07°25'10"E
162C	15°56'11"	350.00	97.35	48.99	97.04	S57°19'10"W
164	6°34'50"	700.00	80.40	40.24	80.35	S53°43'58"E

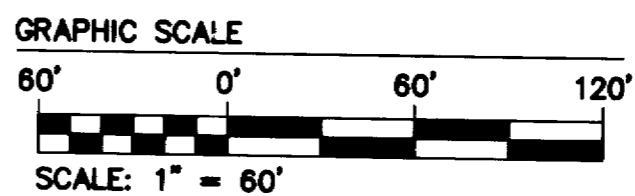
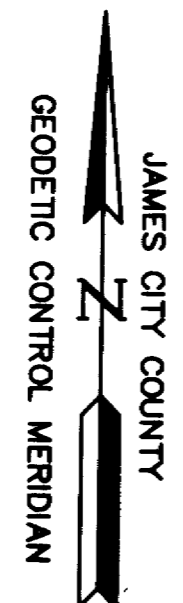
J.C.C. COUNTY COORDINATE
N 3669349.65
E 11981913.28

J.C.C. COUNTY COORDINATE
N 3669476.27
E 11982464.74

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

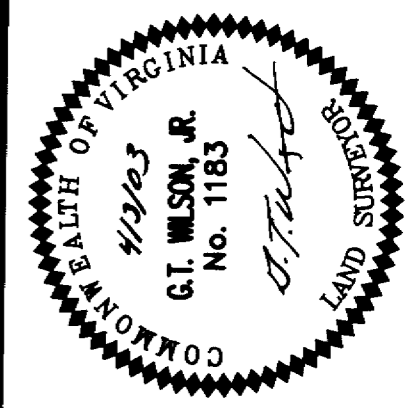
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NOTE:
THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CODES, AND RESTRICTIONS MADE ON FEBRUARY 28, 2000



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
July 4, 2004
at 11:20 AM, PG. PG
DOCUMENT # 040003667
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE
2	12/11/03	REVISED PER COUNTY COMMENTS
1	7/2/03	REVISED PER COUNTY COMMENTS



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

THIS SHEET ADDRESSES LOTS 156-164