#050025730

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 FIVE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

H R Ashe — 5-9-05
FOR WELLINGTON, L.L.C. — DATE

H R ASHE
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, Mindy Brandas
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 9th DAY OF May, 2005. MY COMMISSION EXPIRES 6-30-08.

Mindy Brandas
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 — 2/21/05
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.

BMAWn — 5/5/05
VIRGINIA DEPARTMENT OF TRANSPORTATION — DATE

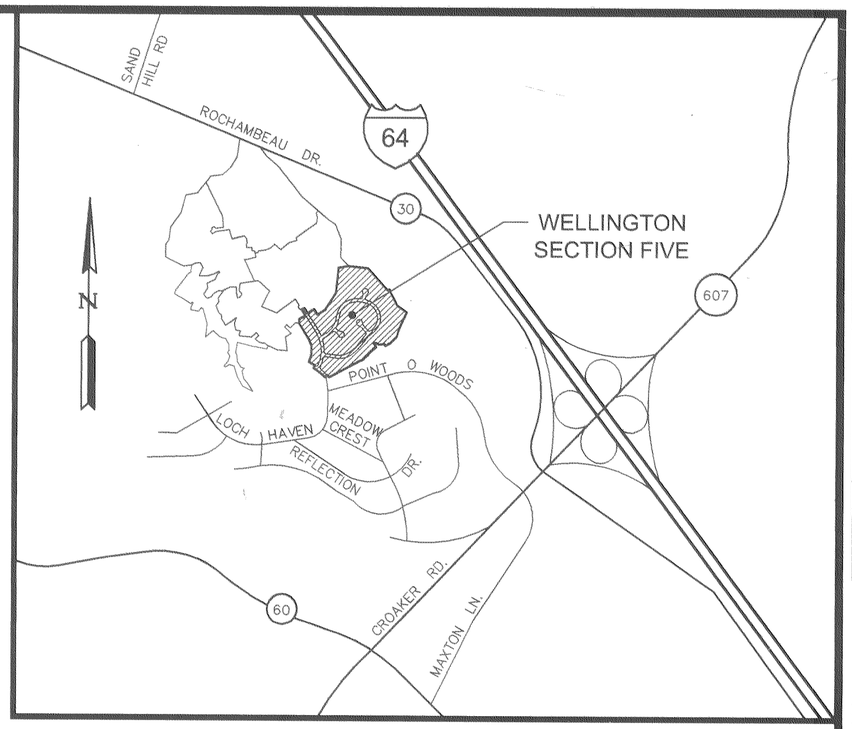
10/27/05
SUBDIVISION AGENT OF JAMES CITY COUNTY — DATE

1 Large/Small Plat(s) Recorded herewith as # 050025730

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 28 October 2005 at 10:56 AM/PM PB — PG —
DOCUMENT # 050025730
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

GENERAL NOTES

1. PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT, WITH PROFFERS.
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 23-7 (C) OF THE JAMES CITY COUNTY CODE.
9. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. 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.
11. 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.
12. ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
13. 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.
14. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
15. VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.



LOCATION MAP — SCALE: 1"=2000'

AREA TABULATION
WELLINGTON SECTION FIVE
LOTS 124-131, 210-254, 258-270

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	1,246,639 S.F.	28.62 AC.±
AREA OF RIGHT OF WAY	240,389 S.F.	5.52 AC.±
AREA OF COMMON AREA	316,105 S.F.	7.26 AC.±
AREA OF FUTURE DEVELOPMENT	52,445 S.F.	1.20 AC.±
TOTAL AREA SUBDIVIDED	1,855,578 S.F.	42.60 AC.±
NUMBER OF LOTS	66	
AVERAGE LOT SIZE	18,888 S.F.	0.43 AC.±
SMALLEST LOTS (LOTS 242)	15,023 S.F.	0.34 AC.±
LARGEST LOT (LOT 222)	42,780 S.F.	0.98 AC.±
GROSS LOTS PER ACRE	1.55	
TOTAL AREA OF NATURAL OPEN SPACE, CONSERVATION EASEMENT, TO BE DEDICATED TO JAMES CITY COUNTY (INCLUDES AREA WITHIN COMMON OPEN SPACE AND PRIVATE LOTS).	327,582 S.F.	7.52 AC.±

GENERAL NOTES CONTINUED.....

16. STREET TREES SHALL BE PLANTED WITHIN A MINIMUM FIVE FOOT (5') LANDSCAPE PRESERVATION EASEMENT CONTIGUOUS TO RIGHTS-OF-WAY OR EASEMENTS.
17. 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.
18. MINIMUM FINISH FLOOR ELEVATIONS INDICATED ON PLAT ARE REQUIRED FOR CONNECTION TO PUBLIC GRAVITY SEWER.
19. EXCEPT IN AREAS WHERE "JCSA UTILITY EASEMENTS" HAVE BEEN ESTABLISHED, ALL LOTS HAVE A 5-FOOT PERIMETER DRAINAGE EASEMENT TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION. THESE PERIMETER EASEMENTS ARE TO PROVIDE RELIEF OF LOT TO LOT DRAINAGE. SHOULD THE RELIEF FOR LOT TO LOT DRAINAGE REQUIRE INSTALLATIONS (OTHER THAN PERPENDICULAR CROSSINGS OF THE EASEMENT) WITHIN THE "JCSA UTILITY EASEMENT", AUTHORIZATION FOR THE INSTALLATION FOR ACCESS AND USE OF THE "JCSA UTILITY EASEMENT" SHALL BE OBTAINED FROM THE JCSA AND THE INDIVIDUAL PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THE "JCSA UTILITY EASEMENT" FOR ANY CAUSE.
20. THE 25' POND BUFFER SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR WELLINGTON WITH THE RECORDATION OF THIS PLAT.
21. WELLINGTON, SECTION 5, JCC CASE NO. S-99-03 WAS REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE ON FEBRUARY 2, 2004, IN ACCORDANCE WITH SECTION 19-23 OF THE SUBDIVISION ORDINANCE.
22. ADDITIONAL ENVIRONMENTAL INSPECTIONS WILL BE PERFORMED ON LOTS 217, 221, 222, 223, 225, 254, 258 IN ORDER TO REDUCE THE POTENTIAL FOR RPA AND STEEP SLOPE VIOLATIONS. THE ADDITIONAL INSPECTIONS WILL BE HELD IMMEDIATELY AFTER THE LOT HAS BEEN CLEARED AND AFTER THE SECOND FOUNDATION INSPECTION.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 28 DAY OF October, 2005.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ _____ AM/PM
INSTRUMENT # 050025730

TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK
By: Claudia H Birkholz, Dep Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1	5/4/05	REVISED PER J.C.C. COMMENT LETTER DATED 4/27/05	VMB

COMMONWEALTH OF VIRGINIA
G.T. WILSON, JR.
No. 1183
LAND SURVEYOR
2/21/05

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

PLAT OF SUBDIVISION
WELLINGTON
SECTION FIVE

LOTS 124-131, 210-254, 258-270 (66 LOTS)
BEING THE PROPERTY OF
WELLINGTON, L.L.C.

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Designed VMB/JAG	Drawn AWT
Scale 1"=50'	Date 2/21/05
Project No. 8223-9	
Drawing No. 1 of 7	

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