

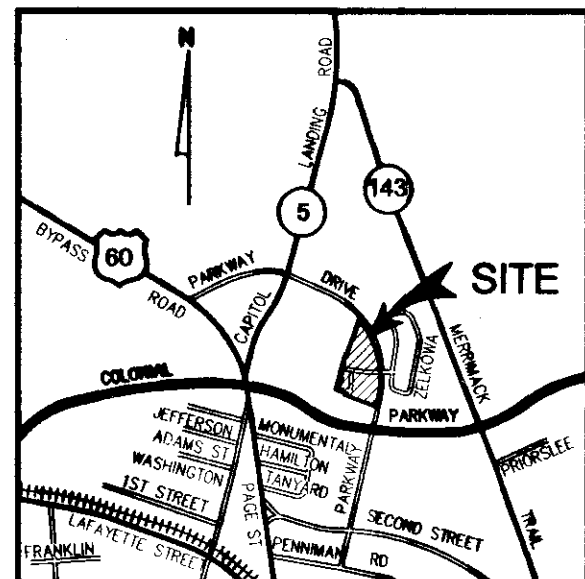
121847

SUBDIVISION PLAT  
WYNDHAM PLANTATION WEST  
WILLIAMSBURG, VIRGINIA

MAY 21, 2012 SCALE: 1"=50'

CAMPBELL LAND SURVEYING, INC.  
P.O. BOX 855  
YORKTOWN, VIRGINIA 23692  
(757) 890-0837

SHEET 1 OF 3



VICINITY MAP SCALE: 1"=2000'

AREA TABULATION

LOTS 1-24		
AREA OF RESIDENTIAL LOTS	144,596 S.F.	3.3195 AC.
AREA OF COMMON OPEN SPACE	88,851 S.F.	2.0397 AC.
AREA OF RIGHT-OF-WAY	27,869 S.F.	0.6398 AC.
TOTAL AREA SUBDIVIDED	261,316 S.F.	5.9990 AC.
NUMBER OF LOTS	24	
AVERAGE LOT SIZE	6,025 S.F.	0.1383 AC.
SMALLEST LOT (LOT 11)	2,589 S.F.	0.0594 AC.
LARGEST LOT (LOT 13)	12,748 S.F.	0.2926 AC.
GROSS LOTS PER ACRE	7	

GENERAL NOTES

- PROPERTY IS ZONED RM-2, MULTI-FAMILY DWELLING DISTRICT
- PROPERTY IS ALL OF TAX PARCEL 438-22-00-A
- MINIMUM BUILDING SETBACKS:  
FRONT - 0  
SIDE - 7.5'  
REAR - 25'
- MINIMUM LOT WIDTH AT BUILDING SETBACK = 20'
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE CITY OF WILLIAMSBURG
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND
- STREETS ARE TO BE PRIVATE
- OPEN SPACE AREA AND THEIR STRUCTURES WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
- PORTION OF PROPERTY LIES WITHIN A CHESAPEAKE BAY RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA
- PROPERTY CURRENTLY KNOWN AS WYNDHAM PLANTATION WEST CONDOMINIUMS
- SUBDIVISION LAYOUT PER LAND PLANNING SOLUTIONS
- ROADS, CURBS, WATER AND SEWER MAINS, AND BUILDINGS ON LOTS 1-12 ARE IN PLACE.

OWNERS CERTIFICATE

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

H. R. Ashe 7-18-12  
BOCA LAND INVESTORS II, LLC DATE  
H. R. ASHE

CERTIFICATION OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF Newport News TO WIT:  
I, Deborah A. Bailey, A NOTARY PUBLIC IN AND FOR JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 18 DAY OF July, 2012.  
MY COMMISSION EXPIRES: 6/30/2016  
Deborah A. Bailey

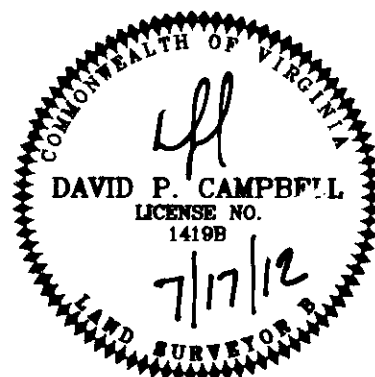
Deborah A. Bailey  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #207023  
My Commission Expires 6/30/2016

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(A) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED.

David P. Campbell 7/17/12  
DAVID P. CAMPBELL, L.S. 14198 DATE



CERTIFICATION OF APPROVAL

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

Reed T. Nester 8/16/12  
AGENT OF REPRESENTATIVE OF DATE  
GOVERNING BODY

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA, THIS 22<sup>nd</sup> DAY OF August, 2012, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS. # 121847 @ 3:45 P.M.

PLAT BOOK --- PAGE ---  
TESTE: Betsy B. Woodruff  
CLERK  
By Claudia A. Binkholz, Dep. Clerk

SITE SUMMARY

PARCEL A

OWNER: BOCA LAND INVESTORS II, LLC  
ADDRESS: #1003 BRICK KILN BLVD. NEWPORT NEWS, VA 23602  
TAX I.D.: 438-22-00-A  
ZONING: RM-2  
LEGAL: WYNDHAM PLANTATION WEST, PHASE 3, COMMON AREA  
REFERENCE: DEED 101068, PLAT 072499 (P.B. 69, PG. 91)  
F.I.R.M. ZONE: X  
F.I.R.M. MAP: 51095 C, DATED: 9/28/07

3 Large/Small Plat(s) Recorded  
herewith as # 121847