

#040025688

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 PLATTIN OF SUBDIVISIONS WITHIN THE COUNTY.

8-24-2004

DATE

Peter Farrell

PETER FARRELL, LS



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HOWARD P. WILKINSON AND RICHARD F. WILKINSON TO BLACKTHORN GROUP, L.L.C. BY DEED DATED 6/13/04 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF JAMES CITY AS INSTRUMENT NUMBER 040017003.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WEXFORD HILLS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED CER, PROPRIETOR AND/OR TRUSTEE.

9-20-04

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 THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 23 DAY OF September 2004. MY COMMISSION EXPIRES 09/31/08

Melissa Lang
SIGNATURE

CERTIFICATE OF APPROVAL

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

9/15/04

DATE

Becky A. Nish
VIRGINIA DEPARTMENT OF TRANSPORTATION

9/16/04

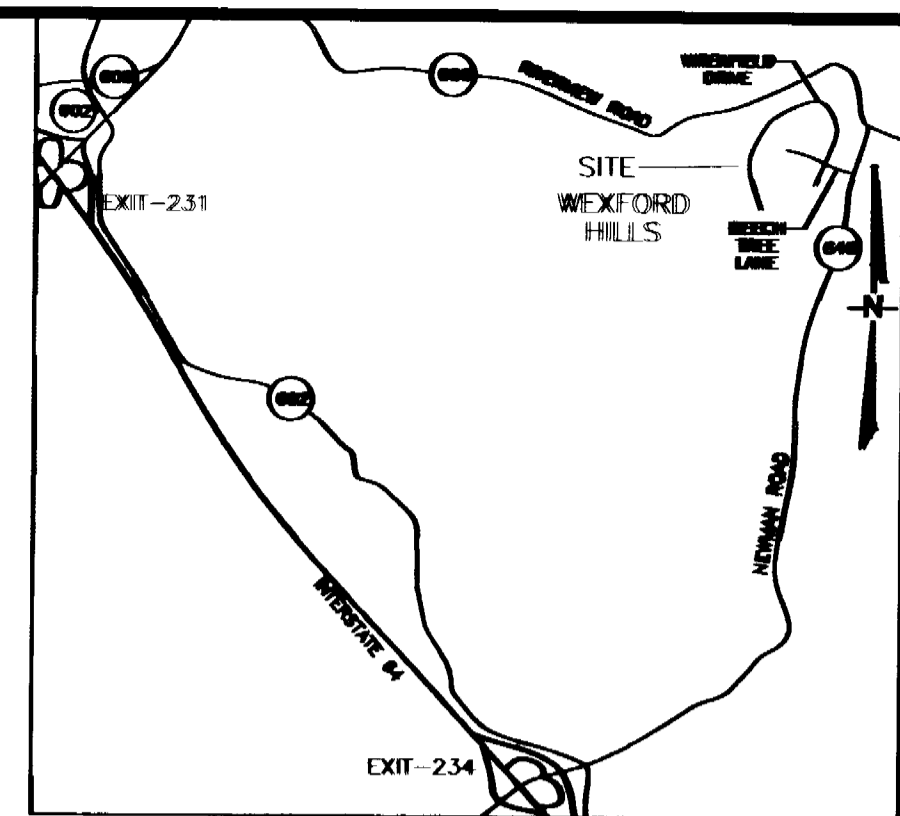
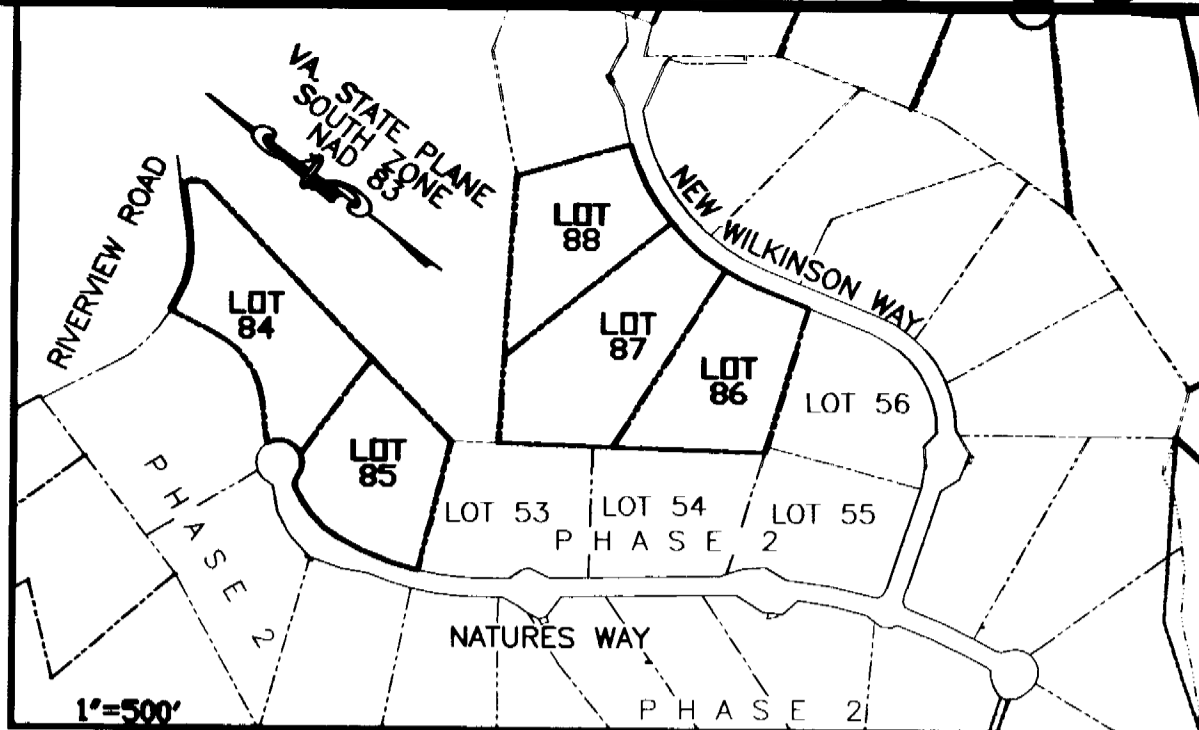
DATE

Robin Sten
VIRGINIA DEPARTMENT OF HEALTH

11/

DATE

[Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY



VICINITY MAP

NOTES:

1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 1540100013 AND IS ZONED A-1
2. 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.
3. TOTAL NUMBER OF PROPOSED BUILDING LOTS: 5
TOTAL AREA OF PHASE II-A: 17.5783 AC.
TOTAL AREA OF LOTS: 17.4983 AC.
TOTAL AREA OF R/W DEDICATION: 0.0800 AC.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. THE FOLLOWING REFERENCES WERE USED IN PREPARATION OF THIS PLAT:
DOCUMENT NO. 00021353 P.B. 79, PGS. 23-25
DOCUMENT NO. 030031543 DOCUMENT NO. 040014835
DEED BOOK 114 PG. 662
WILL BOOK 8 PG. 78.
7. THIS PROPERTY IS MORE THAN A MILE FROM COUNTY CONTROL AND THEREFORE IS NOT TIED TO COUNTY DATUM.
8. 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.
9. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
11. 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.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN PRIVATE, (DEDICATED TO THE HOMEOWNER'S ASSOCIATION).
13. V.D.O.T. DOES NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE OF THE RETENTION PONDS OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM DAMAGE.
14. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
15. THE PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
16. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
17. 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.
18. ON FEB. 7, 1999, THE PLANNING COMMISSION GRANTED AN EXCEPTION TO SECTION 19-52 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE UNDER CASE NO. S-127-99. THE EXCEPTION ALLOWED A CUL-DE-SAC, SHOWN ON THIS PLAT AS NATURES WAY, TO EXTEND APPROXIMATELY 1748 FEET.

19. 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.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
October 12, 2004
at 11:14 AM, 11 PB, 1 PG
DOCUMENT # 040025688
BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

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 12 DAY OF October, 2004
TESTE: _____ CLERK: _____

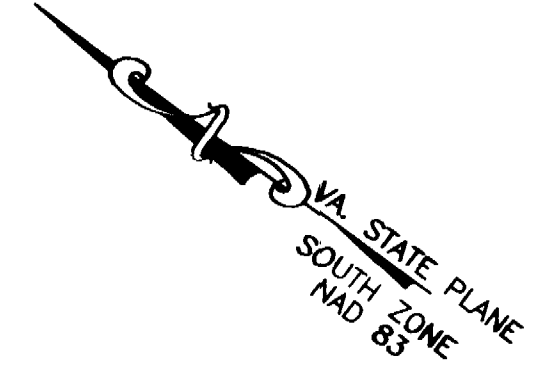
DOCUMENT NO: 040025688

WEXFORD HILLS PHASE II-A
BEING A SUBDIVISION OF
PROPERTY OF
BLACKTHORN GROUP, L.L.C.
JAMES CITY COUNTY VIRGINIA
STONEHOUSE DISTRICT
SCALE: AS SHOWN DATE: 08/24/04
SHEET 1 OF 2



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
40129 IRONBROOK ROAD SUITE 11000
WILLIAMSBURG, VIRGINIA
(757) 253-2975 FAX: (757) 229-0049

#040025688



LINE TABLE		
LINE	LENGTH	BEARING
L1	131.80'	N03°00'21"W
L2	30.04'	N04°20'37"E
L3	44.14'	N02°13'18"E
L4	55.27'	N08°29'06"E
L5	20.02'	N15°36'40"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	217.32'	225.00'	117.98'	208.97'	N18°13'54"E	55°20'23"
C2	186.12'	282.90'	96.57'	182.78'	N63°00'03"E	37°41'44"
C3	30.02'	1022.16'	15.01'	30.02'	N44°59'41"E	1°40'58"
C4	103.15'	60.00'	69.64'	90.90'	N19°28'11"W	98°30'48"
C5	229.78'	725.00'	115.86'	228.82'	N14°09'44"W	18°09'33"
C6	172.23'	275.01'	89.05'	169.43'	N12°51'37"E	35°52'59"
C7	31.55'	30.00'	17.41'	30.12'	N60°56'00"E	60°15'44"
C8	64.18'	60.00'	35.55'	61.16'	N60°24'55"E	61°18'44"
C9	189.43'	575.00'	95.58'	188.57'	S04°22'09"W	18°52'32"
C10	235.35'	575.00'	119.34'	233.71'	S25°31'57"W	23°27'03"
C11	97.99'	575.00'	49.11'	97.87'	S09°57'03"E	9°45'51"
C12	35.09'	394.15'	17.56'	35.08'	N82°01'30"E	5°06'01"

NOTE:
A DEED OF EASEMENT PROHIBITS VEHICULAR INGRESS AND EGRESS TO AND FROM RIVERVIEW ROAD TO AND FROM LOT 84

10' STRIP HEREBY DEDICATED FOR PUBLIC STREET PURPOSES 3,487 SQ. FT.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 10-12-2004 at 11:14 AM/PM PG. DOCUMENT # 040025688 BETSY B. WOOLRIDGE, CLERK



WEXFORD HILLS PHASE II-A
BEING A SUBDIVISION OF PROPERTY OF
BLACKTHORN GROUP, L.L.C.
JAMES CITY COUNTY VIRGINIA
STONEHOUSE DISTRICT
SCALE: 1"=100' DATE: 08/24/04
REVISED: 10/05/04
SHEET 2 OF 2



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

