

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.

HR Ashe 5-9-05
FOR WELLINGTON, L.L.C. DATE
HR ASHE
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Mindy Brondas
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 Brondas 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., L.S. 2/21/05 DATE

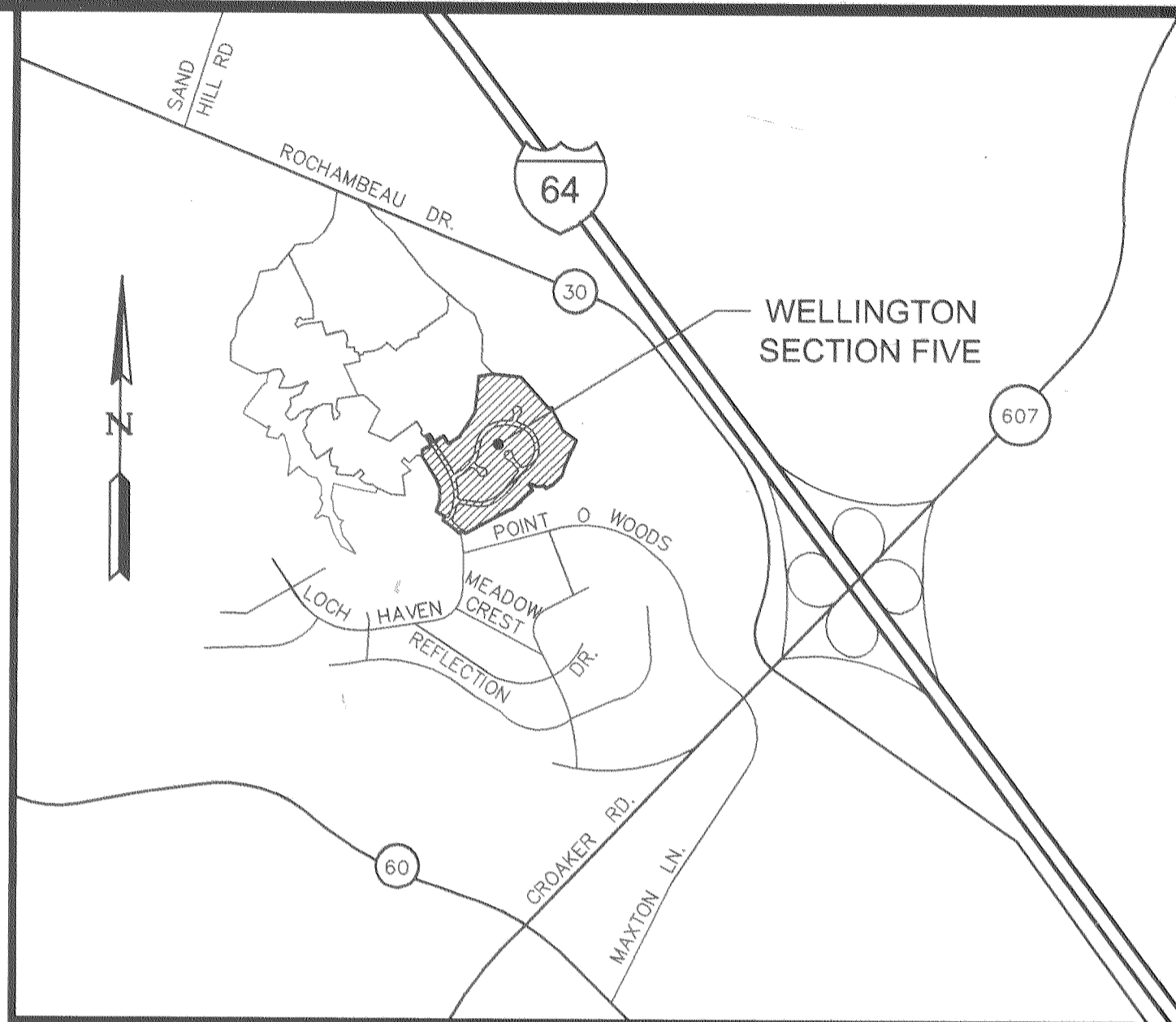
CERTIFICATE OF APPROVAL

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

BMA W 5/5/05 DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION
SUBDIVISION AGENT OF JAMES CITY COUNTY 10/27/05 DATE

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'

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. ADDITIONALLY, 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.

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

Table with 3 columns: AREA, SQUARE FEET, ACRES. Rows include 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 (15,023 S.F., 0.34 AC.), Largest Lot (42,780 S.F., 0.98 AC.), Gross Lots per Acre (1.55), Total Area of Natural Open Space, Conservation Easement (327,582 S.F., 7.52 AC.).

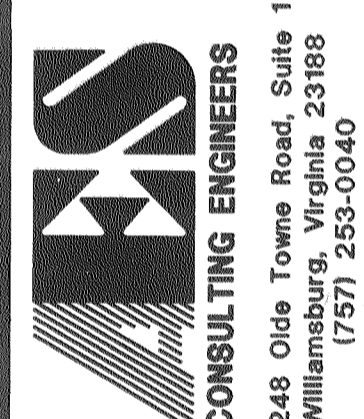
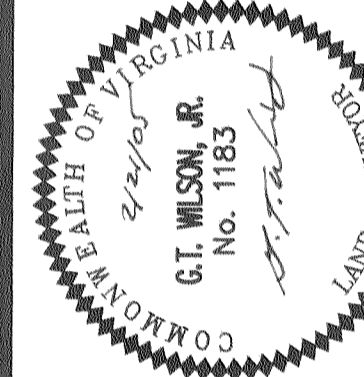
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 28 October 2005
at 10:56 AM/PM, PG
DOCUMENT # 050025730
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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

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. INSTRUMENT # 050025730

TESTE: Betsy B. Woolridge, Clerk
By: Claudia H. Binkholz, Dep. Clerk

Table with columns: No., DATE, REVISION / COMMENT / NOTE. Row 1: 1, 5/4/05, REVISED PER J.C.C. COMMENT LETTER DATED 4/27/05



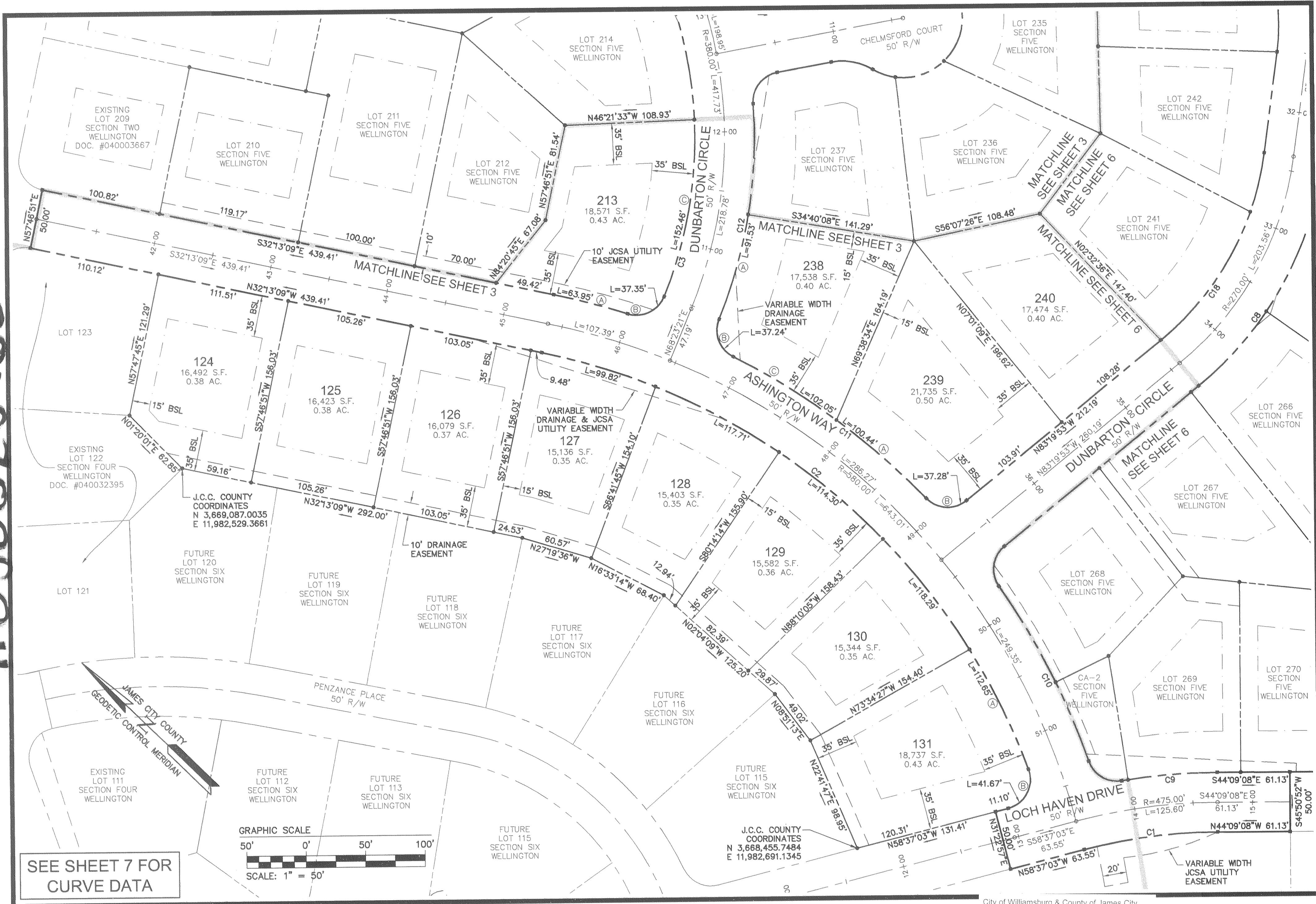
PLAT OF SUBDIVISION
WELLINGTON SECTION FIVE
LOTS 124-131, 210-254, 258-270 (66 LOTS) BEING THE PROPERTY OF WELLINGTON, L.L.C.
JAMES CITY COUNTY VIRGINIA
STONEHOUSE DISTRICT

Table with columns: Designed (VMB/JAG), Drawn (AWT), Scale (1"=50'), Date (2/21/05), Project No. (8223-9), Drawing No. (1 of 7)

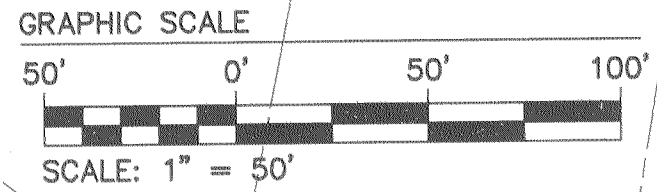
#050025730

C:\Users\B223\CF... 5/1/2005 2:00:57 PM

#050025730



SEE SHEET 7 FOR CURVE DATA



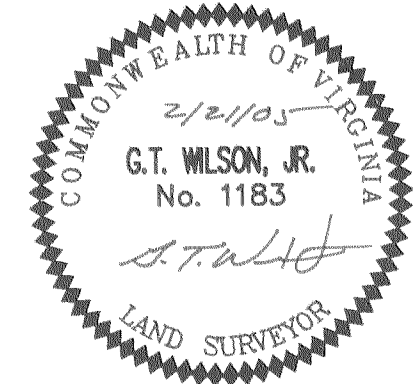
CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND

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

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, 210-214, 258-270 (66 LOTS)
BEING THE PROPERTY OF
WELLINGTON, L.L.C.

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



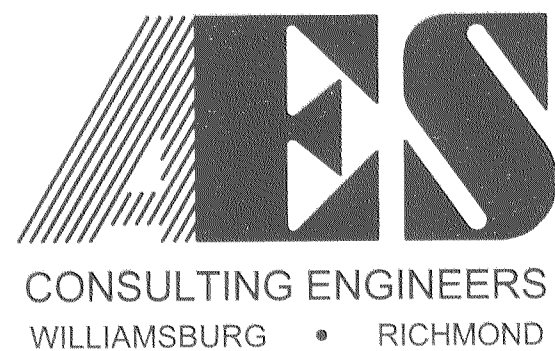
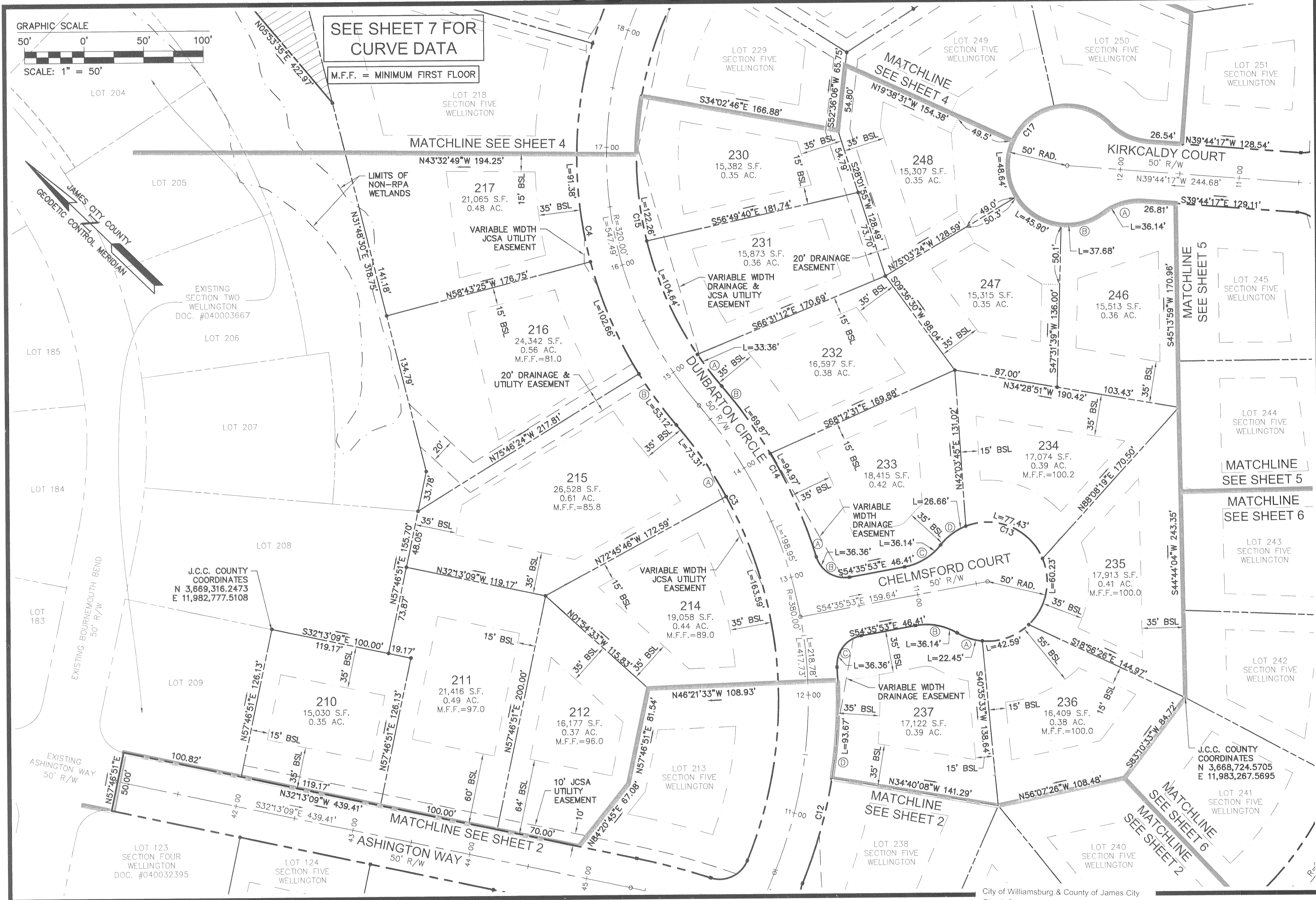
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
29 October 2005
at 10:56 AM/PM. PG. 1
DOCUMENT # 050025730
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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

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

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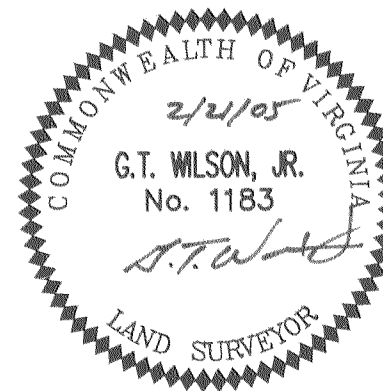
#050025730



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Fax (757) 220-8994

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

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



2	10/25/05	REVISED SETBACKS (LOTS 236, 237 & 246)	VMB
1	5/4/05	REVISED PER J.C.C. COMMENT LETTER DATED 4/27/05	VMB
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed VMB/JAG	Drawn AWT
Scale 1"=50'	Date 2/21/05
Project No. 8223-9	
Drawing No. 3 of 7	

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

#050025730

AREA OF NATURAL OPEN SPACE CONSERVATION EASEMENT TO BE DEDICATED TO JAMES CITY COUNTY (258,526 SF; 5.93 AC)

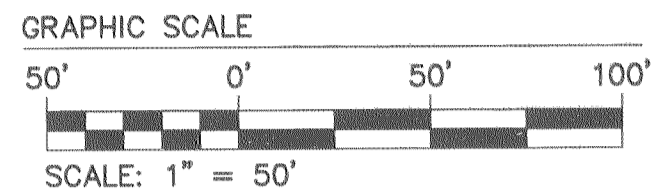
AREA OF PRIVATE NATURAL OPEN SPACE CONSERVATION EASEMENT TO BE DEDICATED TO JAMES CITY COUNTY (69,056 SF; 1.59 AC)

N/F
OCTAVIA A. BRAXTON
D.B. 26, PG. 715
T.M. (34-1)(1-8)
ZONED A1

FAITH BAPTIST CHURCH OF WILLIAMSBURG
DOCUMENT #990008273
T.M. (34-1)(1-9)
ZONED A1

J.C.C. COUNTY COORDINATES
N 3,669,637.7795
E 11,983,981.3626

N/F O.W. ACQUISITION CORP.
D.B. 383, PG. 563
T.M. (34-1)(0-10)
ZONED A1



SEE SHEET 7 FOR CURVE DATA

M.F.F. = MINIMUM FIRST FLOOR

J.C.C. COUNTY COORDINATES
N 3,670,035.4115
E 11,983,334.5856

EXISTING CA-1 SECTION TWO WELLINGTON
DOC. #040003667

EX. 20' JCSA UTILITY EASEMENT
DOC. #040003667

JAMES CITY COUNTY
GEODETTIC CONTROL MERIDIAN

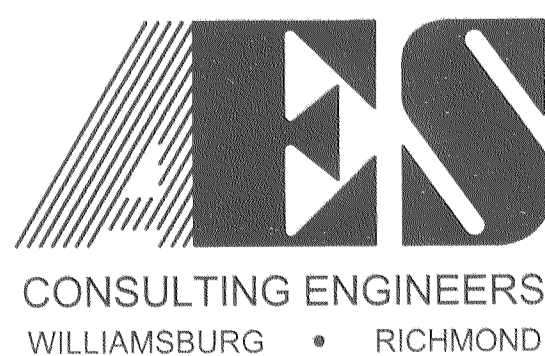
EXISTING LOT 203 SECTION TWO WELLINGTON
DOC. #040003667

LIMITS OF NON-RPA WETLANDS

EXISTING CA-2 SECTION TWO WELLINGTON
DOC. #040003667

EXISTING LOT 204 SECTION TWO WELLINGTON
DOC. #040003667

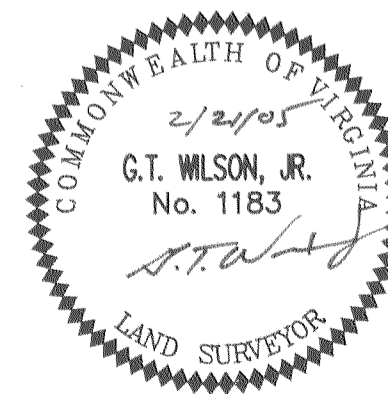
EX. LOT 205 SECTION TWO WELLINGTON
DOC. #040003667



5248 Olde Towne Road, Suite 1
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Fax (757) 220-8994

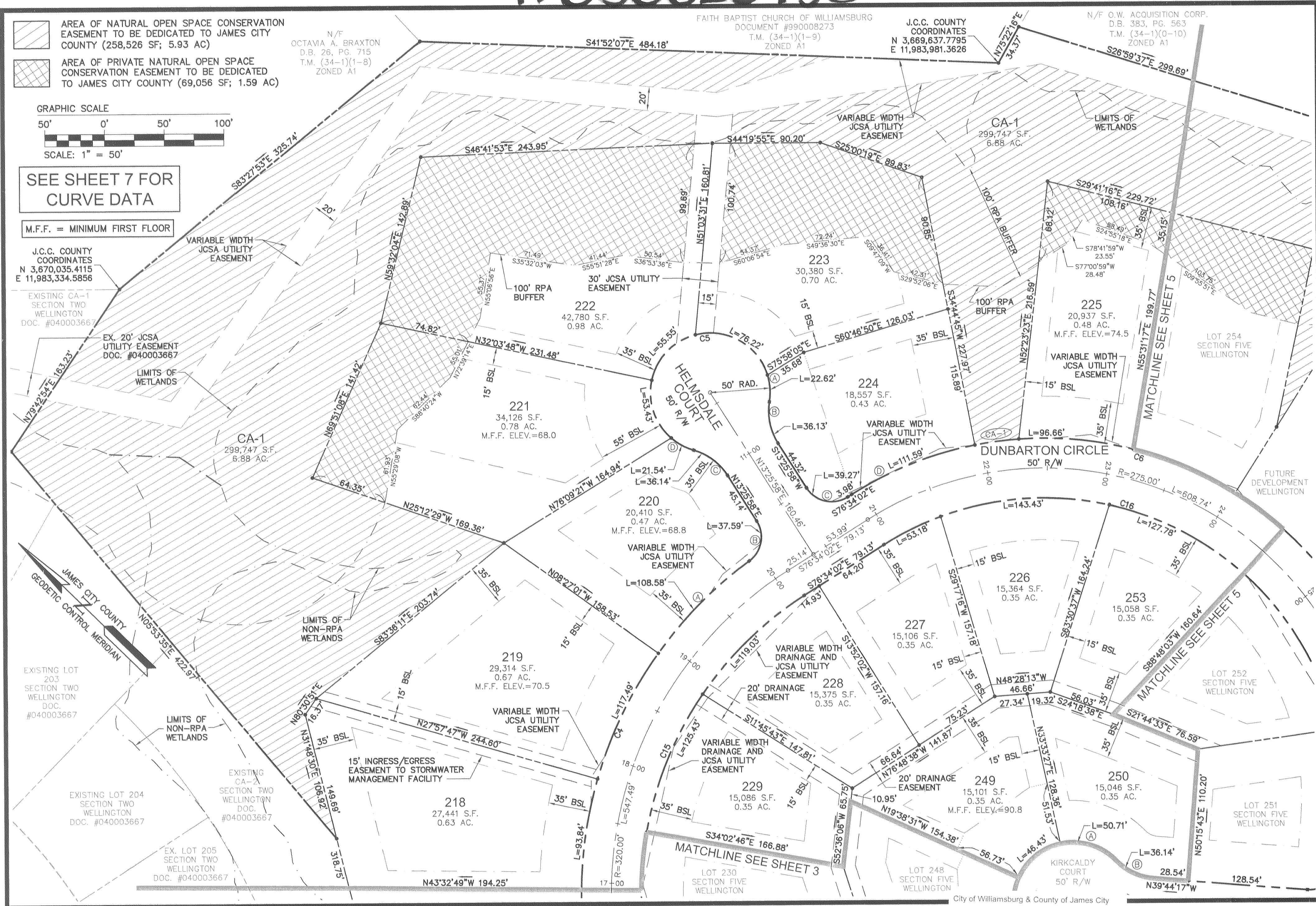
7 Large/Small Plat(s) Recorded
herewith as # 050025730

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

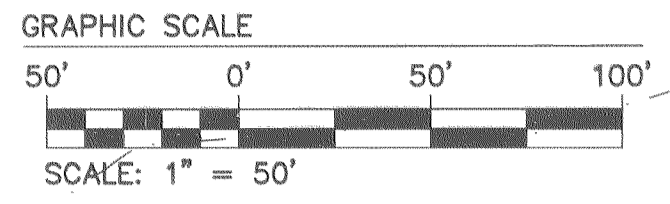


City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 28 October 2005 at 10:56 AM/PM, PG. DOCUMENT # 050025730 Betsy B. Woolridge, CLERK			
No.	DATE	REVISION / COMMENT / NOTE	BY
2	10/25/05	REVISED SETBACKS (LOT 224) / ADDED EASEMENT	VMB
1	5/4/05	REVISED PER J.C.C. COMMENT LETTER DATED 4/27/05	VMB

Designed VMB/JAG	Drawn AWT
Scale 1"=50'	Date 2/21/05
Project No. 8223-9	
Drawing No. 4 of 7	

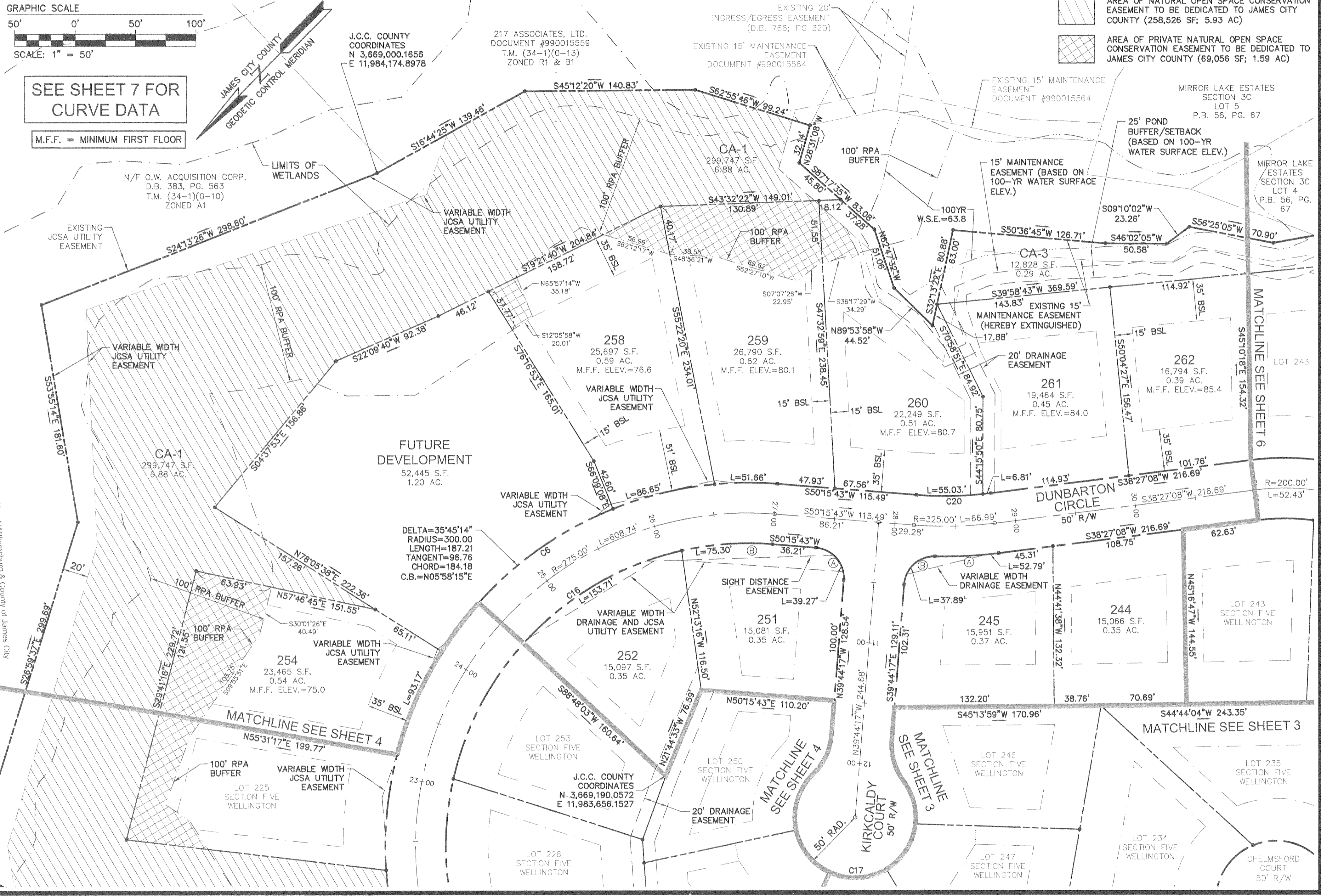


#050025730



SEE SHEET 7 FOR CURVE DATA

M.F.F. = MINIMUM FIRST FLOOR



- AREA OF NATURAL OPEN SPACE CONSERVATION EASEMENT TO BE DEDICATED TO JAMES CITY COUNTY (258,526 SF; 5.93 AC)
- AREA OF PRIVATE NATURAL OPEN SPACE CONSERVATION EASEMENT TO BE DEDICATED TO JAMES CITY COUNTY (69,056 SF; 1.59 AC)

J.C.C. COUNTY COORDINATES
N 3,669,000.1656
E 11,984,174.8978

217 ASSOCIATES, LTD.
DOCUMENT #990015559
T.M. (34-1)(0-13)
ZONED R1 & B1

EXISTING 20' INGRESS/EGRESS EASEMENT
(D.B. 766; PG 320)

EXISTING 15' MAINTENANCE EASEMENT
DOCUMENT #990015564

EXISTING 15' MAINTENANCE EASEMENT
DOCUMENT #990015564

MIRROR LAKE ESTATES SECTION 3C
LOT 5
P.B. 56, PG. 67

MIRROR LAKE ESTATES SECTION 3C
LOT 4
P.B. 56, PG. 67

N/F O.W. ACQUISITION CORP.
D.B. 383, PG. 563
T.M. (34-1)(0-10)
ZONED A1

LIMITS OF WETLANDS

VARIABLE WIDTH JCSA UTILITY EASEMENT

CA-1
299,747 S.F.
6.88 AC.

15' MAINTENANCE EASEMENT (BASED ON 100-YR WATER SURFACE ELEV.)

25' POND BUFFER/SETBACK (BASED ON 100-YR WATER SURFACE ELEV.)

EXISTING JCSA UTILITY EASEMENT

VARIABLE WIDTH JCSA UTILITY EASEMENT

258
25,697 S.F.
0.59 AC.
M.F.F. ELEV.=76.6

259
26,790 S.F.
0.62 AC.
M.F.F. ELEV.=80.1

CA-3
12,828 S.F.
0.29 AC.

143.83' EXISTING 15' MAINTENANCE EASEMENT (HEREBY EXTINGUISHED)

262
16,794 S.F.
0.39 AC.
M.F.F. ELEV.=85.4

260
22,249 S.F.
0.51 AC.
M.F.F. ELEV.=80.7

261
19,464 S.F.
0.45 AC.
M.F.F. ELEV.=84.0

FUTURE DEVELOPMENT
52,445 S.F.
1.20 AC.

VARIABLE WIDTH JCSA UTILITY EASEMENT

DUNBARTON CIRCLE
50' R/W

DELTA=35°45'14"
RADIUS=300.00
LENGTH=187.21
TANGENT=96.76
CHORD=184.18
C.B.=N05°58'15"E

251
15,081 S.F.
0.35 AC.

252
15,097 S.F.
0.35 AC.

245
15,951 S.F.
0.37 AC.

254
23,465 S.F.
0.54 AC.
M.F.F. ELEV.=75.0

244
15,066 S.F.
0.35 AC.

MATCHLINE SEE SHEET 4
N55°31'17"E 199.77'

MATCHLINE SEE SHEET 3
S44°44'04"W 243.35'

LOT 225 SECTION FIVE WELLINGTON

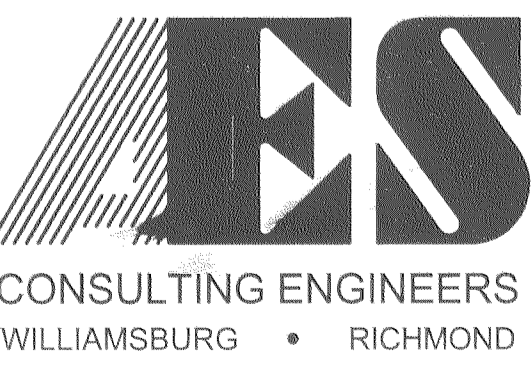
LOT 253 SECTION FIVE WELLINGTON

LOT 250 SECTION FIVE WELLINGTON

LOT 246 SECTION FIVE WELLINGTON

LOT 235 SECTION FIVE WELLINGTON

J.C.C. COUNTY COORDINATES
N 3,669,190.0572
E 11,983,656.1527



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LOTS 124-131, 210-254, 258-270 (66 LOTS)
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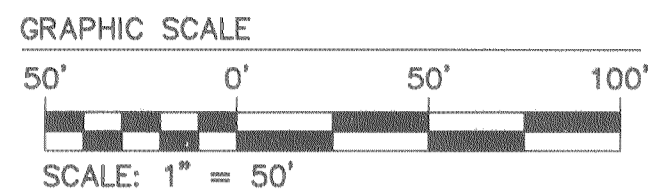


No.	DATE	REVISION / COMMENT / NOTE	BY
2	10/25/05	REVISED SETBACKS (LOTS 244 & 245)	VMB
1	5/4/05	REVISED PER J.C.C. COMMENT LETTER DATED 4/27/05	VMB

Designed VMB/JAG	Drawn AWT
Scale 1"=50'	Date 2/21/05
Project No. 8223-9	
Drawing No. 5 of 7	

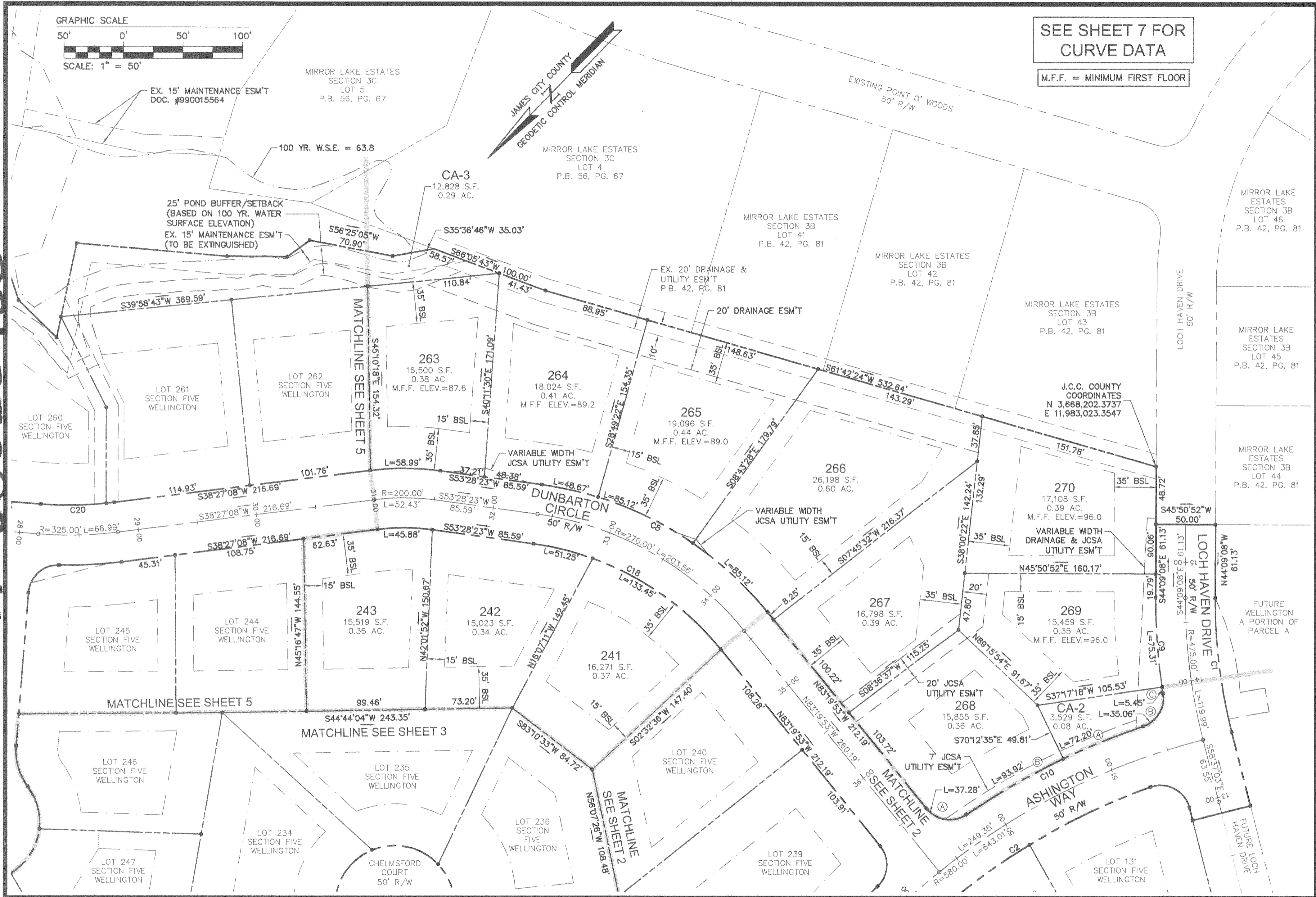
City of Williamsburg & County of James City
 Circuit Court. This Plat was recorded on
 at 10:51 AM PM, PG.
 DOCUMENT # 050025730
 BETSY B. WOOLRIDGE, CLERK

#050025730



SEE SHEET 7 FOR CURVE DATA

M.F.F. = MINIMUM FIRST FLOOR



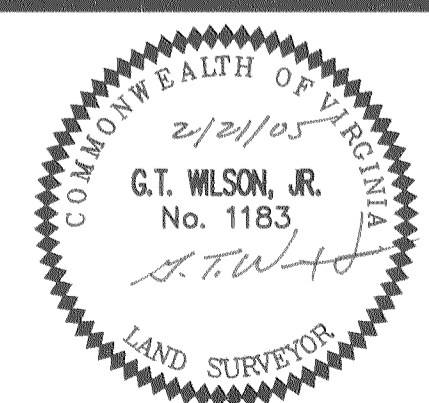
ES CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND

Large/Small Plat(s) Recorded
known as # **050025730**

5248 Olde Towne Road, Suite 1
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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



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

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

Designed VMB/JAG	Drawn AWT
Scale 1"=50'	Date 2/21/05
Project No. 8223-9	
Drawing No. 6 of 7	

C:\Users\jw22\Documents\050025730.dwg, P:\JAG\050025730.dwg

#050025730

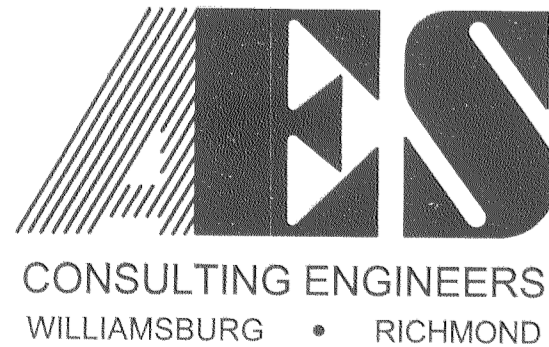
RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	14'30'20"	450.00	114.05	57.33	113.75	N51'24'32"W
C2	58'05'52"	555.00	562.77	308.26	538.97	N03'10'13"W
C3	62'50'30"	355.00	389.36	216.87	370.14	N36'49'33"E
C4	94'10'37"	345.00	567.08	371.12	505.36	N52'29'36"E
C5	262'49'09"	50.00	229.35	56.69	-	N76'34'20"W
C6	126'49'45"	300.00	664.08	599.47	536.56	S13'09'10"E
C7	10'30'34"	300.00	55.03	27.59	54.95	S45'00'26"W
C8	43'11'44"	295.00	222.40	116.79	217.17	S75'04'15"W
C9	9'15'17"	500.00	80.76	40.47	80.67	S48'46'46"E
C10	15'43'58"	605.00	166.13	83.59	165.60	S19'05'12"W
C11	19'10'31"	605.00	202.48	102.20	201.54	N07'28'15"W
C12	26'12'02"	405.00	185.20	94.25	183.59	N55'10'46"E
C13	262'49'09"	50.00	229.35	56.69	-	N35'24'07"E
C14	23'19'10"	405.00	164.84	83.57	163.70	N17'03'53"E
C15	98'01'40"	295.00	504.72	339.53	445.37	N54'25'08"E
C16	126'49'45"	250.00	553.40	499.55	447.13	S13'09'10"E
C17	262'49'09"	50.00	229.35	56.69	-	S50'15'43"W
C18	43'11'44"	245.00	184.71	96.99	180.36	S75'04'15"W
C19	19'10'32"	605.00	202.48	102.20	201.54	N07'28'15"W
C20	11'48'35"	300.00	61.84	31.03	61.73	S44'21'25"W

LOT CURVE TABLE						
LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
127	10'18'18"	555.00	99.82	50.05	99.69	N27'04'00"W
128	12'09'05"	555.00	117.71	59.07	117.49	N15'50'18"W
129	11'47'59"	555.00	114.30	57.35	114.10	N03'51'46"W
130	12'12'44"	555.00	118.29	59.37	118.07	N08'08'35"E
131A	11'37'46"	555.00	112.65	56.52	112.45	N20'03'50"E
131B	95'30'14"	25.00	41.67	27.52	37.01	N73'37'50"E
213A	6'03'23"	605.00	63.95	32.01	63.92	N29'11'28"W
213B	85'35'26"	25.00	37.35	23.15	33.97	S68'57'29"E
213C	24'36'21"	355.00	152.46	77.42	151.29	N55'56'37"E
214	26'24'13"	355.00	163.59	83.28	162.15	N30'26'20"E
215A	11'49'56"	355.00	73.31	36.79	73.18	N11'19'16"E
215B	8'49'18"	345.00	53.12	26.61	53.07	S09'48'57"W
216	17'02'59"	345.00	102.66	51.71	102.28	S22'45'06"W
217	15'10'36"	345.00	91.38	45.96	91.12	S38'51'53"W
218	15'35'02"	345.00	93.84	47.21	93.55	S54'14'42"W
219	19'30'46"	345.00	117.49	59.32	116.93	S71'47'36"W
220A	18'01'56"	345.00	108.58	54.74	108.13	N89'26'03"W
220B	86'08'57"	25.00	37.59	23.37	34.15	N56'30'27"E
220C	41'24'53"	50.00	36.14	18.90	35.36	N07'16'28"W
220D	24'41'10"	50.00	21.54	10.94	21.38	S15'38'37"E
221	61'13'18"	50.00	53.43	29.58	50.92	S27'18'37"W
222	63'39'04"	50.00	55.55	31.03	52.73	S89'44'48"W
223	87'20'40"	50.00	76.22	47.73	69.05	N14'45'20"W
224A	25'20'14"	50.00	22.62	11.51	22.43	N41'52'37"E
224B	41'24'16"	50.00	36.13	18.90	35.35	S34'08'06"W
224C	90'00'00"	25.00	39.27	25.00	35.36	S31'34'02"E
224D	21'18'47"	300.00	111.59	56.45	110.95	N65'54'39"W
225	18'27'39"	300.00	96.66	48.75	96.24	S38'55'51"E
226	32'52'20"	250.00	143.43	73.75	141.47	N47'56'37"W
227	12'11'15"	250.00	53.18	26.69	53.08	N70'28'25"W
228	23'07'04"	295.00	119.03	60.33	118.22	N88'07'34"W
229	24'21'40"	295.00	125.43	63.68	124.49	S68'08'04"W
230	23'44'43"	295.00	122.26	62.02	121.38	S44'04'53"W
231	20'19'27"	295.00	104.64	52.88	104.10	S22'02'48"W
232A	6'28'46"	295.00	33.36	16.70	33.34	S08'38'41"W
232B	9'53'04"	405.00	69.87	35.02	69.78	N10'20'50"E
233A	13'26'06"	405.00	94.97	47.70	94.75	N22'00'25"E
233B	83'19'21"	25.00	36.36	22.24	33.24	S12'56'13"E
233C	41'24'35"	50.00	36.14	18.90	35.36	S75'18'11"E
233D	30'32'50"	50.00	26.66	13.65	26.34	N80'44'03"W
234	88'43'41"	50.00	77.43	48.90	69.92	N21'05'47"W
235	69'00'47"	50.00	60.23	34.37	56.65	N57'46'27"E

LOT CURVE TABLE						
LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
236	48'48'23"	50.00	42.59	22.68	41.32	S63'18'58"E
237A	25'43'28"	50.00	22.45	11.42	22.26	S26'03'03"E
237B	41'24'34"	50.00	36.14	18.90	35.36	N33'53'36"W
237C	83'19'22"	25.00	36.36	22.24	33.24	S83'44'26"W
237D	13'15'07"	405.00	93.67	47.05	93.46	N48'42'19"E
238A	12'56'55"	405.00	91.53	45.96	91.33	N61'48'20"E
238B	85'20'18"	25.00	37.24	23.04	33.89	S25'36'38"W
238C	9'39'51"	605.00	102.05	51.14	101.93	N12'13'36"W
239A	9'30'42"	605.00	100.44	50.33	100.32	N02'38'20"W
239B	85'26'54"	25.00	37.28	23.09	33.92	S40'36'26"E
241	31'12'33"	245.00	133.45	68.43	131.81	N81'03'50"E
242	11'59'11"	245.00	51.25	25.72	51.16	N59'27'58"E
243	15'01'15"	175.00	45.88	23.07	45.75	N45'57'46"E
245A	8'38'32"	350.00	52.79	26.45	52.74	S42'46'24"W
245B	86'49'57"	25.00	37.89	23.65	34.36	N03'40'41"E
246A	41'24'35"	50.00	36.14	18.90	35.36	N60'26'35"W
246B	43'10'45"	50.00	37.68	19.79	36.80	S59'33'30"E
247	52'35'38"	50.00	45.90	24.71	44.30	S11'40'18"E
248	55'43'58"	50.00	48.64	26.44	46.74	S42'29'30"W
249	53'11'58"	50.00	46.43	25.04	44.78	N83'02'32"W
250A	58'06'50"	50.00	50.71	27.78	48.57	N27'23'08"W
250B	41'24'34"	50.00	36.14	18.90	35.36	S19'02'00"E
251A	90'00'00"	25.00	39.27	25.00	35.36	S84'44'17"E
251B	17'15'29"	250.00	75.30	37.94	75.02	N41'37'58"E
252	35'13'39"	250.00	153.71	79.37	151.30	N15'23'24"E
253	29'17'02"	250.00	127.78	65.32	126.39	N16'51'56"W
254	17'47'40"	300.00	93.17	46.96	92.80	S20'48'12"E
258	16'32'53"	300.00	86.65	43.63	86.34	N32'07'18"E
259	9'51'58"	300.00	51.66	25.89	51.59	N45'19'44"E
260	10'30'34"	300.00	55.03	27.59	54.95	S45'00'26"W
261	11'8'01"	300.00	6.81	3.40	6.81	S39'06'08"W
263	15'01'15"	225.00	58.99	29.66	58.82	N45'57'46"E
264	9'27'09"	295.00	48.67	24.39	48.61	N58'11'58"E
265	17'12'39"	295.00	88.61	44.64	88.28	N71'31'52"E
266	16'31'56"	295.00	85.12	42.86	84.82	N88'24'09"E
268A	85'25'43"	25.00	37.28	23.08	33.92	S53'57'16"W
268B	8'53'42"	605.00	93.92	47.06	93.83	N15'40'06"E
269	8'37'48"	500.00	75.31	37.73	75.24	N48'28'01"W
CA-1	7'05'34"	300.00	37.14	18.59	37.11	N51'42'28"W
CA-2A	6'50'14"	605.00	72.20	36.14	72.15	N23'32'04"E
CA-2B	80'21'36"	25.00	35.06	21.11	32.26	S13'13'37"E
CA-2C	0'37'30"	500.00	5.45	2.73	5.45	N53'05'40"W

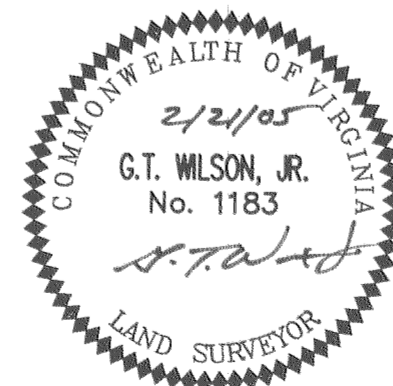
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
28 October 2005
 at 10:56 AM/PMT/PB PG. #
 DOCUMENT # 050025730
 BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk

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



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



No.	DATE	REVISION / COMMENT / NOTE	BY
2	10/25/05	REVISED CURVE TABLE (LOTS 220, 221, 236 & 237)	VM
1	5/4/05	REVISED PER J.C.C. COMMENT LETTER DATED 4/27/05	VM

Designed VM/JAG	Drawn AWT
Scale N/A	Date 2/21/05
Project No. 8223-9	
Drawing No. 7 of 7	