

#040032395

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 INSTRUMENT NO. 990015562.

OWNER'S CERTIFICATE

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

H R Ashe 12-28-04
 FOR WELLINGTON, L.L.C. DATE
H R Ashe PRESIDENT
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Pamela D. Callis
 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 29 DAY OF December, 2004. MY COMMISSION EXPIRES 8/31/06.
Pamela D. Callis
 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. 8/8/04
 G. T. WILSON, JR., 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.
Angela 08/12/04
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
Agent 12/29/04
 SUBDIVISION AGENT OF JAMES CITY/COUNTY DATE

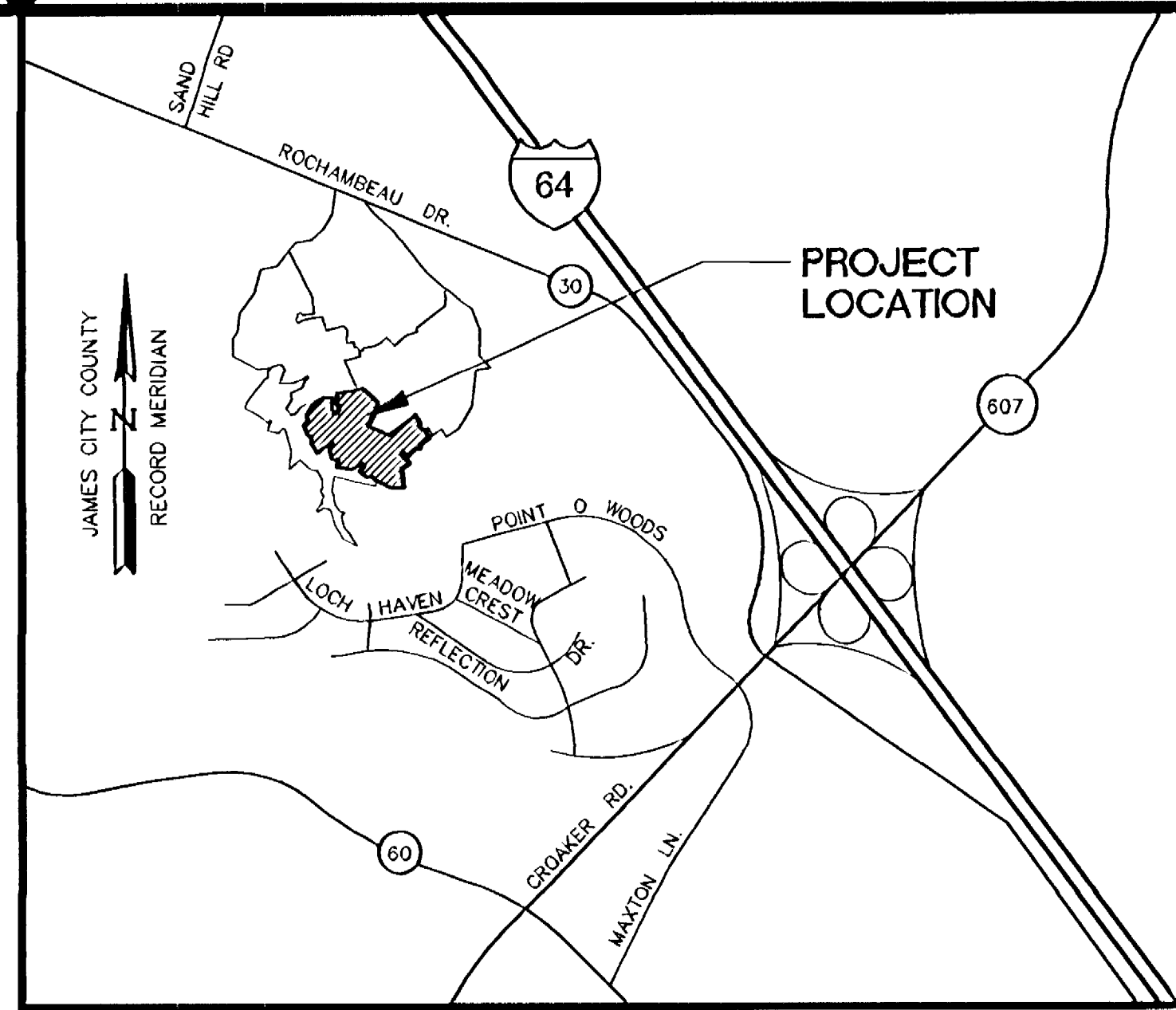
**AREA TABULATION
 WELLINGTON
 SECTION FOUR**

LOTS 90-96, 98-107, 109-111,
 121-123, 141-153, 153A & 154-155

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	753,215 S.F.	17.29 AC.±
AREA OF RIGHT OF WAY	128,045 S.F.	2.94 AC.±
TOTAL AREA SUBDIVIDED	881,260 S.F.	20.23 AC.±
NUMBER OF LOTS	39	
AVERAGE LOT SIZE	19,313 S.F.	0.44 AC.±
SMALLEST LOTS (LOTS 148)	15,007 S.F.	0.34 AC.±
LARGEST LOT (LOT 107)	41,145 S.F.	0.94 AC.±
GROSS LOTS PER ACRE		1.93

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 23-7(C) OF THE JAMES CITY COUNTY CODE.
- 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.
- 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. SAID EASEMENTS SHALL NOT BE VACATED OR NULLIFIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE JAMES CITY COUNTY ENVIRONMENTAL DIVISION OR REPRESENTATIVE THEREOF.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- LOTS REQUIRING A GRINDER PUMP FOR SANITARY SEWER SERVICE ARE DENOTED WITH THE FOLLOWING SYMBOL: ☉
 ALL LOTS REQUIRING A GRINDER PUMP SHALL HAVE A GRINDER PUMP WHICH IS CAPABLE TO PRODUCE A FLOW RATE OF 9 GALLONS PER MINUTE AT 138 FEET OF TOTAL DYNAMIC HEAD. SERVICE LINES FROM WATER METERS AND GRINDER PUMP CONNECTIONS SHALL BE PRIVATE AND ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS AND NOT JAMES CITY SERVICE AUTHORITY. FURTHERMORE, THE PRIVATE SANITARY SEWER FORCE MAIN SHALL BE EXCLUDED FROM COVERAGE UNDER ANY FUTURE GRINDER PUMP MAINTENANCE AGREEMENT THROUGH JAMES CITY SERVICE AUTHORITY.
- CONTRACTOR TO PROVIDE INDIVIDUAL PLUMBING FROM EACH SERVICE CONNECTION TO THE COORESPONDING LOT ACCESS POINT INDICATED BY THE PLANS. SERVICE LINES FROM WATER METER AND GRINDER PUMP CONNECTIONS SHALL BE PRIVATE AND ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS AND NOT JAMES CITY SERVICE AUTHORITY. THE PRIVATE SANITARY SEWER FORCE MAINS SHALL BE EXCLUDED FROM COVERAGE UNDER ANY FUTURE GRINDER PUMP MAINTENANCE AGREEMENT THROUGH JCSA.
- M.F.F. = MINIMUM FIRST FLOOR ELEVATION



LOCATION MAP

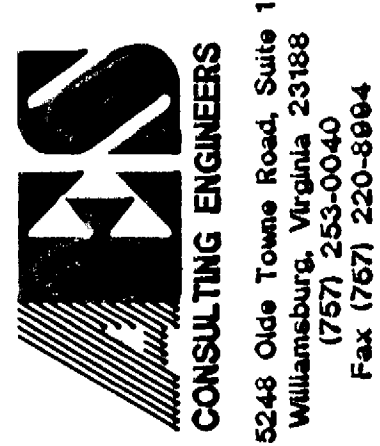
SCALE: 1"=2000'

- 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. ADDITIONALLLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- THE 25' POND BUFFER SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR WELLINGTON WITH THE RECORDATION OF THIS PLAT.
- ALL LOTS TO CONTAIN A 5' PERIMETER DRAINAGE EASEMENT TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THESE EASEMENTS ARE TO PROVIDE RELIEF OF LOT TO LOT DRAINAGE.

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
Dec 29, 2004
 at 1:53 AM/PM, PG —
 DOCUMENT # 040032395
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT: THIS PLAT WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS ON 01:53 AM/PM INSTRUMENT # 040032395
 TESTE: Betsy B. Woolridge D.C.
 BETSY B. WOOLRIDGE, CLERK

No.	DATE	REVISION / COMMENT / NOTE	BY
1	11/29/04	Revised Per JCC Comment Letter Dated 11/24/04	VMB



PLAT OF SUBDIVISION
 WELLINGTON
 SECTION FOUR
 BEING THE PROPERTY OF
 WELLINGTON, L.L.C.
 LOTS 90-96, 98-107, 109-111, 121-123, 141-153, 153A & 154-155
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Designed VMB/JAG	Drawn AWT
Scale 1"=50'	Date 8/8/04
Project No. 8223-7	
Drawing No. 1 OF 5	