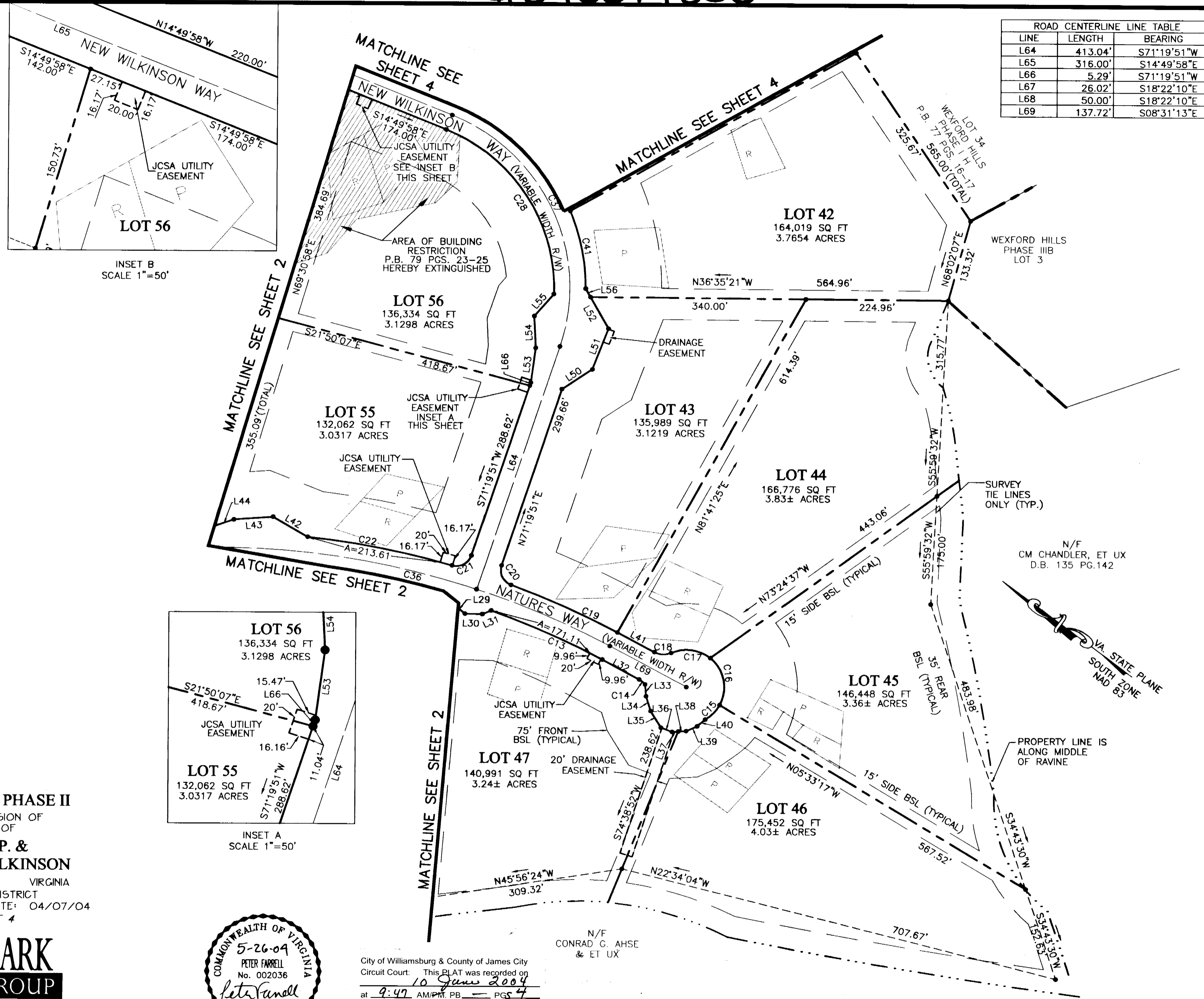


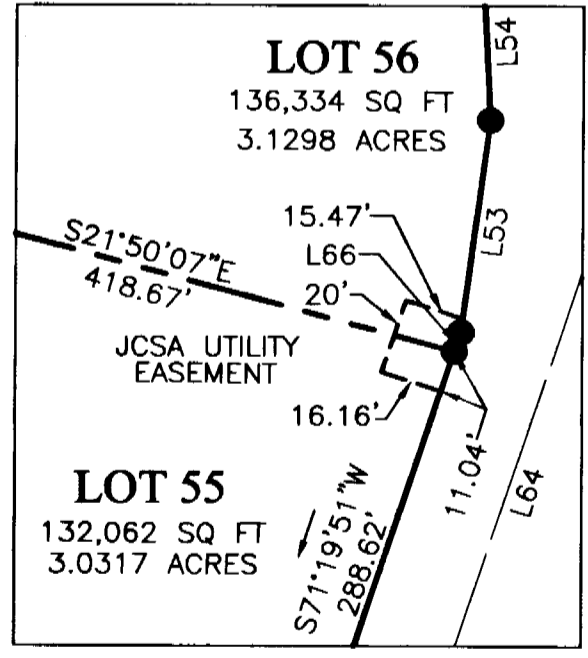
#040014835

LINE TABLE		
LINE	LENGTH	BEARING
L1	141.62'	S63°33'49"E
L2	132.05'	S84°25'04"E
L3	141.13'	S09°26'17"E
L4	120.23'	S45°54'06"W
L6	74.41'	S42°39'33"W
L8	66.35'	S24°49'00"W
L10	79.33'	S11°20'26"W
L12	86.71'	S17°04'43"E
L13	69.06'	S26°47'03"E
L14	39.85'	S37°43'40"E
L15	45.65'	S08°21'51"E
L16	27.75'	S00°22'55"E
L17	7.06'	S08°27'43"E
L18	32.36'	S08°27'43"E
L19	20.00'	S57°25'43"E
L20	65.52'	S89°53'52"E
L21	68.00'	N20°19'11"W
L22	93.34'	N20°19'11"W
L23	125.00'	N45°56'24"W
L24	81.59'	S04°22'03"E
L25	51.66'	S32°56'46"E
L26	53.45'	S79°08'33"E
L27	130.16'	N44°03'36"E
L28	25.95'	S02°01'03"W
L29	22.62'	S02°37'30"W
L30	27.25'	S35°42'52"E
L31	14.99'	S60°17'01"E
L32	66.48'	S08°31'12"E
L33	19.10'	S48°09'49"W
L34	24.77'	S35°44'33"W
L35	31.15'	S21°30'12"W
L36	18.89'	S16°01'00"E
L37	9.76'	S40°11'04"E
L38	12.60'	S40°11'04"E
L39	18.73'	S60°58'15"E
L40	16.96'	S78°05'03"E
L41	66.48'	N08°31'12"W
L42	63.35'	N06°34'26"W
L43	62.14'	N41°05'16"W
L44	41.27'	N56°05'33"W
L45	20.94'	N56°05'33"W
L46	60.31'	N10°02'20"W
L47	20.00'	N57°25'43"W
L48	39.29'	N70°31'45"W
L49	56.60'	N37°43'40"W
L50	57.51'	S70°30'39"E
L51	70.88'	N73°53'42"E
L52	58.42'	N23°33'22"E
L53	56.68'	S60°36'22"W
L54	51.60'	S50°17'42"W
L55	47.14'	N86°16'15"W
L56	15.86'	N23°33'22"E
L57	132.39'	N75°52'21"E
L58	29.86'	N88°47'32"E
L59	75.66'	S48°29'04"W
L60	49.04'	S85°01'14"W
L61	53.07'	S78°27'37"W
L62	20.00'	S27°27'43"W
L63	76.44'	S28°17'35"W

ROAD CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L64	413.04'	S71°19'51"W
L65	316.00'	S14°49'58"E
L66	5.29'	S71°19'51"W
L67	26.02'	S18°22'10"E
L68	50.00'	S18°22'10"E
L69	137.72'	S08°31'13"E



INSET B
SCALE 1"=50'



INSET A
SCALE 1"=50'

WEXFORD HILLS PHASE II
BEING A SUBDIVISION OF
PROPERTY OF
**HOWARD P. &
RICHARD F. WILKINSON**
JAMES CITY COUNTY VIRGINIA
STONEHOUSE DISTRICT
SCALE: 1"=100' DATE: 04/07/04
SHEET 3 OF 4



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VIRGINIA
(757) 253-2975 FAX: (757) 229-0049



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
10 June 2004
at 9:47 AM/PM, P.B. PGS 4
DOCUMENT # 040014835
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

N/F
CONRAD G. AHSE
& ET UX

GRAPHIC SCALE IN FEET



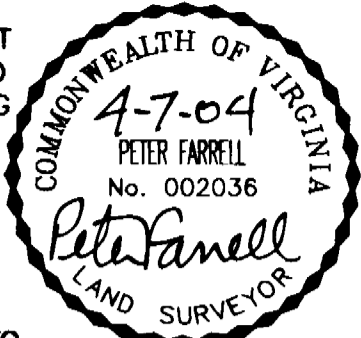
DWG.#15031W

#040014835

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.

4-7-04 DATE Peter Farrell PETER FARRELL, LS



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

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 AND/OR TRUSTEE.

April 12, 2004 DATE Howard P. Wilkinson HOWARD P. WILKINSON

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia CITY/COUNTY OF: James City County I, Melissa Lang, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS/ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 12 DAY OF April, 2004. MY COMMISSION EXPIRES 08/31/19.

Melissa Lang commissioned as Melissa Snow SIGNATURE

OWNER'S CERTIFICATE

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 AND/OR TRUSTEE.

4-8-04 DATE Richard F. Wilkinson RICHARD F. WILKINSON

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia CITY/COUNTY OF: James City County I, Melissa Lang, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS/ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 8 DAY OF April, 2004. MY COMMISSION EXPIRES 08/31/04.

Melissa Lang commissioned as Melissa Snow SIGNATURE

OWNER'S CERTIFICATE

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 AND/OR TRUSTEE.

4-8-04 DATE James D. Franklin JAMES D. FRANKLIN

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia CITY/COUNTY OF: James City County I, Melissa Lang, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS/ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 8 DAY OF April, 2004. MY COMMISSION EXPIRES 08/31/04.

Melissa Lang commissioned as Melissa Snow SIGNATURE

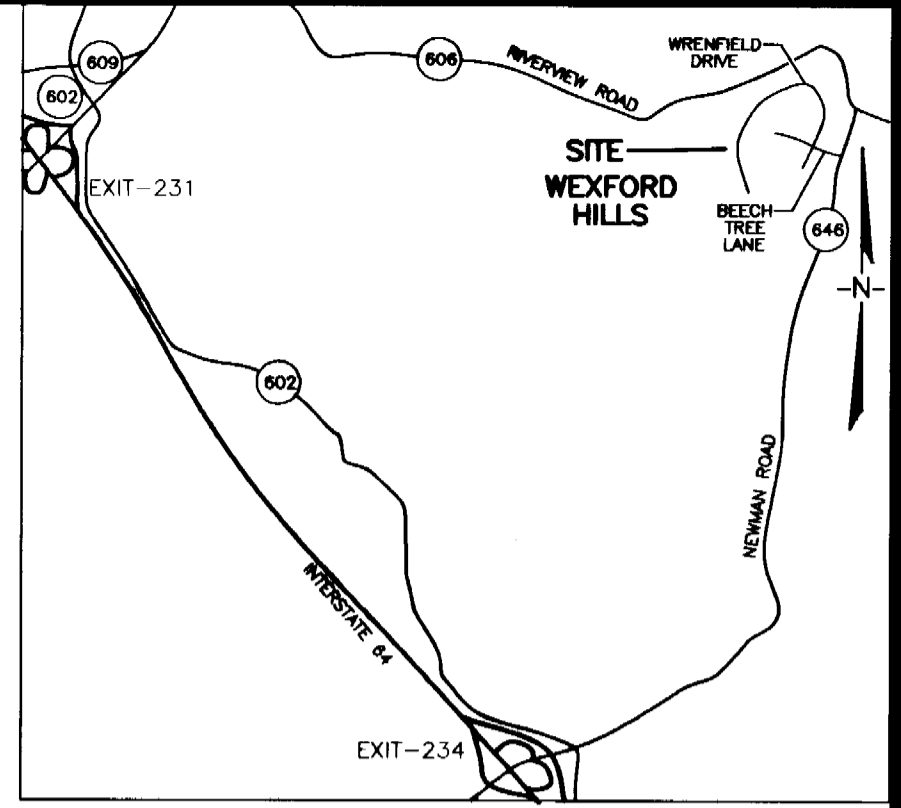
CERTIFICATE OF APPROVAL

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

04/09/04 DATE Virginia Department of Transportation
1/20/04 DATE Virginia Department of Health
6/1/04 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 1540100013 AND IS ZONED A-1 AND TAX PARCEL 1540100006, ZONED A-1.
2. ON FEBRUARY 7, 1999, THE PLANNING COMMISSION GRANTED AN EXCEPTION TO SECTION 19-52 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE UNDER CASE NO. 127-99. THE EXCEPTION ALLOWED A CUL-DE-SAC, SHOWN ON THIS PLAT AS NATURES WAY, TO EXTEND APPROXIMATELY 1,748 FEET.
3. 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.
4. TOTAL NUMBER OF PROPOSED BUILDING LOTS: 23
TOTAL AREA OF PHASE II: 84.5763± AC.
TOTAL AREA IN LOTS: 78.4981± AC.
TOTAL AREA OF R/W DEDICATION: 0.0957 AC. 4,168 SQ. FT.
TOTAL AREA OF PHASE II R/W: 5.9825 AC.,
5. THIS PROPERTY IS SERVED BY PUBLIC WATER.
6. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
7. THE FOLLOWING REFERENCES WERE USED IN PREPARATION OF THIS PLAT:
DOCUMENT NO. 00021353 P.B. 79, PGS. 23-25
DOCUMENT NO. 030031543
DEED BOOK 114 PG. 662
WILL BOOK 8 PG. 78.
8. THIS PROPERTY IS MORE THAN A MILE FROM COUNTY CONTROL AND THEREFORE IS NOT TIED TO COUNTY DATUM.
9. 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.
10. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION 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. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN PRIVATE, (DEDICATED TO THE HOMEOWNER'S ASSOCIATION).
14. V.D.O.T. DOES NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE OF THE RETENTION PONDS OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM DAMAGE.
15. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
16. THE PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
17. THE STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
18. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
19. LOT 48 CREATED BY THIS SUBDIVISION IS UNSUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM. ON APRIL 5, 2004, THE JAMES CITY COUNTY PLANNING COMMISSION GRANTED AN EXCEPTION TO SECTION 19-60 OF THE SUBDIVISION ORDINANCE PERMITTING THE USE OF AN ALTERNATIVE SEPTIC SYSTEM ON LOT #48.
20. AREAS OF BUILDING RESTRICTION SHOWN ON LOTS 53, 56 & 57, AS RECORDED IN P.B. 79, PG. 23-25 ARE HEREBY EXTINGUISHED WITH RECORDATION OF THIS PLAT.
21. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSING MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.



VICINITY MAP

22. THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: GREGORY T. MONNETT, PH.D., VIRGINIA CERTIFIED SOIL SCIENTIST, AOSE # 007. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR "GENERALLY APPROVED SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

SEE SHEET INDEX ON SHEET 2

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on June 10th, 2004 at 9:47 AM/PM PG. 4 DOCUMENT # 040014835 BETSY B. WOOLRIDGE, CLERK

LEGEND table with symbols for BSL, PROPERTY LINE, R/W LINE, CENTERLINE OF RAVINE, PRIMARY DRAINFIELD AREA, RESERVE DRAINFIELD AREA, IRON ROD TO BE SET, SURVEY TIE LINE, EASEMENT.

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

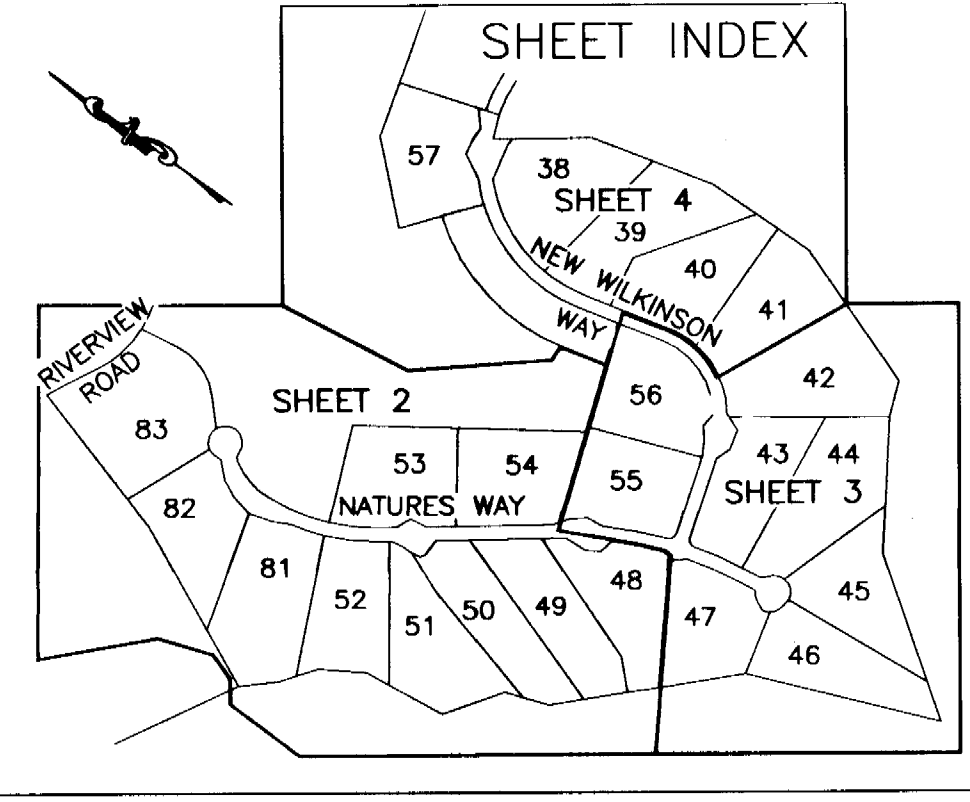
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 10th DAY OF June, 2004 9:47 AM TESTE: Betsy B. Woolridge, CLERK DOCUMENT NO: 040014835

WEXFORD HILLS PHASE II BEING A SUBDIVISION OF PROPERTY OF

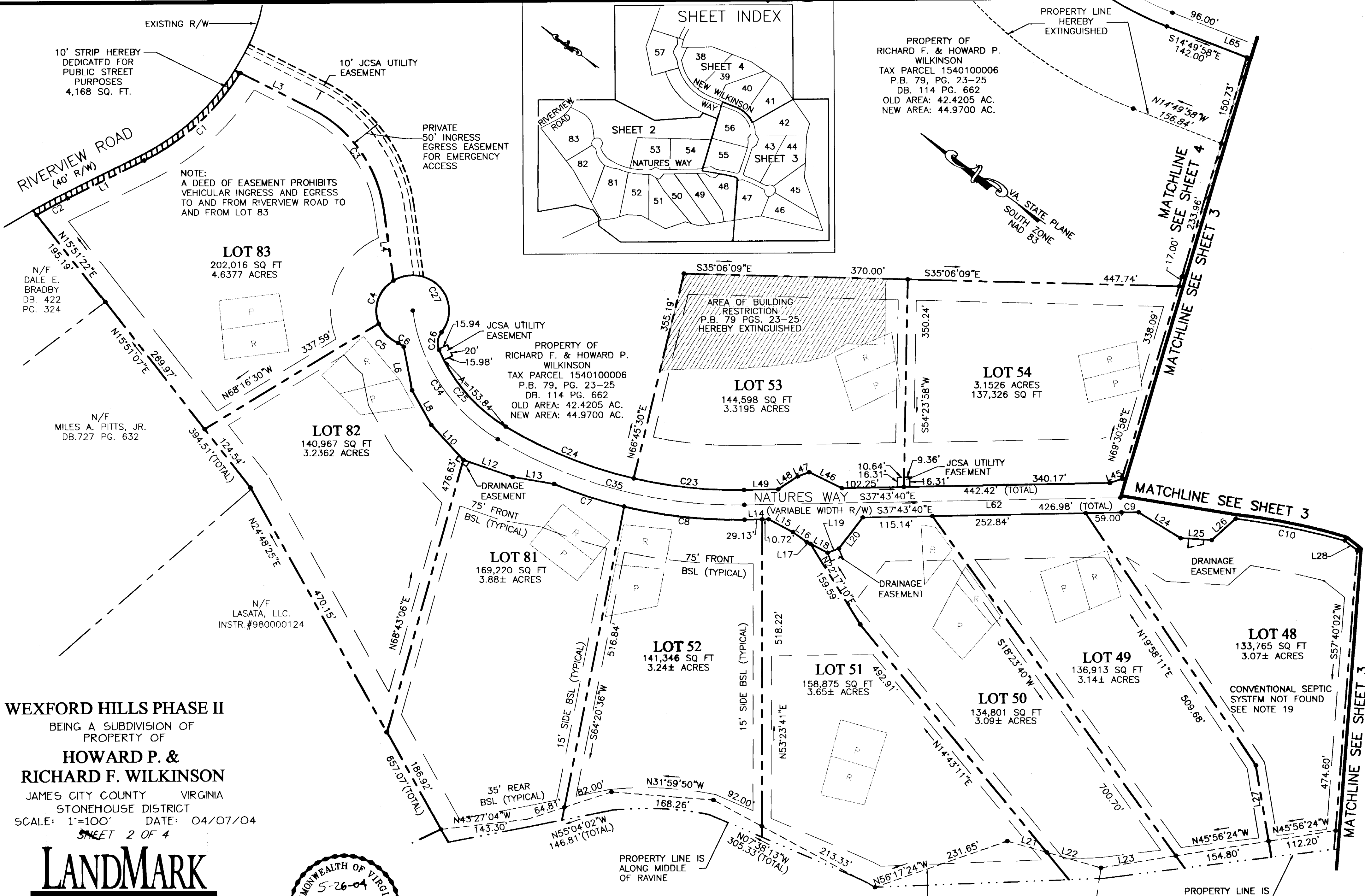
HOWARD P. & RICHARD F. WILKINSON JAMES CITY COUNTY VIRGINIA STONEHOUSE DISTRICT SCALE: 1"=100' DATE: 04/07/04 SHEET 1 OF 4



Engineers • Planners • Surveyors Landscape Architects • Environmental Consultants 4029 IRONBOUND ROAD SUITE 100 WILLIAMSBURG, VIRGINIA (757) 253-2975 FAX: (757) 229-0049



PROPERTY OF RICHARD F. & HOWARD P. WILKINSON
TAX PARCEL 1540100006
P.B. 79, PG. 23-25
DB. 114 PG. 662
OLD AREA: 42.4205 AC.
NEW AREA: 44.9700 AC.



WEXFORD HILLS PHASE II
BEING A SUBDIVISION OF
PROPERTY OF
**HOWARD P. &
RICHARD F. WILKINSON**
JAMES CITY COUNTY VIRGINIA
STONEHOUSE DISTRICT
SCALE: 1"=100' DATE: 04/07/04
SHEET 2 OF 4



**LANDMARK
DESIGN GROUP**
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City of Williamsburg & County of James City
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Betsy B. Woolridge Clerk

N/F
LASATA, LLC.
INSTR. #980000124

N/F
CONRAD G. AHSE
& ET UX
GRAPHIC SCALE IN FEET
0 50 100 200 300
DWG. #15032W

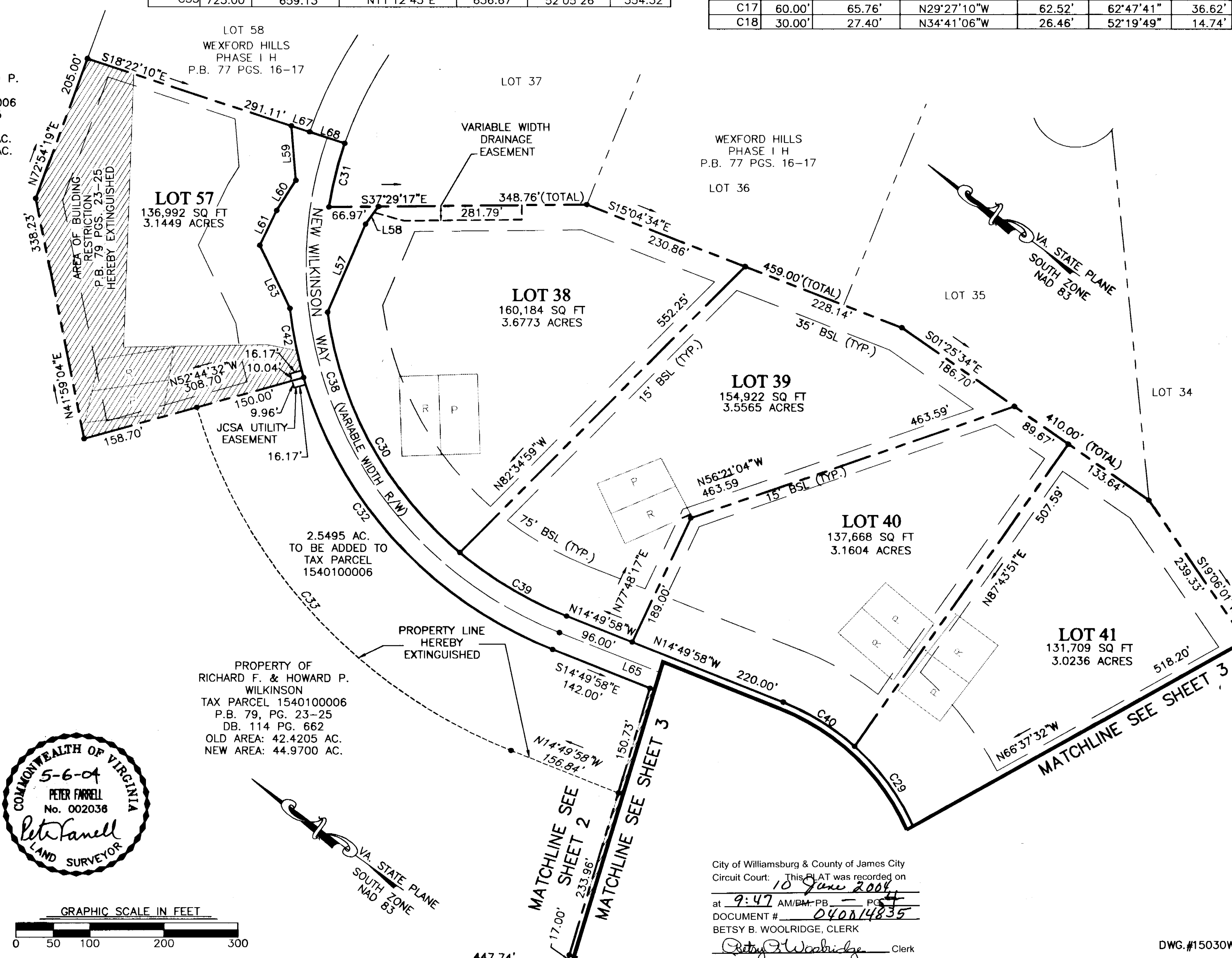
#040014835

ROAD CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C34	300.00'	266.95'	S20°24'34"W	258.23'	50°59'03"	143.04'
C35	750.00'	427.33'	S21°24'18"E	421.57'	32°38'43"	219.64'
C36	1300.00'	662.68'	S23°07'27"E	655.53'	29°12'25"	338.71'
C37	300.00'	451.15'	N28°14'57"E	409.82'	86°09'48"	280.56'
C38	550.00'	829.99'	S28°23'55"W	753.44'	86°27'47"	517.05'
C39	525.00'	170.00'	N05°33'23"W	169.26'	18°33'10"	85.75'
C40	325.00'	115.00'	N04°41'45"W	114.40'	20°16'26"	58.11'
C41	325.00'	128.31'	N41°47'45"W	127.47'	22°37'11"	65.00'
C42	575.00'	97.47'	S42°06'50"W	97.35'	09°42'43"	48.85'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C19	1325.00'	185.60'	N12°32'01"W	185.45'	8°01'33"	92.95'
C20	25.00'	38.34'	N27°23'32"E	34.69'	87°52'39"	24.09'
C21	25.00'	38.34'	N64°43'49"W	34.69'	87°52'39"	24.09'
C22	1325.00'	232.65'	N25°49'18"W	232.35'	10°03'37"	116.62'
C23	725.00'	183.30'	N30°29'05"W	182.81'	14°29'10"	92.14'
C24	725.00'	229.78'	S14°09'44"E	228.82'	18°09'33"	115.86'
C25	275.00'	172.23'	S12°51'36"W	169.43'	35°53'03"	89.05'
C26	30.00'	31.55'	S60°56'00"W	30.12'	60°15'44"	17.41'
C27	60.00'	167.33'	N11°10'15"E	118.14'	159°47'14"	336.62'
C28	275.00'	335.12'	S20°04'42"W	314.77'	69°49'19"	191.92'
C29	325.00'	142.06'	N17°57'49"E	140.93'	25°02'41"	72.18'
C30	525.00'	385.53'	N24°45'26"E	376.92'	42°04'28"	201.92'
C31	525.00'	90.62'	N66°41'06"E	90.51'	09°53'24"	45.42'
C32	575.00'	522.76'	S11°12'45"W	504.95'	52°05'26"	281.01'
C33	725.00'	659.13'	N11°12'45"E	636.67'	52°05'26"	354.32'

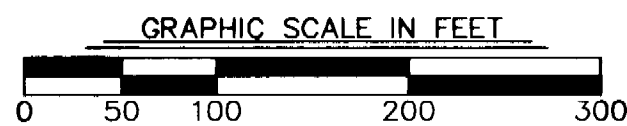
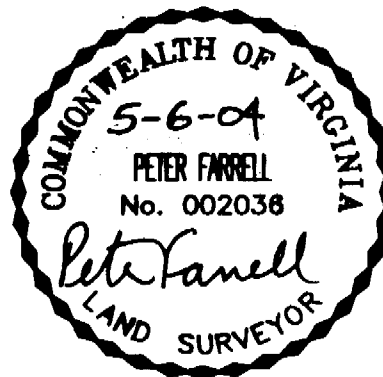
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	394.15'	219.19'	S79°29'38"E	216.37'	31°51'43"	112.51'
C2	931.24'	58.16'	S65°21'34"E	58.15'	3°34'42"	29.09'
C3	225.00'	217.32'	S18°13'54"W	208.97'	55°20'23"	117.98'
C4	60.00'	83.48'	S71°25'00"W	76.91'	79°43'15"	50.10'
C5	60.00'	46.62'	S09°17'56"W	45.45'	44°30'53"	24.56'
C6	30.00'	11.12'	S02°20'27"E	11.06'	21°14'07"	5.62'
C7	775.00'	121.83'	S18°24'16"E	121.70'	9°00'24"	61.04'
C8	775.00'	200.46'	S30°19'04"E	199.90'	14°49'12"	100.79'
C9	1275.00'	28.65'	S37°01'58"E	28.65'	1°17'15"	14.33'
C10	1275.00'	183.95'	S25°02'49"E	183.79'	8°15'59"	92.14'
C13	1275.00'	193.15'	S12°51'38"E	192.97'	8°40'47"	96.76'
C14	30.00'	12.41'	S03°19'36"W	12.32'	23°41'36"	6.29'
C15	60.00'	33.07'	S82°43'44"E	32.66'	31°34'56"	16.97'
C16	60.00'	83.29'	N41°42'44"E	76.76'	79°32'08"	49.93'
C17	60.00'	65.76'	N29°27'10"W	62.52'	62°47'41"	36.62'
C18	30.00'	27.40'	N34°41'06"W	26.46'	52°19'49"	14.74'

PROPERTY OF
RICHARD F. & HOWARD P.
WILKINSON
TAX PARCEL 1540100006
P.B. 79, PG. 23-25
DB. 114 PG. 662
OLD AREA: 42.4205 AC.
NEW AREA: 44.9700 AC.



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JAMES CITY COUNTY VIRGINIA
STONEHOUSE DISTRICT
SCALE: 1"=100' DATE: 04/07/04
SHEET 4 OF 4

PROPERTY OF
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DWG.#15030W