

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 HR Ashe  
 DATE SIGNATURE FOR BOCA LAND INVESTORS, L.L.C.  
HR ASHE  
 NAME PRINTED

**CERTIFICATE OF NOTARIZATION:**

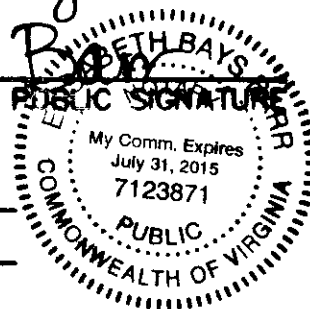
COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF James City County

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 COMMISSION EXPIRES: 7/31/2015  
 NOTARY REGISTRATION NUMBER: 7123871



**NOTE:**

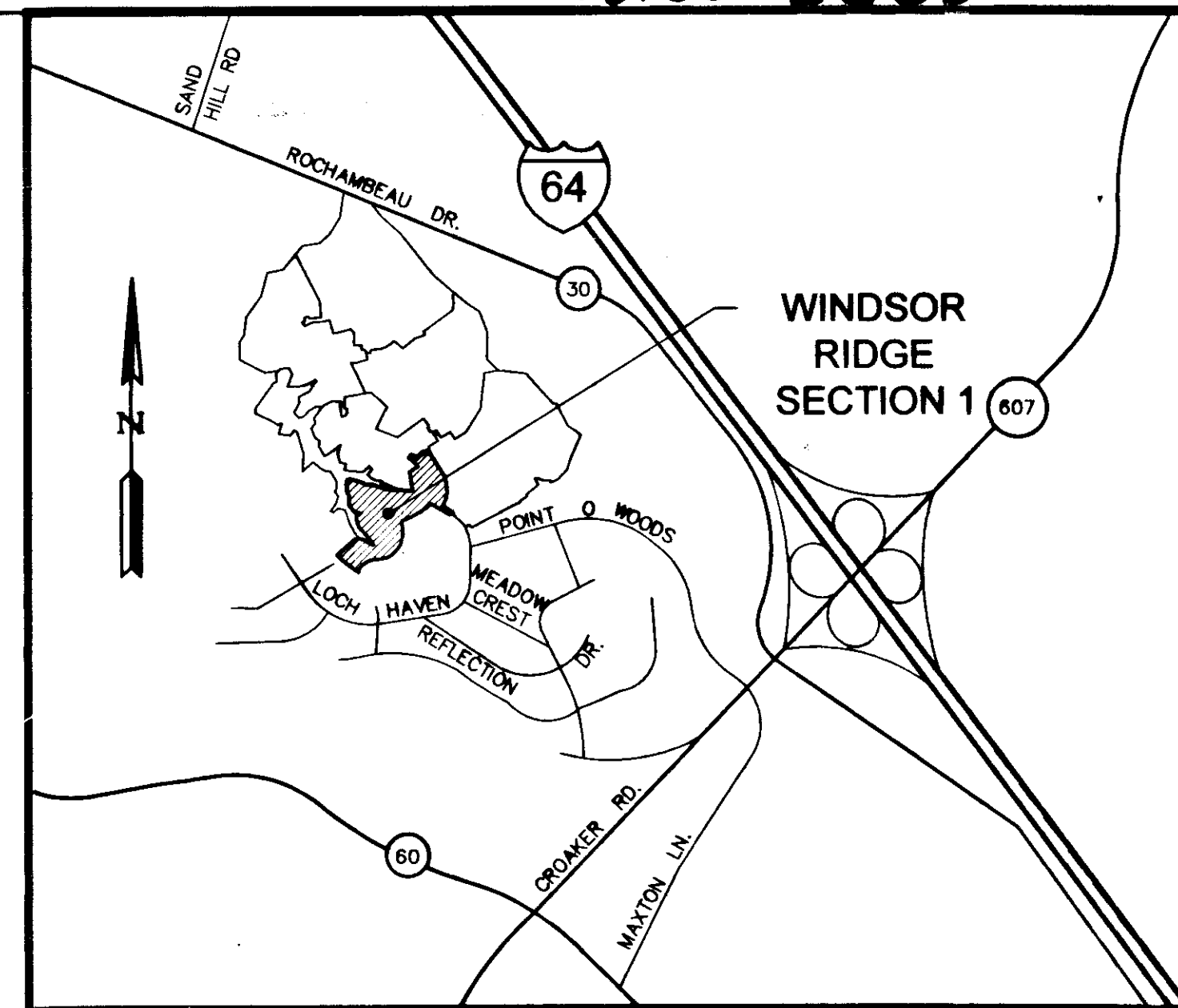
LOTS 13 AND 14 OF MIRROR LAKES ESTATES, SECTION 6, ARE EXTINGUISHED BY THIS PLAT AND THEIR AREAS ARE INCORPORATED INTO TAX PARCEL (13-3)(1-12), WINDSOR RIDGE SECTION 1 AND FUTURE SECTION 2.

**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  
 THOMAS C. SUBLETT, L.S. #1886 DATE

**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  
[Signature] SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

**VDOT APPROVAL**

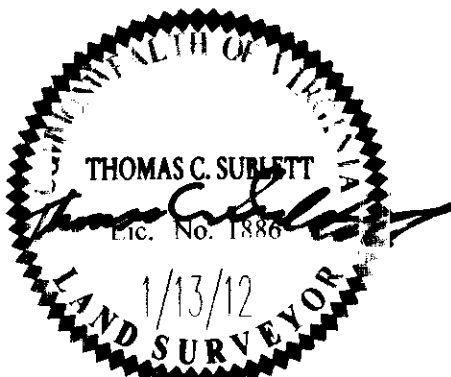
3-7-12 DATE  
Nachel Gf VIRGINIA DEPARTMENT OF TRANSPORTATION

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. @ 12:35 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

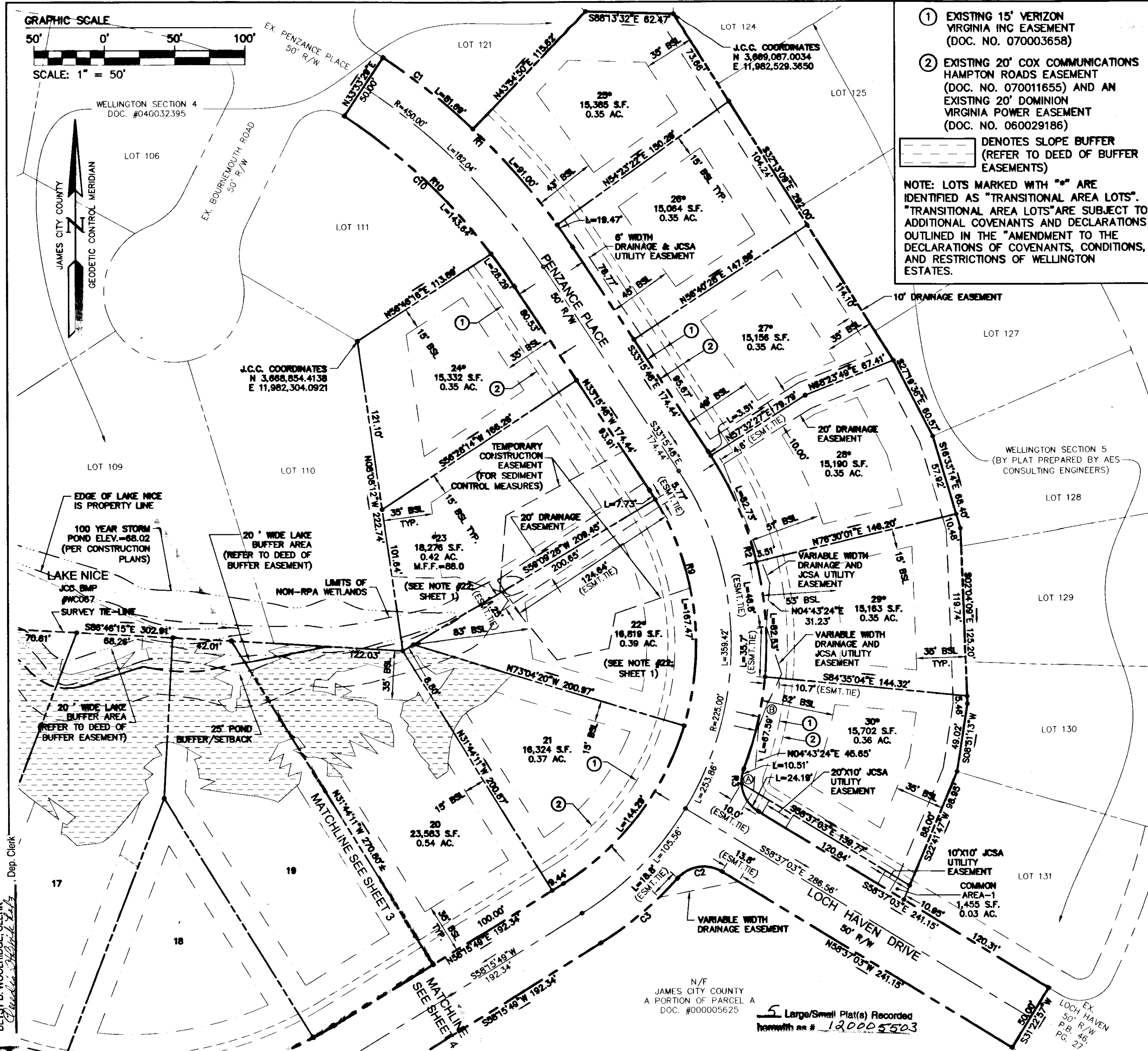


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 Hampton Roads | Central Virginia | Middle Peninsula

**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**

120005503



**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

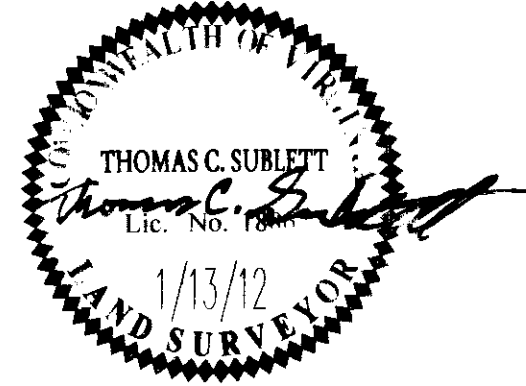
**LOT CURVE TABLE**

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  
07/20/12  
at 12:53 AM/PM, PG. 3  
Document # 120005503  
BETSY B. WOOLRIDGE, CLERK  
Clerk

Rev.	Date	Description	Revised By
3	1/13/12	REVISION PER JCC COMMENT	LBA
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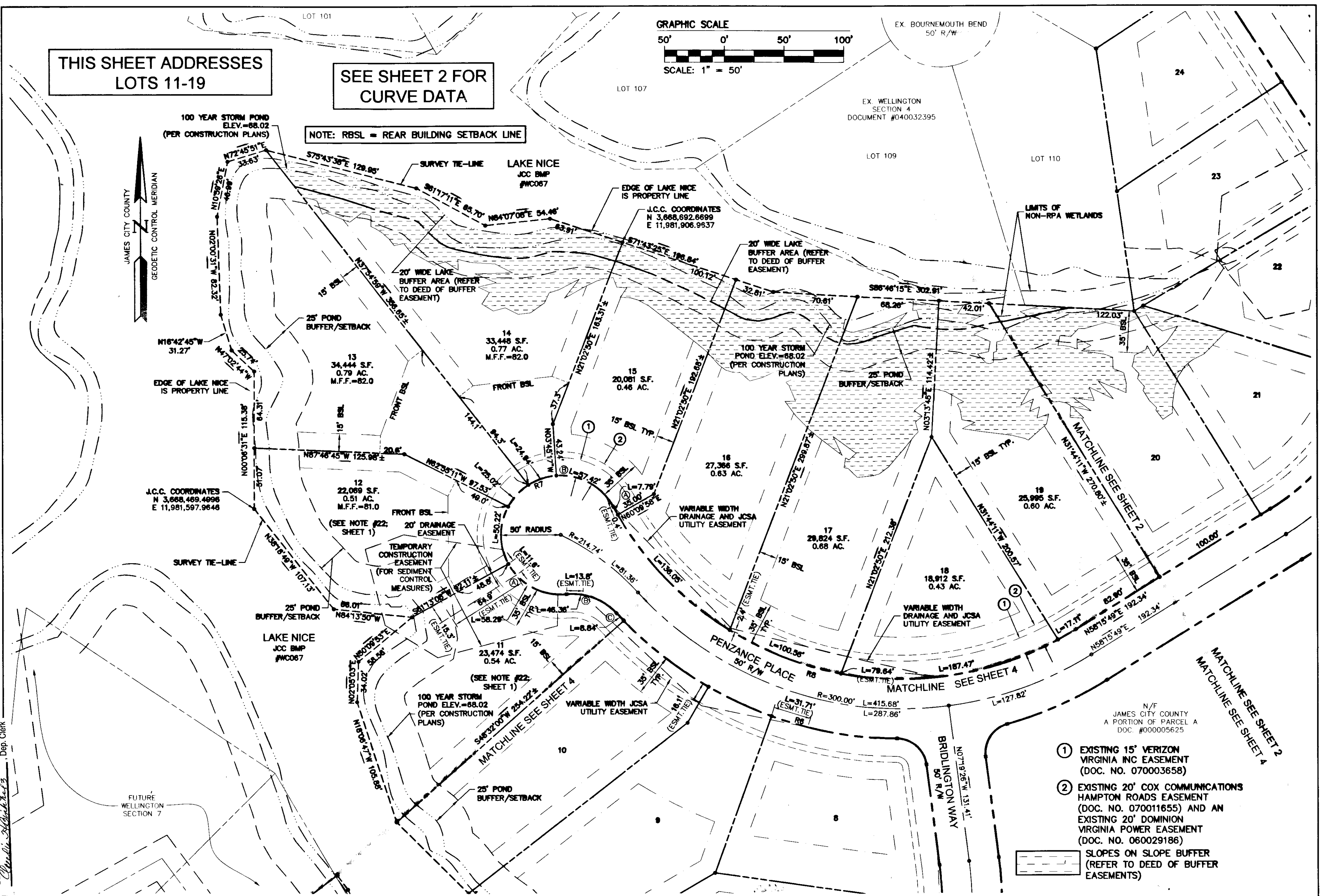
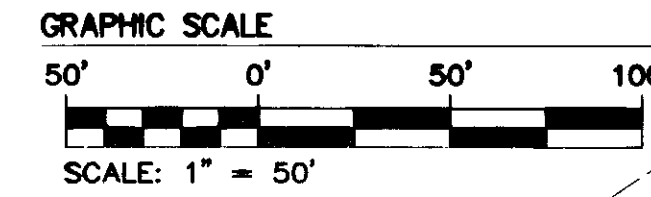
**PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT**  
**WINDSOR RIDGE**  
**SECTION ONE**  
**LOTS 1-30 (30 LOTS)**  
**BEING THE PROPERTY OF**  
**BOCA LAND INVESTORS, L.L.C.**  
STONEHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: TCS/AWT/JFS  
Project Number: 8223-8  
Scale: 1"=50' | Date: 1/3/11  
Sheet Number  
**2 OF 5**



THIS SHEET ADDRESSES  
LOTS 11-19

SEE SHEET 2 FOR  
CURVE DATA



NOTE: RBSL = REAR BUILDING SETBACK LINE

100 YEAR STORM POND  
ELEV. = 68.02  
(PER CONSTRUCTION PLANS)

EDGE OF LAKE NICE  
IS PROPERTY LINE

J.C.C. COORDINATES  
N 3,668,489.4996  
E 11,981,597.9648

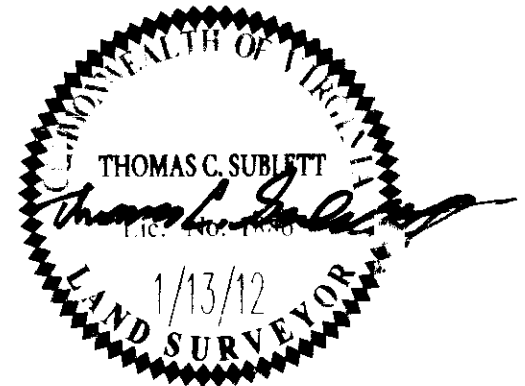
FUTURE  
WELLINGTON  
SECTION 7

City of Williamsburg & County of James City  
Circuit Court. This PLAT was recorded on  
9/11/12 at 12:58 AM/PM, PB PG  
Document # 120005503  
BETSY B. WOOLFRIE, CLERK  
Dep. Clerk

- ① EXISTING 15' VERIZON VIRGINIA INC EASEMENT (DOC. NO. 070003658)
- ② EXISTING 20' COX COMMUNICATIONS HAMPTON ROADS EASEMENT (DOC. NO. 070011655) AND AN EXISTING 20' DOMINION VIRGINIA POWER EASEMENT (DOC. NO. 060029186)

SLOPES ON SLOPE BUFFER  
(REFER TO DEED OF BUFFER EASEMENTS)

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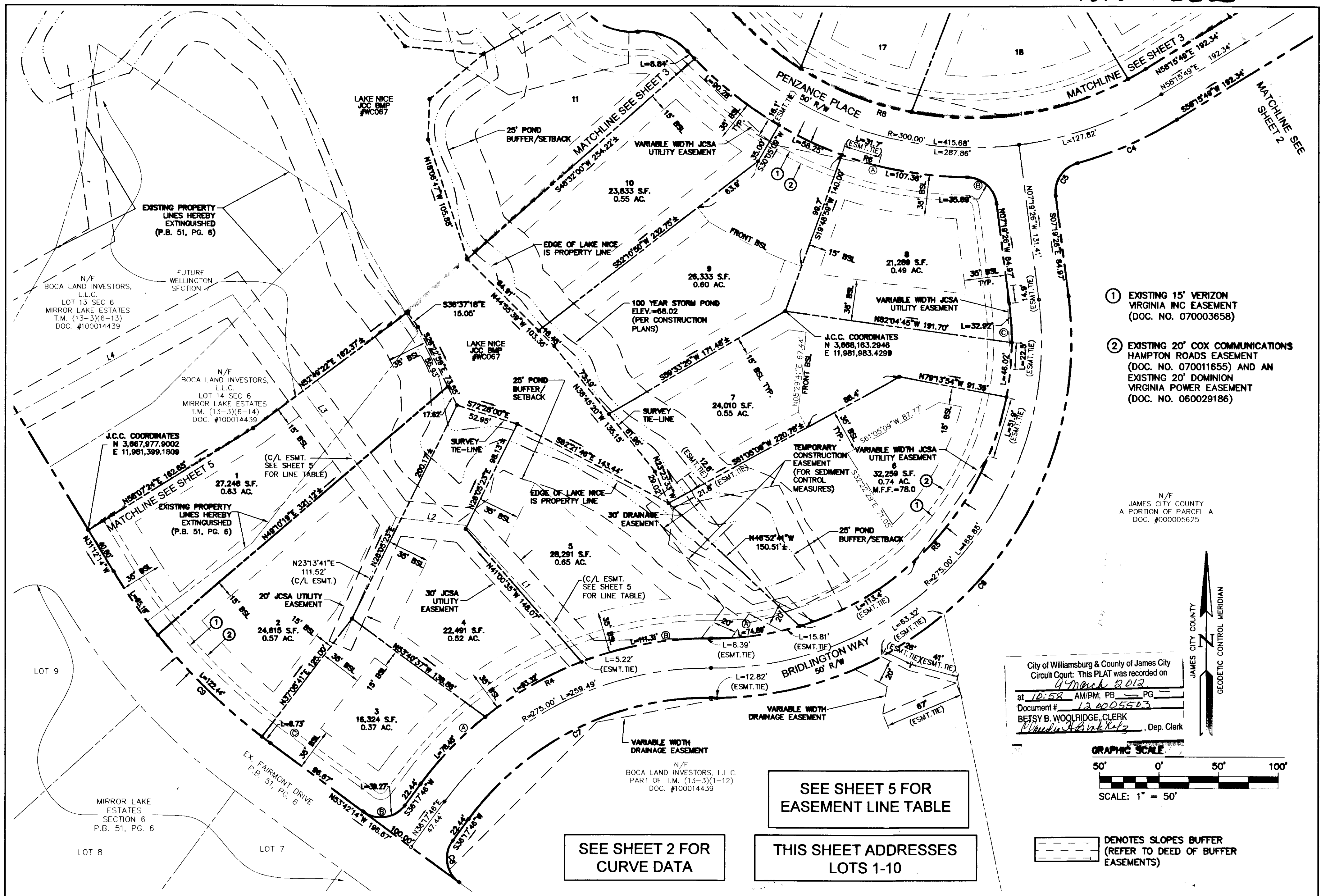


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www.aesve.com

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

Project Contacts: TCS/AWT/JFS  
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**3 OF 5**

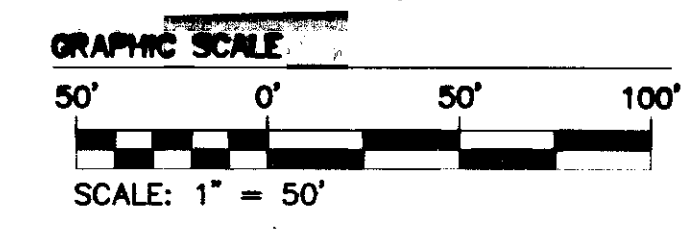
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N/F JAMES CITY COUNTY A PORTION OF PARCEL A DOC. #000005625

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 4 March 2012 at 10:58 AM/PM, PB PG Document # 120005503 BETSY B. WOOLRIDGE, CLERK *Wanda A. Binkley*, Dep. Clerk



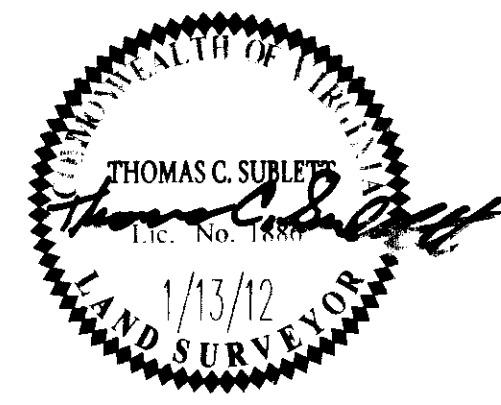
DENOTES SLOPES BUFFER (REFER TO DEED OF BUFFER EASEMENTS)

SEE SHEET 2 FOR CURVE DATA

SEE SHEET 5 FOR EASEMENT LINE TABLE

THIS SHEET ADDRESSES LOTS 1-10

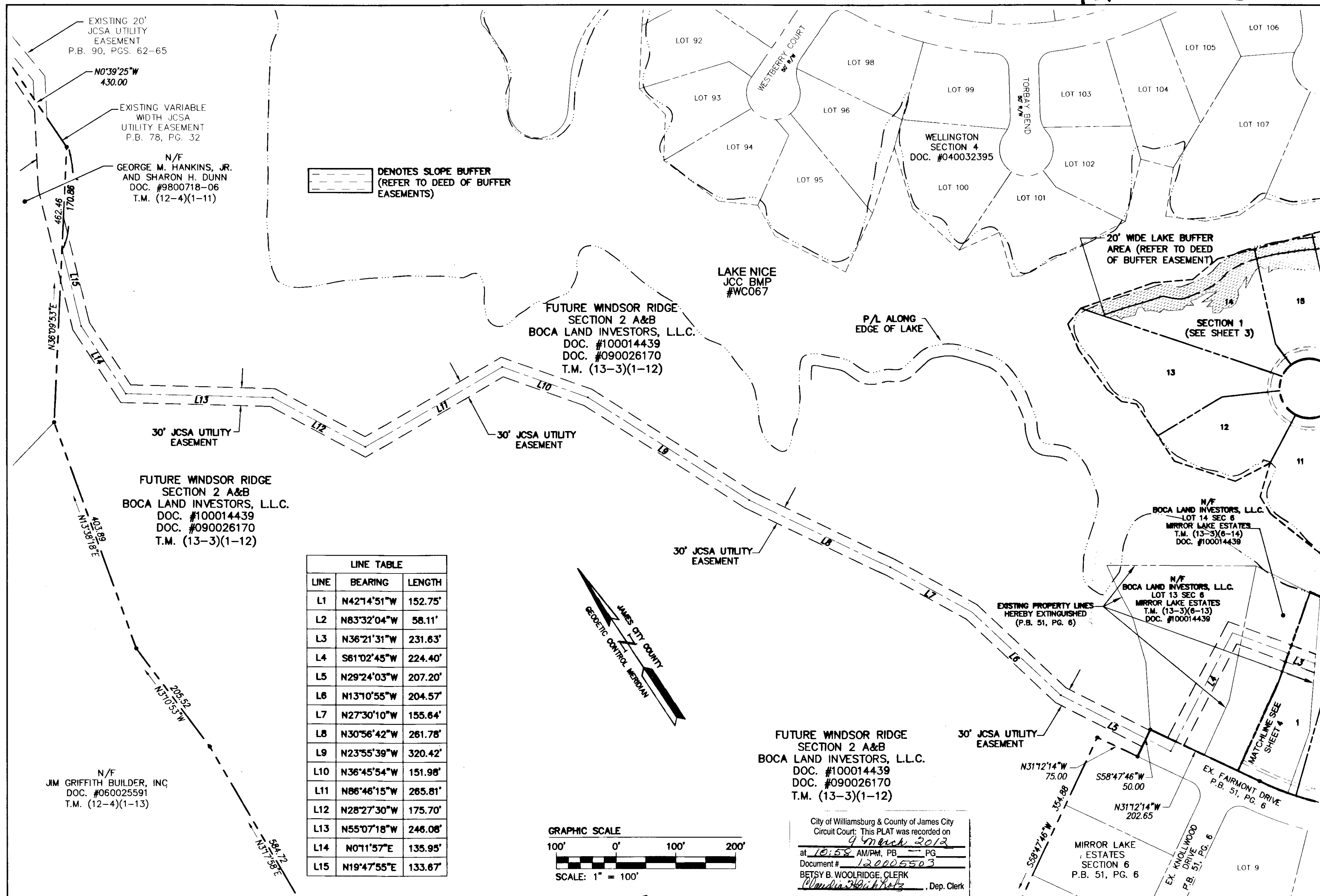
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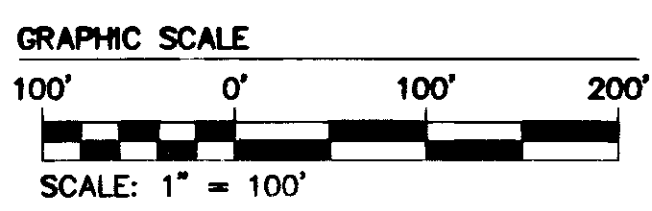
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STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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**4 OF 5**



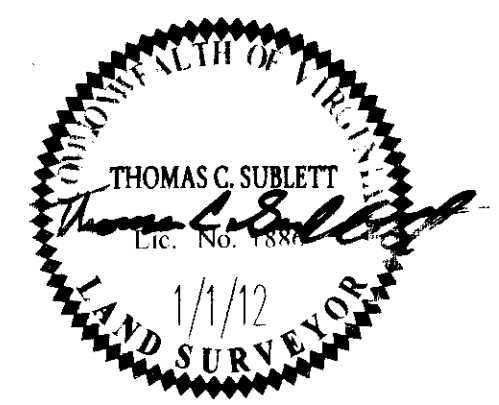
**LINE TABLE**

LINE	BEARING	LENGTH
L1	N42°14'51"W	152.75'
L2	N83°32'04"W	58.11'
L3	N36°21'31"W	231.63'
L4	S61°02'45"W	224.40'
L5	N29°24'03"W	207.20'
L6	N13°10'55"W	204.57'
L7	N27°30'10"W	155.64'
L8	N30°56'42"W	261.78'
L9	N23°55'39"W	320.42'
L10	N36°45'54"W	151.98'
L11	N86°46'15"W	265.81'
L12	N28°27'30"W	175.70'
L13	N55°07'18"W	246.08'
L14	N0°11'57"E	135.95'
L15	N19°47'55"E	133.67'



City of Williamsburg & County of James City  
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9 March 2012  
 at 10:58 AM/PM, PB PG  
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 BETSY B. WOOLRIDGE, CLERK  
*Wanda H. Helz*, Dep. Clerk

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2	1/3/12	REVISION PER JCC COMMENT AND OWNER REQUEST	LBA
1	5/23/11	REVISION PER JCC COMMENT AND OWNER REQUEST	LBA



**INES**  
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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: 1"=100' | Date: 1/3/11  
 Sheet Number  
**5 OF 5**