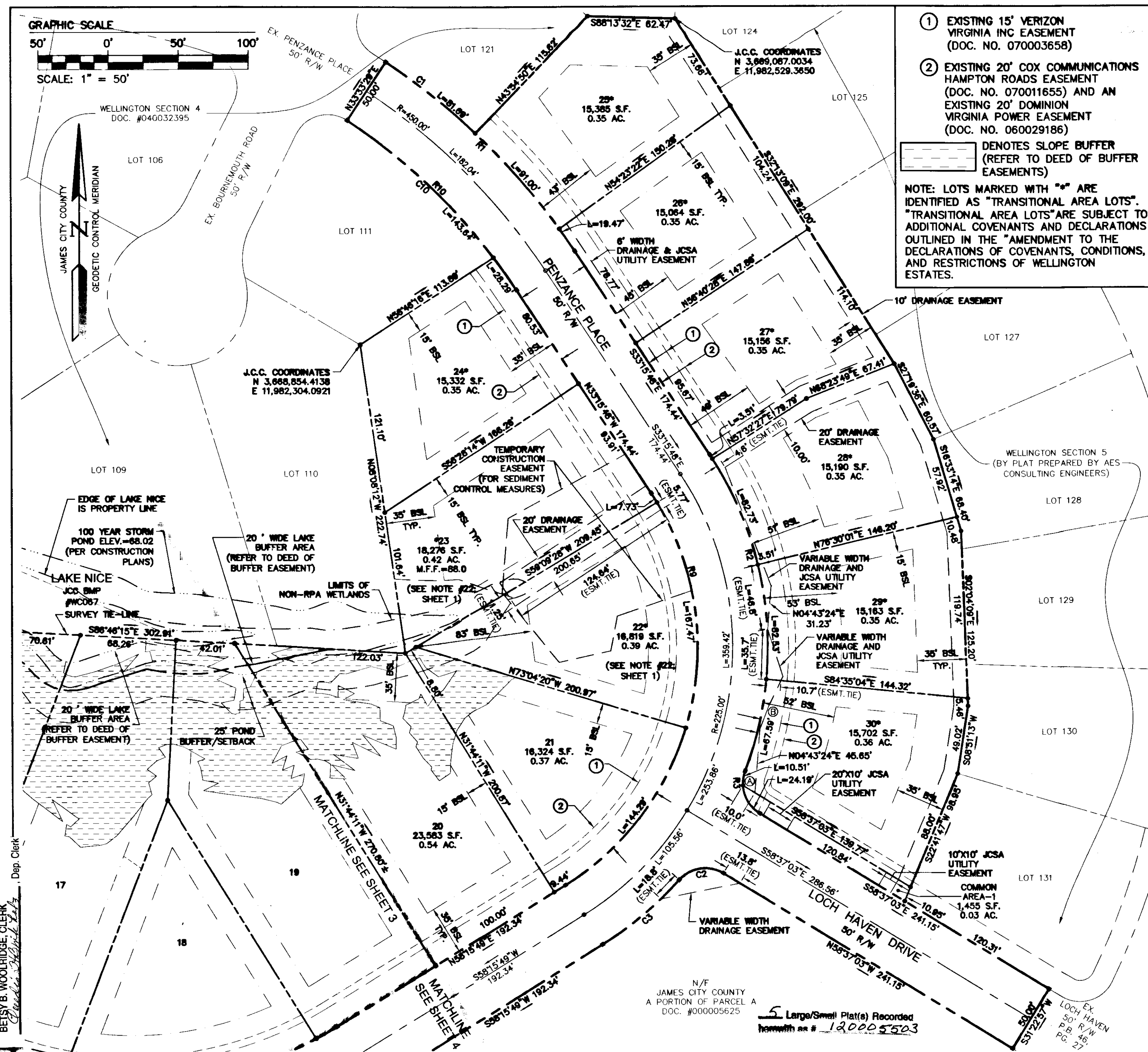


120005503



- ① EXISTING 15' VERIZON VIRGINIA INC EASEMENT (DOC. NO. 070003658)
 - ② EXISTING 20' COX COMMUNICATIONS HAMPTON ROADS EASEMENT (DOC. NO. 070016555) AND AN EXISTING 20' DOMINION VIRGINIA POWER EASEMENT (DOC. NO. 060029186)
- DENOTES SLOPE BUFFER (REFER TO DEED OF BUFFER EASEMENTS)
- NOTE: LOTS MARKED WITH "o" ARE IDENTIFIED AS "TRANSITIONAL AREA LOTS". "TRANSITIONAL AREA LOTS" ARE SUBJECT TO ADDITIONAL COVENANTS AND DECLARATIONS OUTLINED IN THE "AMENDMENT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF WELLINGTON ESTATES."**

RIGHT-OF-WAY CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	23°10'43"	475.00	192.16	97.41	190.85	S44°51'09"E
R2	54°10'12"	250.00	236.36	127.85	227.66	S06°10'42"E
R3	79°31'28"	25.00	34.70	20.80	31.98	S18°51'19"E
R4	54°03'53"	300.00	283.08	153.07	272.70	N63°19'42"E
R5	97°41'05"	250.00	426.23	286.00	376.45	N41°31'06"E
R6	46°40'11"	325.00	264.73	140.20	257.47	N65°46'32"W
R7	247°23'16"	50.00	215.89	-	83.20	N28°07'23"E
R8	93°32'40"	275.00	448.98	292.56	400.75	S74°57'51"E
R9	91°31'37"	200.00	319.49	205.40	286.59	N12°30'00"E
R10	23°10'43"	425.00	171.93	87.16	170.76	N44°51'09"W

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	9°51'15"	475.00	81.69	40.95	81.59	S51°30'53"E
C2	79°31'28"	25.00	34.70	20.80	31.98	S81°37'13"W
C3	16°24'20"	250.00	71.58	36.04	71.34	S50°03'39"W
C4	16°11'57"	325.00	91.89	46.25	91.58	S66°21'48"W
C5	81°47'12"	25.00	35.69	21.65	32.73	S33°34'10"W
C6	97°41'05"	300.00	511.48	343.20	451.74	S41°31'06"W
C7	54°03'53"	250.00	235.90	127.56	227.25	S63°19'42"W
C8	89°59'40"	25.00	39.27	25.00	35.35	S08°42'04"E
C9	22°30'00"	500.00	196.35	99.46	195.09	N42°27'14"W
C10	19°21'51"	425.00	143.64	72.51	142.95	N46°45'35"W

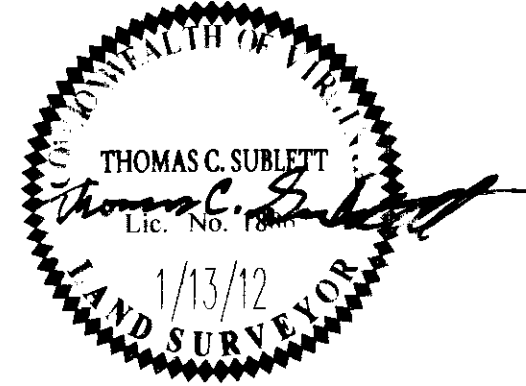
LOT CURVE TABLE

LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
24	3°48'52"	425.00	28.29	14.15	28.29	S35°10'14"E
23	2°12'54"	200.00	7.73	3.87	7.73	S32°09'21"E
22	4°58'34"	200.00	167.47	89.00	162.62	S07°03'37"E
30	24°04'41"	25.00	10.51	5.33	10.43	N08°52'04"E
30	15°29'28"	250.00	67.59	34.00	67.39	N13°09'40"E
29	18°54'55"	250.00	82.53	41.65	82.16	N04°02'31"W
28	18°57'34"	250.00	82.73	41.75	82.35	N22°58'46"W
27	0°48'15"	250.00	3.51	1.75	3.51	N32°51'41"W
26	2°20'50"	475.00	19.46	9.73	19.46	N34°26'13"W
25	10°58'38"	475.00	91.00	45.64	90.86	N41°05'57"W
21	41°20'09"	200.00	144.29	75.45	141.18	S37°35'45"W
19	3°33'52"	275.00	17.11	8.56	17.11	S60°02'45"W
18	39°03'35"	275.00	187.47	97.54	183.86	S81°21'29"W
17	20°57'06"	275.00	100.56	50.85	100.00	N68°38'11"W
16	28°20'46"	275.00	136.05	69.45	134.67	N43°59'15"W
15A	1°37'21"	275.00	7.79	3.89	7.79	N29°00'12"W
15B	65°48'08"	50.00	57.42	32.35	54.32	N61°05'03"W
14	28°34'28"	50.00	24.94	12.73	24.68	S71°43'39"W
13	28°40'33"	50.00	25.02	12.78	24.76	S43°06'09"W
12	57°32'41"	50.00	50.22	27.46	48.13	S00°00'28"E
11A	66°47'26"	50.00	58.29	32.96	55.04	S62°10'32"E
11B	53°07'48"	50.00	46.36	25.00	44.72	S69°00'21"E
11C	1°33'27"	325.00	8.84	4.42	8.84	S43°13'10"E
10	15°54'57"	325.00	90.28	45.43	89.99	S51°57'23"E
9	10°16'10"	325.00	58.25	29.20	58.17	S65°02'56"E
8A	18°55'37"	325.00	107.36	54.17	106.87	S79°38'50"E
8B	81°47'12"	25.00	35.69	21.65	32.73	S48°13'02"E
8C	7°32'43"	250.00	32.92	16.49	32.90	S03°33'05"E
7	10°32'50"	250.00	46.02	23.08	45.96	S05°29'41"W
6	62°23'08"	250.00	272.21	151.36	258.96	S41°57'40"W
5A	17°12'25"	250.00	75.08	37.82	74.80	S81°45'26"W
5B	21°15'29"	300.00	111.31	56.30	110.67	S79°43'54"W
4	17°49'24"	300.00	93.32	47.04	92.95	S60°11'27"W
3A	14°58'59"	300.00	78.45	39.45	78.23	S43°47'16"W
3B	90°00'00"	25.00	39.27	25.00	35.36	S81°17'46"W
3C	1°00'01"	500.00	8.73	4.36	8.73	N53°12'13"W
2	14°01'48"	500.00	122.44	61.53	122.13	N45°41'19"W
1	7°28'11"	500.00	65.18	32.64	65.14	N34°56'19"W
CA-1	55°26'46"	25.00	24.19	13.14	23.60	N30°53'40"W

THIS SHEET ADDRESSES LOTS 20-30

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 09/20/12
 at 12:53 AM/PM, PG. 3
 Document # 120005503
 BETSY B. WOOLRIDGE, CLERK
 Clerk of Circuit Court
 Dep. Clerk

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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 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com

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: 1"=50' | Date: 1/3/11
 Sheet Number
2 OF 5