

#040003667

#040017069

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 1-23-04
FOR WELLINGTON, L.L.C. DATE
Matthew H. Lusk U.P.
PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, Brittany C. 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
Signature: Brittany C. Mangold

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., C.L.S. 4/8/03 DATE

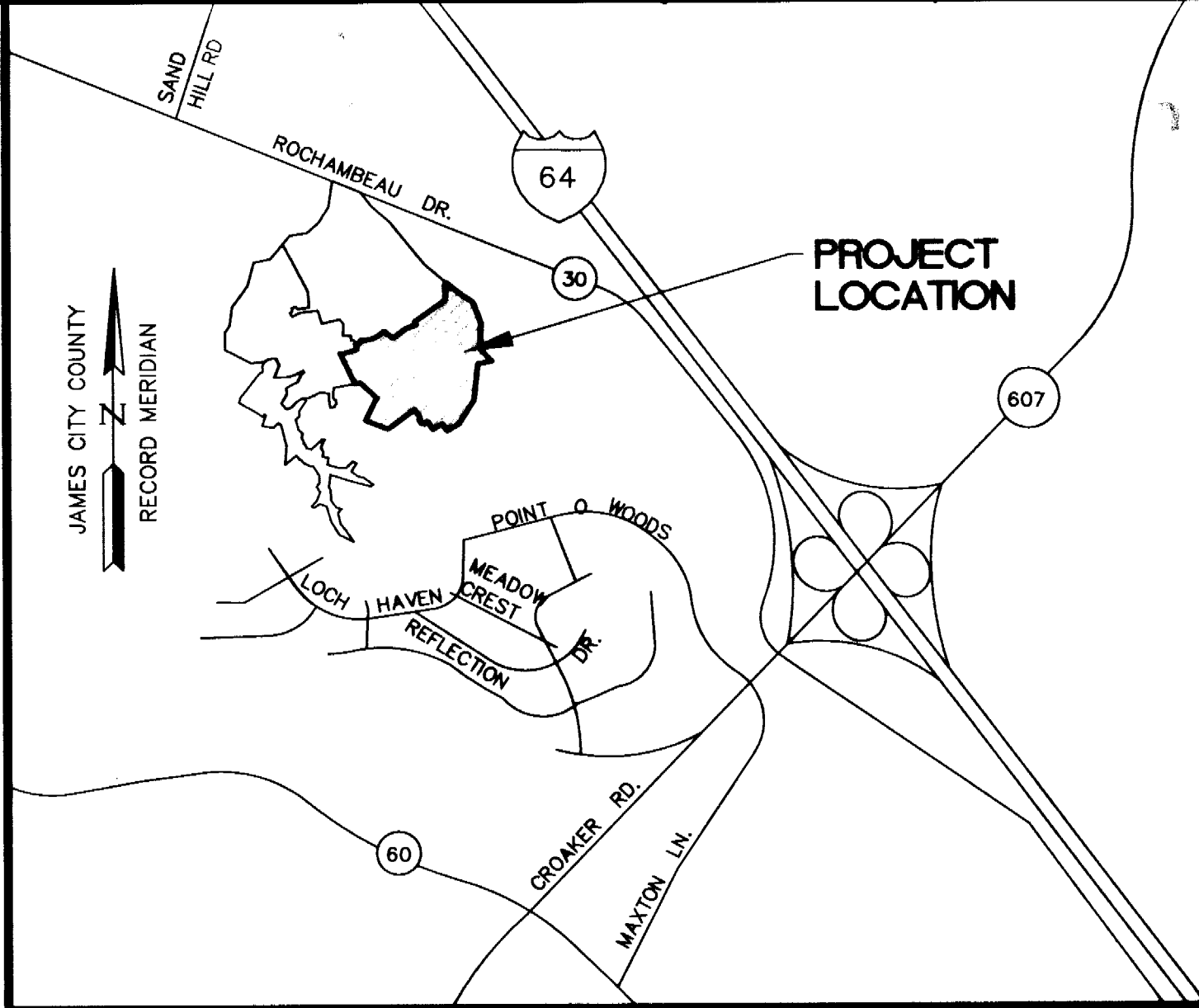
CERTIFICATE OF APPROVAL

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

An Shandy 12/19/03 DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION
SUBDIVISION AGENT OF JAMES CITY COUNTY 2/3/04 DATE

GENERAL NOTES

- 1. PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT.
2. PROPERTY IS PART OF TAX PARCEL (13-3)(1-12).
3. 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.
4. 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.
5. THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER.
6. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
7. THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
8. 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.
9. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
10. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 510201-0020B, 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.
12. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CODES, AND RESTRICTIONS MADE ON FEBRUARY 28, 2000 AND RECORDED AS DOCUMENT NO. 000005624 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.
13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
14. TEMPORARY DRAINAGE EASEMENTS AS SHOWN PER P.B. #3, 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.
15. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



LOCATION MAP

SCALE: 1"=2000'

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

Table with columns: AREA, SQUARE FEET, ACRES. Rows include: 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 SUBDIVIDED (1,600,822 S.F., 36.75 AC.), NUMBER OF LOTS (52), AVERAGE LOT SIZE (19,330 S.F., 0.44 AC.), SMALLEST LOTS (15,000 S.F., 0.34 AC.), LARGEST LOT (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 (153,661 S.F., 3.53 AC.)

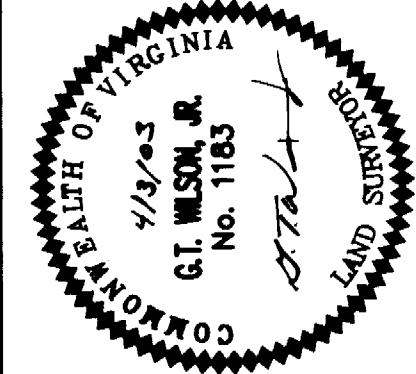
THIS AMENDED PLAT OF SUBDIVISION IS PREPARED TO DOCUMENT THE ROAD NAME CHANGE FROM "WELLESLEY WAY" TO "BOURNEMOUTH BEND", AS APPROVED BY THE BOARD OF SUPERVISORS BY RESOLUTION ADOPTED APRIL 13, 2004.
NO OTHER CHANGES ARE MADE TO THIS PLAT.

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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 7 July 2004
at 10:08 AM P.M. PG.
DOCUMENT # 040017069
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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 HEREOF WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
TESTE: Betsy B. Woolridge CLERK
PLAT-BOOK PAGE # 040003667

Table with columns: No., DATE, REVISION / COMMENT / NOTE, JFS, BY



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. 10F5

# 040003667

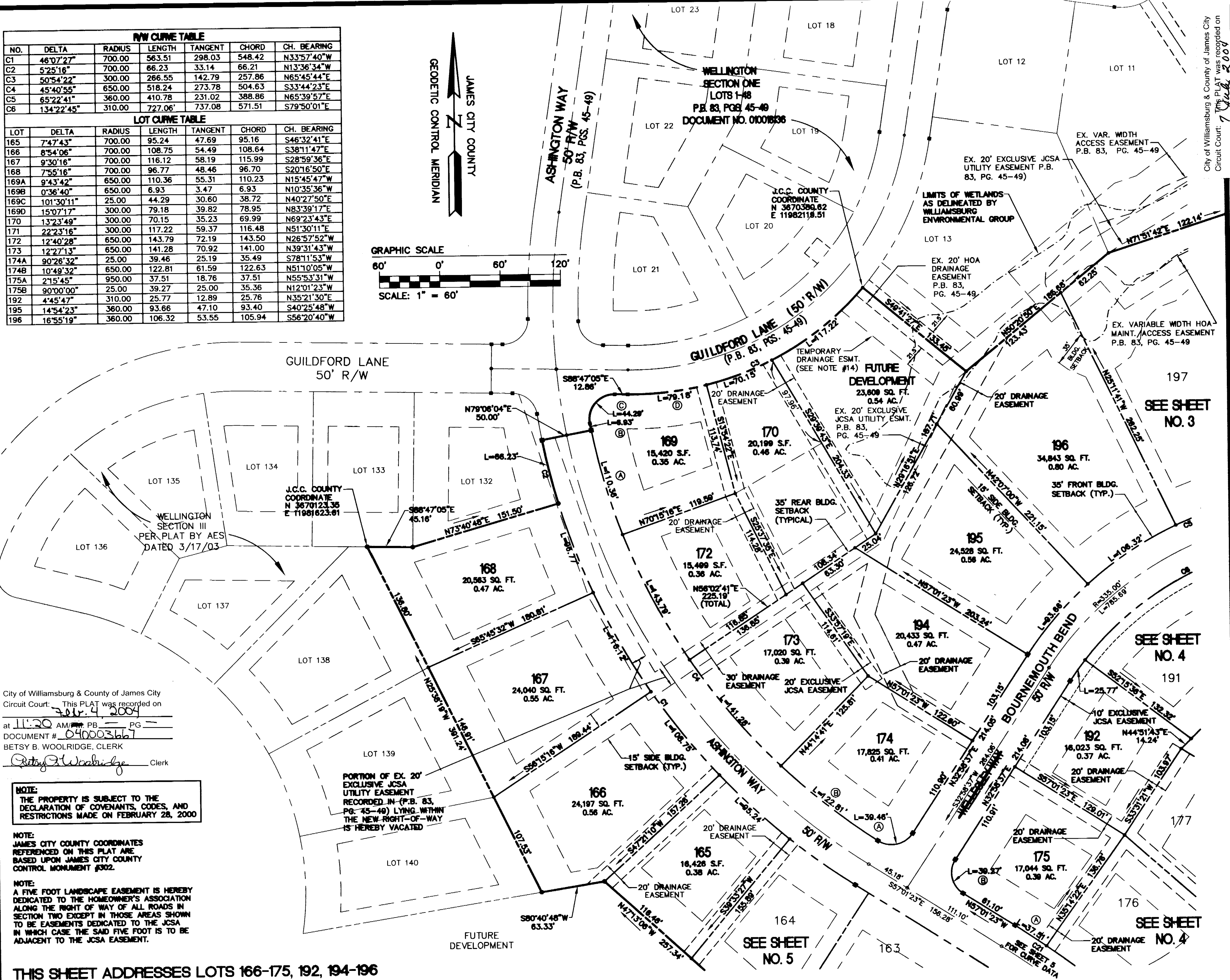
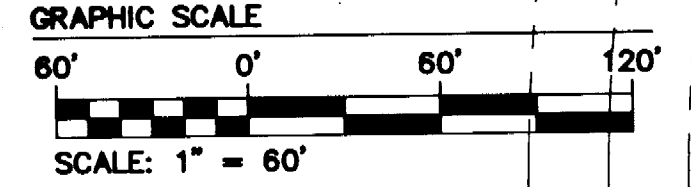
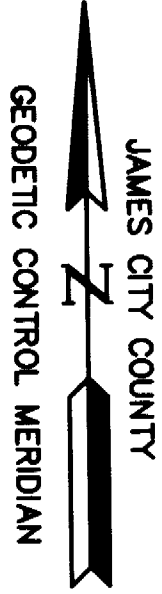
# 040017069

**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  
 at 11:20 AM on July 4, 2004  
 DOCUMENT # 040003667  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

**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.

**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
2	12/11/03	REVISED PER COUNTY COMMENTS
1	7/2/03	REVISED PER COUNTY COMMENTS



**CONSULTING ENGINEERS**  
 5248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23186  
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 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 WELLO6P02.dwg



#040003667

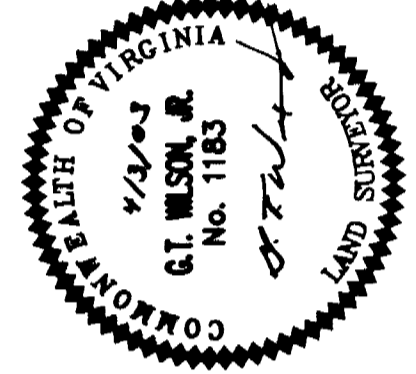
#040017069

"JOSHUA'S GLEN"  
P.B. 37, PG. 85  
TAX MAP (13-3)(2-1 thru  
1-3, 5 and 6)

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

City of Williamsburg & County of James City Circuit Court	This PLAT was recorded on July 4, 2004
at 11:20 AM/PM	PG. 1
DOCUMENT # 040003667	
BETSY B. WOOLRIDGE, CLERK	
City of Williamsburg & County of James City Circuit Court	This PLAT was recorded on July 4, 2004
at 12:08 AM/PM	PG. 1
DOCUMENT # 040017069	
BETSY B. WOOLRIDGE, CLERK	

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

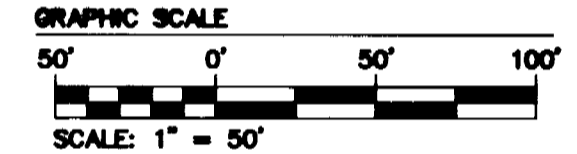


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PLAT OF SUBDIVISION  
**WELLINGTON SECTION TWO**  
LOTS 156-170, 172-192,  
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STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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

JAMES CITY COUNTY  
City of Williamsburg & County of James City  
Circuit Court  
This PLAT was recorded on  
July 4, 2004  
at 12:08 AM/PM PG. 1  
DOCUMENT # 040017069  
BETSY B. WOOLRIDGE, CLERK



NOTE:  
JAMES CITY COUNTY COORDINATES  
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BASED UPON JAMES CITY COUNTY  
CONTROL MONUMENT #302.

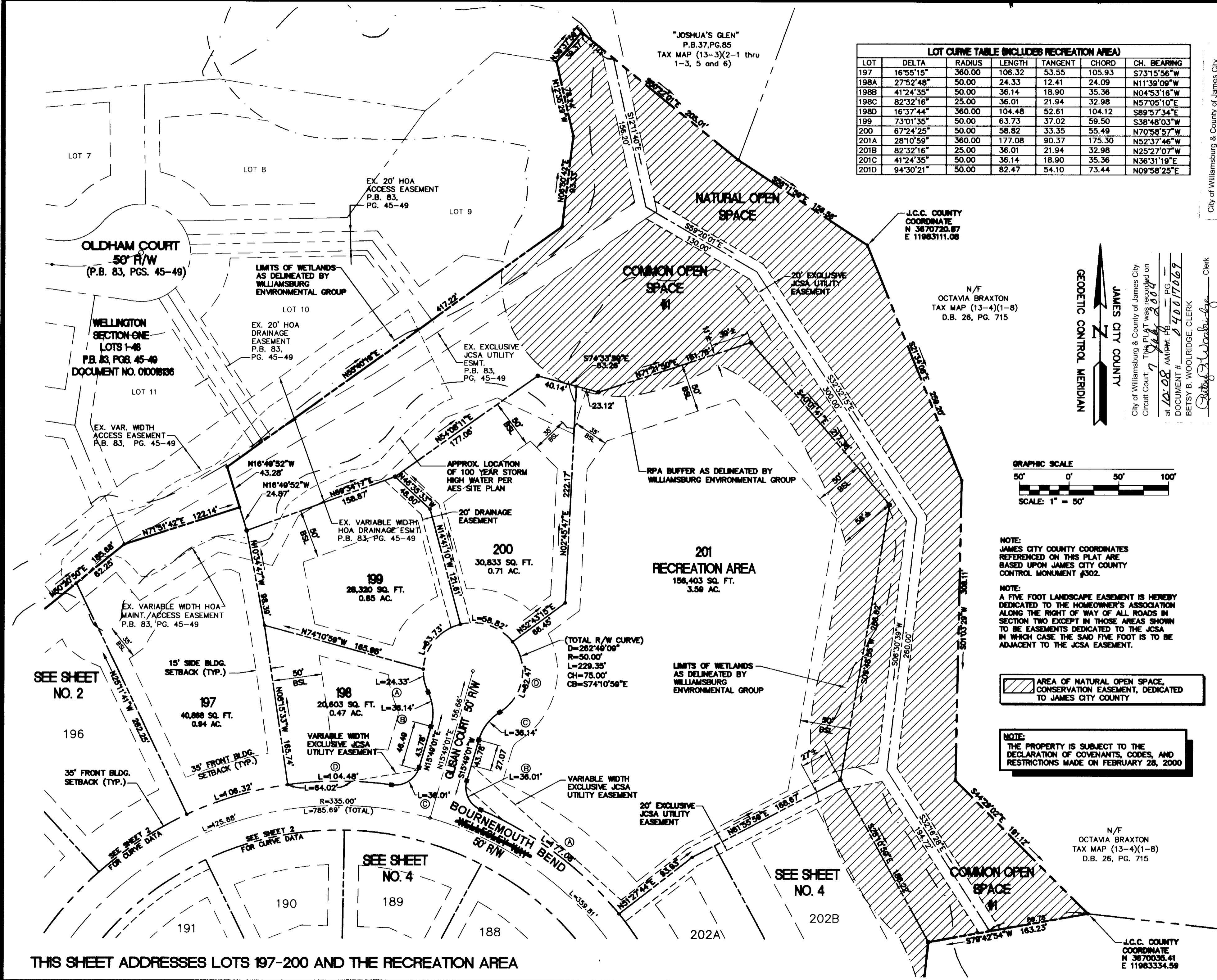
NOTE:  
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AREA OF NATURAL OPEN SPACE,  
CONSERVATION EASEMENT, DEDICATED  
TO JAMES CITY COUNTY

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

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

J.C.C. COUNTY  
COORDINATE  
N 3670035.41  
E 11983334.59

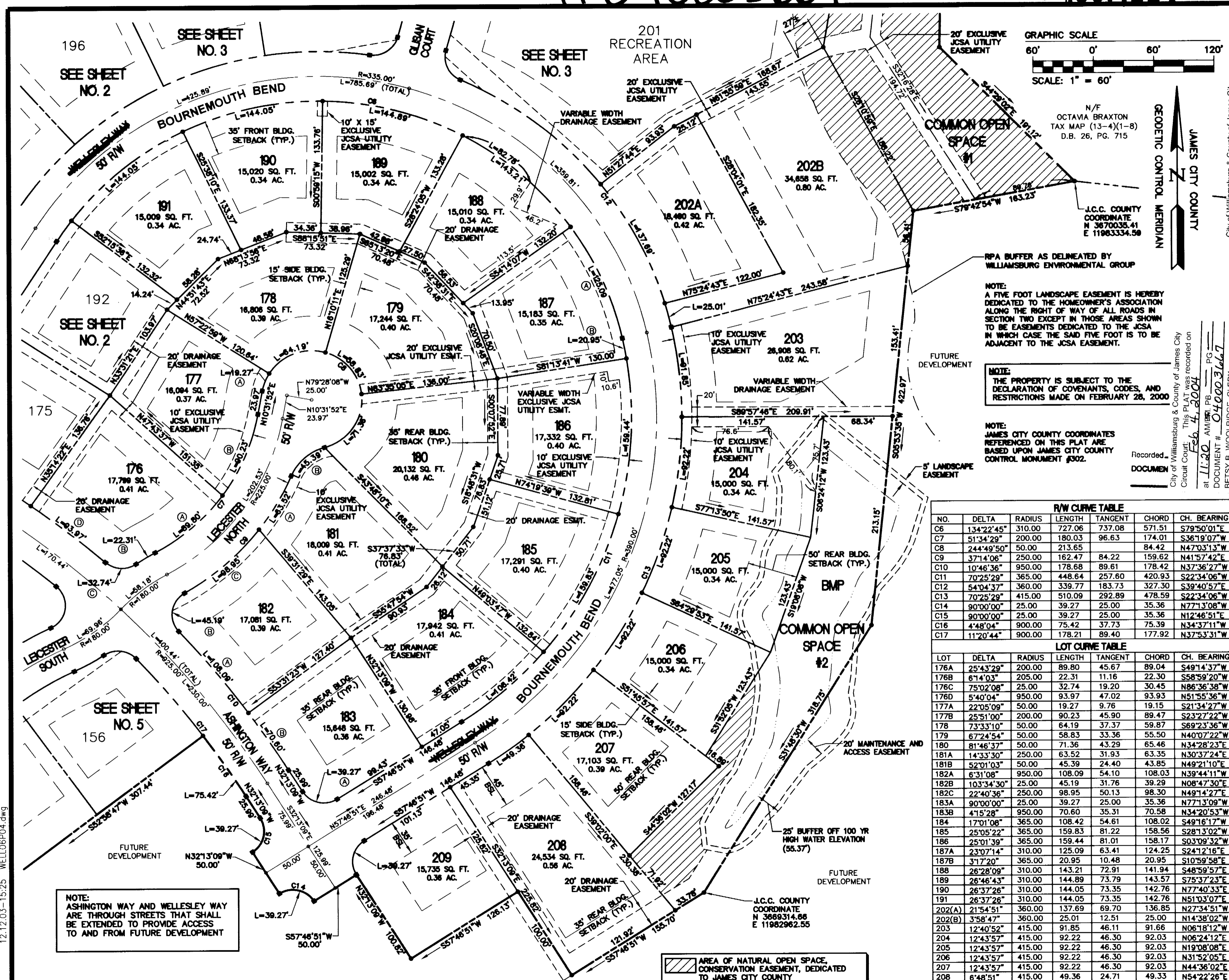


THIS SHEET ADDRESSES LOTS 197-200 AND THE RECREATION AREA

JFS 12.12.03-15:24 WELL06P03.dwg

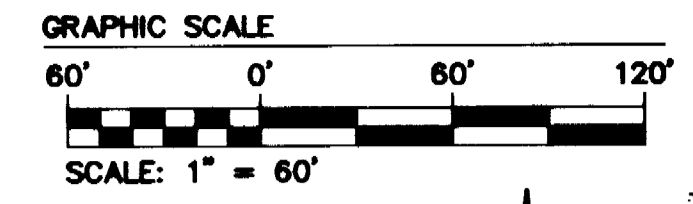
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#040017069



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



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

J.C.C. COUNTY  
COORDINATE  
N 3670035.41  
E 11983334.58

RPA BUFFER AS DELINEATED BY  
WILLIAMSBURG ENVIRONMENTAL GROUP

NOTE:  
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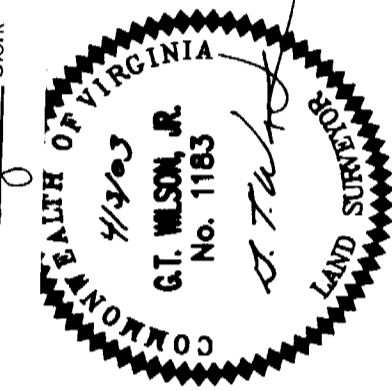
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C6	134°22'45"	310.00	727.06	737.08	571.51	S79°50'01"E
C7	51°34'29"	200.00	180.03	96.63	174.01	S36°19'07"W
C8	244°49'50"	50.00	213.65		84.42	N47°03'13"W
C9	37°14'06"	250.00	162.47	84.22	159.62	N41°57'42"E
C10	10°46'36"	950.00	178.68	89.61	178.42	N37°36'27"W
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°48'51"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	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	65.48	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°48'51"W

JAMES CITY COUNTY  
GEODETTIC CONTROL MERIDIAN

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 10:08 AM/PM, PG. 1  
DOCUMENT # 040017069

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



CONSULTING ENGINEERS  
5248 Old Towne Road, Suite 1  
Williamsburg, Virginia 23186  
(757) 253-0040  
Fax (757) 250-8894

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	

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

JFS 12.12.03-15:25 WEL06P04.dwg



