

120018298

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)

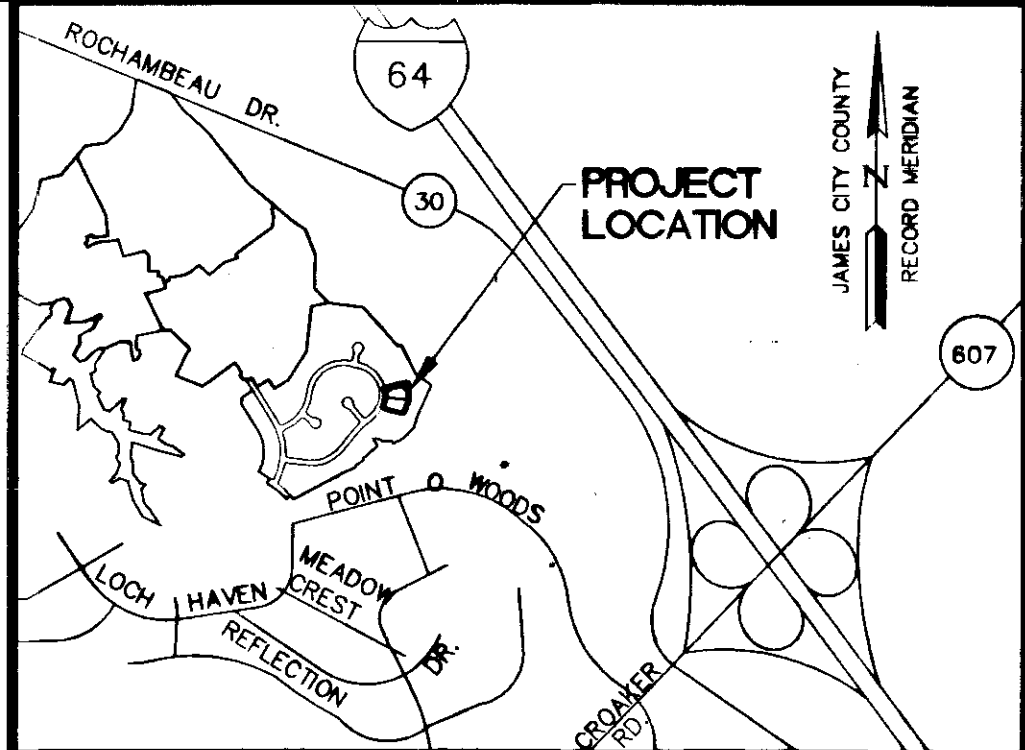
OWNER'S CERTIFICATION
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.
 DATE: 6-21-2012 SIGNATURE: HR Oake
 NAME PRINTED: HR OAKE
 SIGNATURE: HR ASHE
 NAME PRINTED: HR ASHE

CERTIFICATE OF NOTARIZATION:
 COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City
 I, Elizabeth Paul Barr 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 21st DAY OF June 2012.
 SIGNATURE: Elizabeth Paul Barr
 NOTARY PUBLIC SIGNATURE
 MY COMMISSION EXPIRES: 7/31/2015
 NOTARY REGISTRATION NUMBER: 7123871

LOT TABULATION

SUBDIVISION	INSTRUMENT	LOTS
SECTION ONE	#010018136	48
SECTION TWO	#040003667	52
SECTION THREE	#030018115	51
SECTION FOUR	#040032395	39
SECTION FIVE	#050025730	66
TOTAL LOT COUNT		256

CONSERVATION EASEMENT SIGN (TYP.)
 NOTE: CONSERVATION EASEMENT SIGNS TO BE INSTALLED AT THE INTERSECTION OF PROPERTY LINES AND EASEMENT AND AS SHOWN.
 AREA OF PRIVATE NATURAL OPEN SPACE CONSERVATION EASEMENT TO BE DEDICATED TO JAMES CITY COUNTY (7317 SF; 0.17 AC)



LOCATION MAP SCALE: 1"=2000'

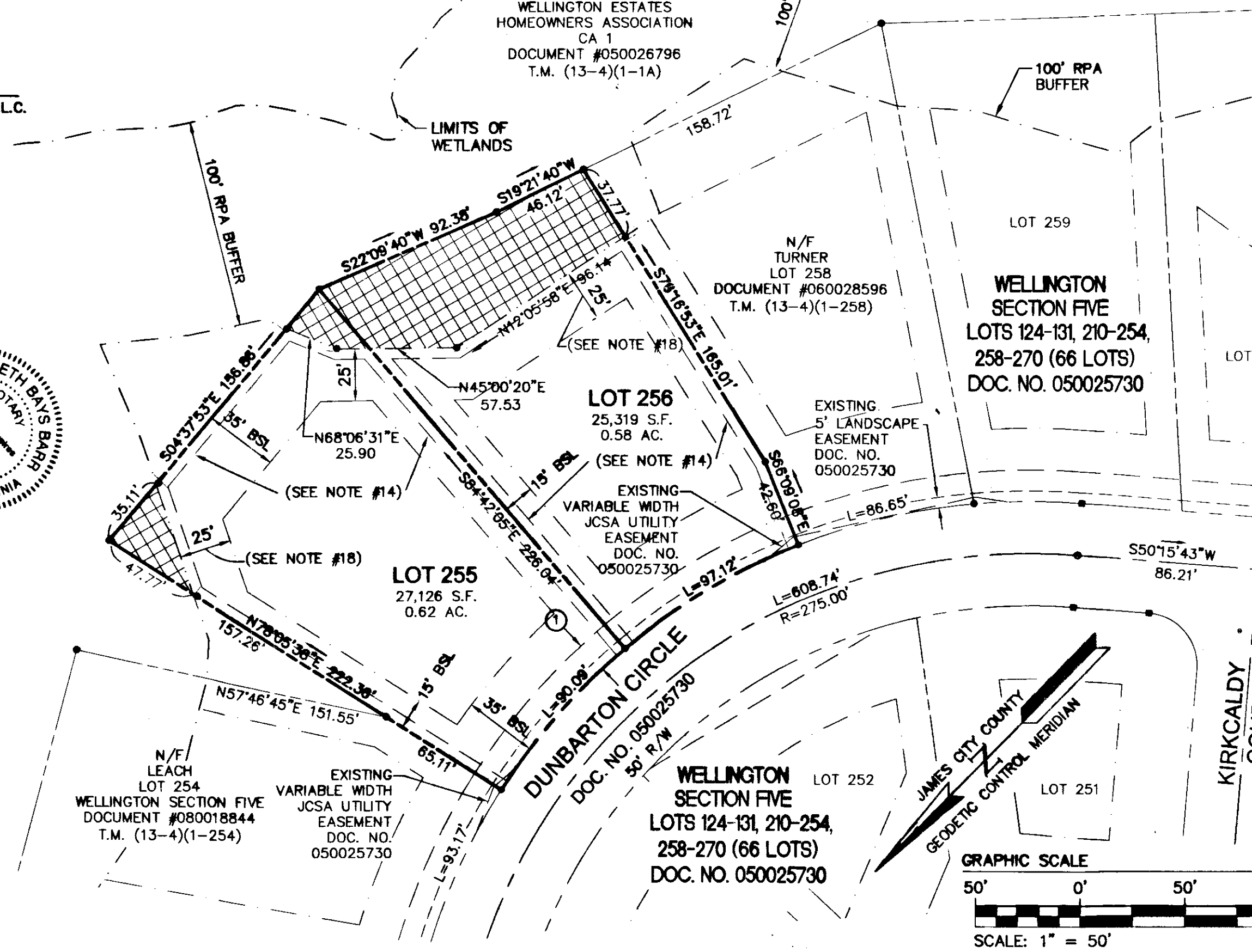
AREA TABULATION WELLINGTON SECTION FIVE LOTS 255 AND 256

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	52,445 S.F.	1.20 AC.±
TOTAL AREA SUBDIVIDED	52,445 S.F.	1.20 AC.±
NUMBER OF LOTS	2	

- 1. EXISTING 15' VERIZON VIRGINIA INC EASEMENT (DOC. NO. 050021920)
- EXISTING 15' COX COMMUNICATIONS HAMPTON ROADS EASEMENT (DOC. NO. 050029842)
- EXISTING 15' DOMINION VIRGINIA POWER EASEMENT (DOC. NO. 050024837)

GENERAL NOTES

- PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT, WITH PROFFERS.
- PROPERTY IS ALL OF TAX PARCEL (13-4)(1-1B).
- SETBACKS: (UNLESS OTHERWISE NOTED)
 FRONT = 35'
 SIDE = 15'
 REAR = 35'
 IF LOT IS UP TO AND INCLUDING 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.
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- 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 CHANGE FLOOD PLAIN) PER F.I.R.M. # 51095C0045C DATED 09/28/07.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CODES, AND RESTRICTIONS MADE ON FEBRUARY 28, 2000 AND RECORDED AS DOCUMENT NO. 00005624 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.
- 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.
- 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.

LOT CURVE TABLE

LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
255	17°12'17"	300.00	90.09	45.38	89.75	N03°18'13"W
256	18°32'57"	300.00	97.12	48.99	96.70	N14°34'24"E

- AREAS CONTAINED IN NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
- EASEMENTS MAY EXIST THAT ENCOMBER THE PROPERTY AND ARE NOT SHOWN ON THE PLAT.
- PROVIDE 25' SEPARATION FROM 100' RPA BUFFER FOR EACH MAIN STRUCTURE.

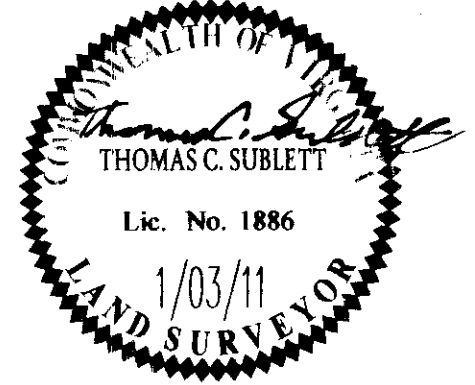
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
 THOMAS C. SUBLETT 1/3/11
 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.
 DATE: 8/24/12
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

VDOT
 DATE: 6/7/12
 VIRGINIA DEPARTMENT OF TRANSPORTATION

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 4 DAY OF September, 2012.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:01 AM/PM
 INSTRUMENT # 120018298
 TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK
By Claudia Hornbly, Dep. Clerk

Rev	Date	Description	Revised By
1	06/05/12	REVISED PER JAMES CITY COUNTY COMMENTS	TCS



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PLAT OF SUBDIVISION
WELLINGTON SECTION FIVE
 LOTS 255 AND 256
 BEING THE PROPERTY OF
 BOCA LAND INVESTORS, L.L.C.
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFS
 Project Number: 8223-9
 Scale: 1" = 50' Date: 1/3/11
 Sheet Number
1 OF 1