

120005503

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WELLINGTON, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO BOCA LAND INVESTORS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED OF CORRECTION MADE AS OF SEPTEMBER 16, 2009 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 100014439. (SEE ALSO DOCUMENT NO. 090026170)

**OWNER'S CERTIFICATION**

THE SUBDIVISION AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

2-29-12 DATE  
 HR Ashe SIGNATURE FOR BOCA LAND INVESTORS, L.L.C.  
 HR ASHE NAME PRINTED

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF James City County

I, Elizabeth Bays Barr, a NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 29th DAY OF February, 2012

Elizabeth Bays Barr NOTARY PUBLIC SIGNATURE  
 My Comm. Expires July 31, 2015 7123871  
 PUBLIC COMMONWEALTH OF VIRGINIA  
 MY COMMISSION EXPIRES: 7/31/2015  
 NOTARY REGISTRATION NUMBER: 7123871

**NOTE:**

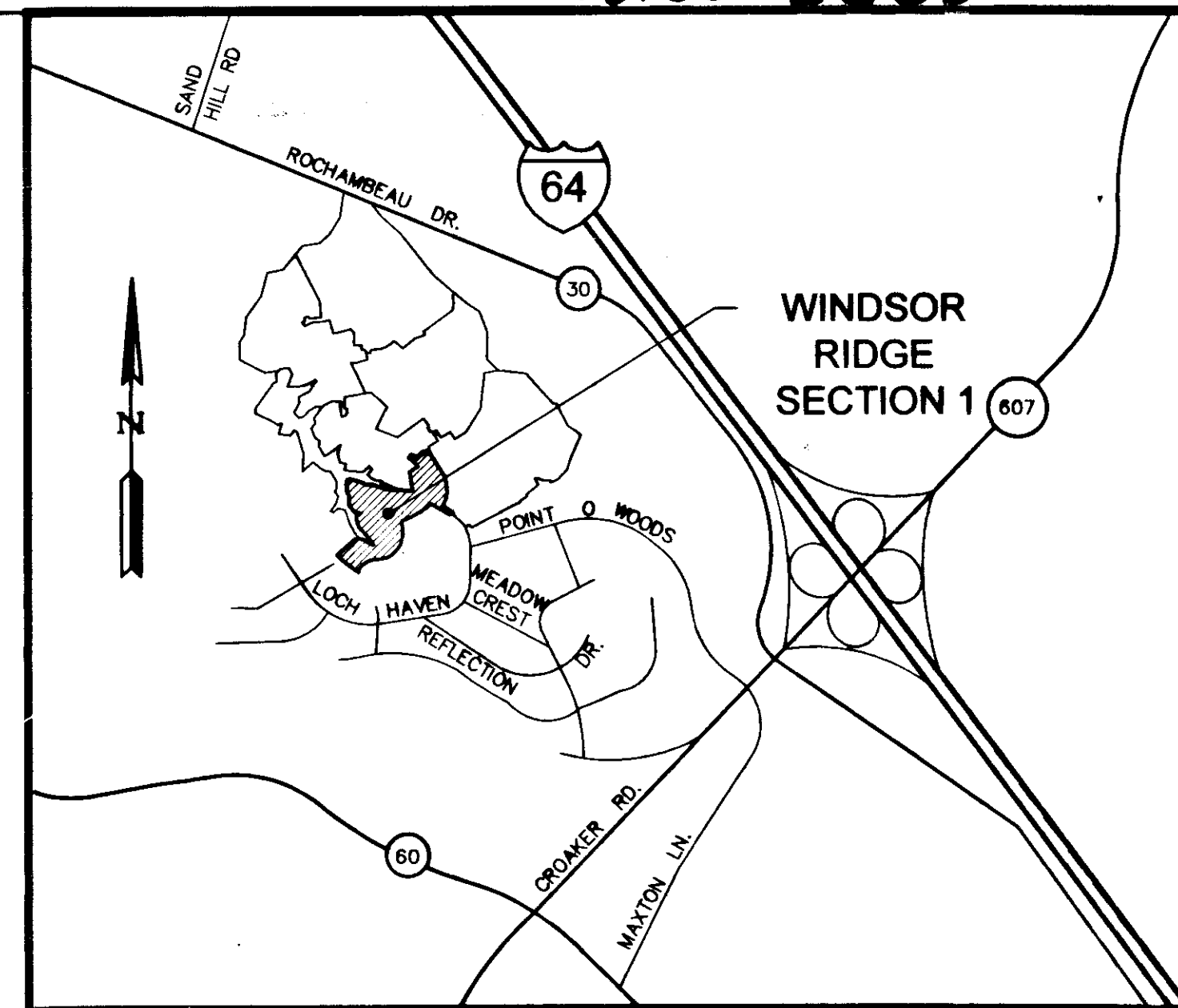
LOTS 13 AND 14 OF MIRROR LAKES ESTATES, SECTION 6, ARE EXTINGUISHED BY THIS PLAT AND THEIR AREAS ARE INCORPORATED INTO TAX PARCEL (13-3)(1-12), WINDSOR RIDGE SECTION 1 AND FUTURE SECTION 2.

**AREA TABULATION  
 WINDSOR RIDGE SECTION ONE  
 LOTS 1-30 (30 LOTS)**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	664,300 S.F.	15.26 AC.±
AREA OF RIGHT OF WAY	133,882 S.F.	3.07 AC.±
AREA OF COMMON AREA	1,455 S.F.	0.03 AC.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>799,637 S.F.</b>	<b>18.36 AC.±</b>
<b>NUMBER OF LOTS</b>	<b>30</b>	
AVERAGE LOT SIZE	22,143 S.F.	0.51 AC.±
SMALLEST LOTS (LOTS 26)	15,064 S.F.	0.35 AC.±
LARGEST LOT (LOT 13)	34,444 S.F.	0.79 AC.±
GROSS LOTS PER ACRE		1.63

**GENERAL NOTES**

- PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT.
- PROPERTY IS PART OF TAX PARCEL (13-3)(1-12) AND ALL OF TAX PARCELS (13-3)(6-13) AND (13-3)(6-14).
- SETBACKS: (UNLESS OTHERWISE NOTED)  
 FRONT = 35'  
 SIDE = 15'  
 REAR = 35'  
 IF LOT IS LESS THAN 1 ACRE, MINIMUM WIDTH AT FRONT SETBACK LINE IS 100 FT.  
 IF LOT IS MORE THAN 1 ACRE, MINIMUM WIDTH AT FRONT 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.  
 C) NO STRUCTURE SHALL BE LOCATED CLOSER THAN 35 FEET TO A SIDE STREET.
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- THE 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)(1) 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 LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER F.L.R.M. § 51065C0045C DATED 08/28/07.
- 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.
- ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- M.F.F. = MINIMUM FINISHED FLOOR ELEVATION
- MINIMUM FINISH FLOOR ELEVATIONS INDICATED ON PLAT ARE REQUIRED FOR CONNECTION TO PUBLIC GRAVITY SEWER.
- 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.
- THE 25' POND BUFFER SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR WELLINGTON WITH THE RECORDATION OF THIS PLAT.
- AREAS CONTAINED IN NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- BUILDING CONSTRUCTION MAY NOT TAKE PLACE ON LOTS 11, 12, 22, AND 23 UNTIL SUCH TIME AS EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN REMOVED FROM LOT.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
- EASEMENTS MAY EXIST THAT ENCLUMBER THE PROPERTY AND ARE NOT SHOWN ON THE PLAT.



LOCATION MAP

SCALE: 1"=2000'

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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.

Thomas C. Sublett 1/13/12 DATE  
 THOMAS C. SUBLETT, L.S. #1886

**CERTIFICATE OF APPROVAL**

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

3/8/12 DATE  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

**VDOT APPROVAL**

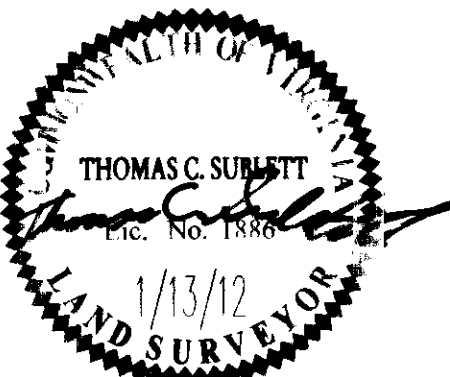
3-7-12 DATE  
 Rachel Gf VIRGINIA DEPARTMENT OF TRANSPORTATION

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
 THIS 9 DAY OF March, 2012.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:56 AM/PM  
 INSTRUMENT # 120005503

TESTE: Betsy B. Woolridge  
 BETSY B. WOOLRIDGE, CLERK  
 By Claudia A. Binkholz, Dep. Clerk

5 Large/Small Plat(s) Recorded hereon as # 120005503

Rev.	Date	Description	Revised By
3	1/13/12	REVISION PER JCC COMMENT	LBA
2	1/3/12	REVISION PER JCC COMMENT AND OWNER REQUEST	LBA
1	5/23/11	REVISION PER JCC COMMENT AND OWNER REQUEST	LBA



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**PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT  
 WINDSOR RIDGE  
 SECTION ONE  
 LOTS 1-30 (30 LOTS)  
 BEING THE PROPERTY OF  
 BOCA LAND INVESTORS, L.L.C.**  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/AWT/JFS  
 Project Number: 8223-8  
 Scale: N/A Date: 1/3/11  
 Sheet Number  
**1 OF 5**