

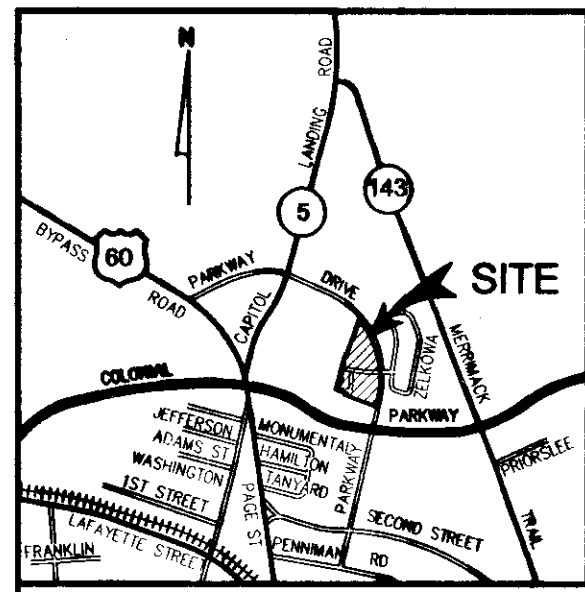
121847

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

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

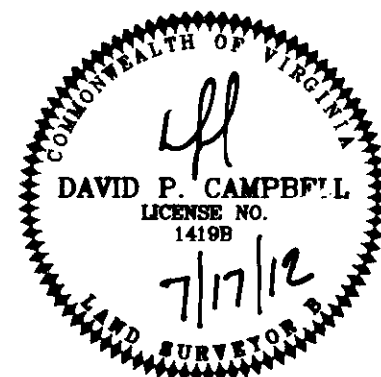
Deborah A. Bailey
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #207023
My Commission Expires 6/30/2016

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 22nd 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

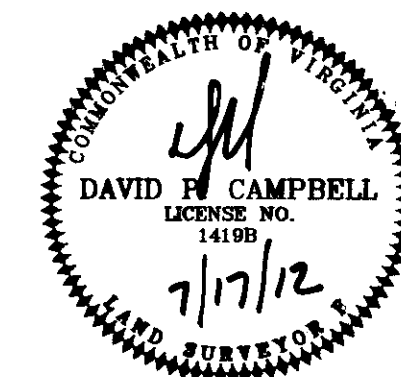
3 Large/Small Plat(s) Recorded
herewith as # 121847

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 2 OF 3



SEE SHEET 3 OF 3 FOR
LINE TABLE, CURVE TABLES
AND LOT AREA SUMMARY

CHESAPEAKE BAY NOTES

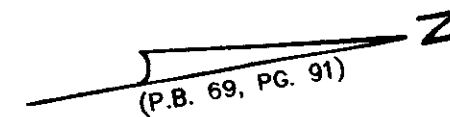
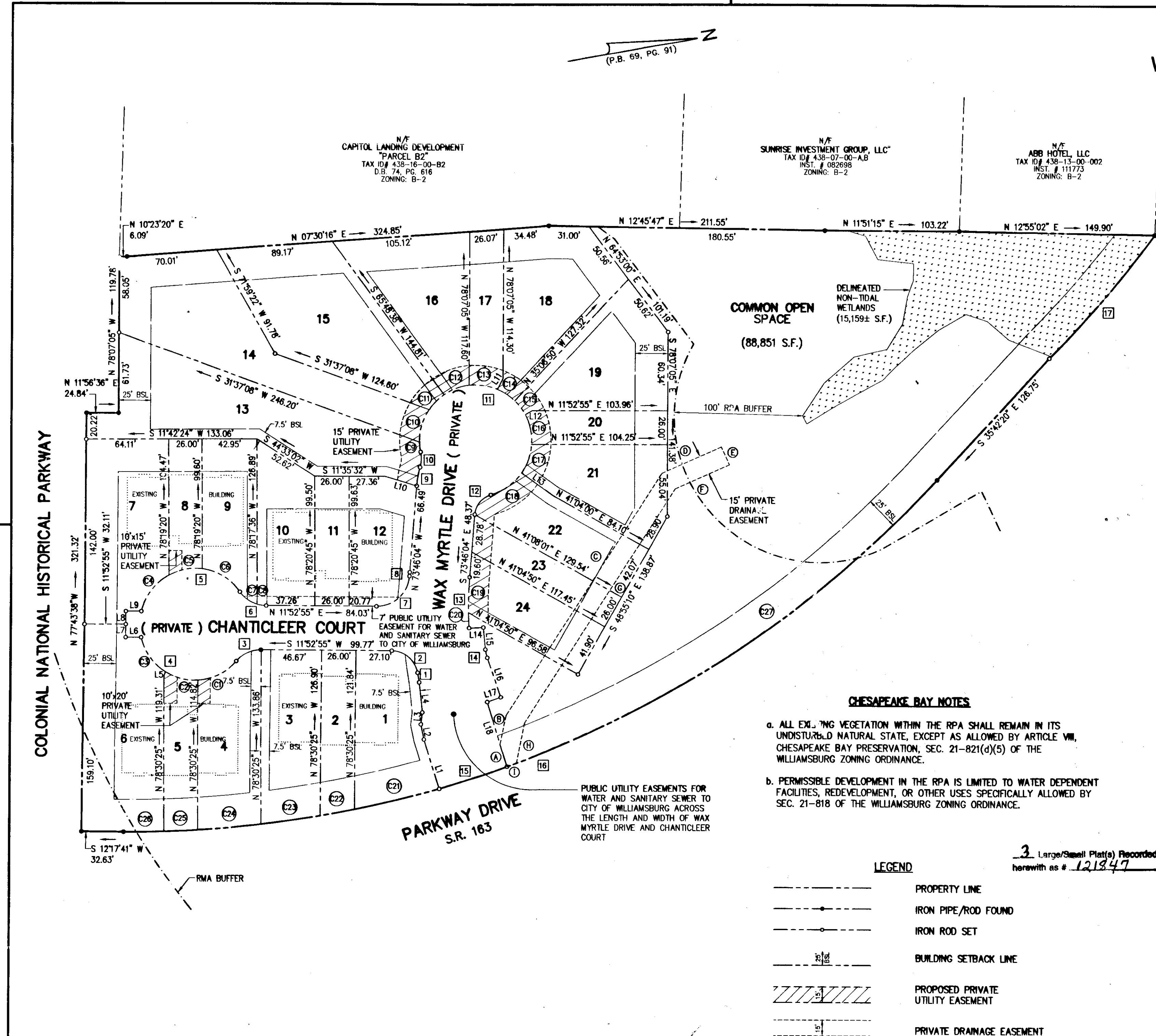
- a. ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT AS ALLOWED BY ARTICLE VM, CHESAPEAKE BAY PRESERVATION, SEC. 21-821(d)(5) OF THE WILLIAMSBURG ZONING ORDINANCE.
- b. PERMISSIBLE DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES, REDEVELOPMENT, OR OTHER USES SPECIFICALLY ALLOWED BY SEC. 21-818 OF THE WILLIAMSBURG ZONING ORDINANCE.

LEGEND

	PROPERTY LINE
	IRON PIPE/ROD FOUND
	IRON ROD SET
	BUILDING SETBACK LINE
	PROPOSED PRIVATE UTILITY EASEMENT
	PRIVATE DRAINAGE EASEMENT

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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
22 August 2012
at 2:45 AM/PM, PG. _____
Document # 121847
BETSY B. WOOLRIDGE, CLERK
CAMPBELL LAND SURVEYING, INC., Dep. Clerk



N/F
CAPITOL LANDING DEVELOPMENT
"PARCEL B2"
TAX ID# 438-16-00-B2
D.B. 74, PG. 616
ZONING: B-2

N/F
SUNRISE INVESTMENT GROUP, LLC
TAX ID# 438-07-00-A,B
INST. # 082698
ZONING: B-2

N/F
ABB HOTEL, LLC
TAX ID# 438-13-00-002
INST. # 111773
ZONING: B-2

COMMON OPEN SPACE
(88,851 S.F.)
DELINEATED NON-TIDAL WETLANDS (15,159± S.F.)

PUBLIC UTILITY EASEMENTS FOR WATER AND SANITARY SEWER TO CITY OF WILLIAMSBURG ACROSS THE LENGTH AND WIDTH OF WAX MYRTLE DRIVE AND CHANTICLEER COURT

COLONIAL NATIONAL HISTORICAL PARKWAY

PARKWAY DRIVE
S.R. 163

(PRIVATE) CHANTICLEER COURT

WAX MYRTLE DRIVE (PRIVATE)

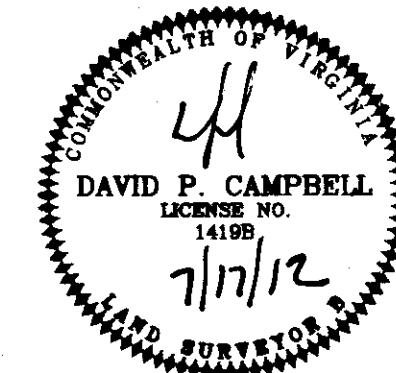
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SHEET 3 OF 3



R/W CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	01°19'03"	321.50'	7.39'	3.70'	7.39'	N 88°10'14" W
2	80°36'21"	20.00'	28.14'	16.96'	25.87'	S 52°11'07" W
3	49°07'27"	25.00'	21.43'	11.43'	20.78'	S 12°40'51" E
4	125°40'38"	43.00'	94.32'	83.81'	76.52'	S 25°35'44" W
5	131°02'23"	43.00'	98.34'	94.44'	78.27'	N 00°50'58" E
6	54°29'14"	25.00'	23.78'	12.87'	22.89'	N 39°07'33" E
7	86°11'04"	25.00'	37.61'	23.39'	34.16'	N 31°12'35" W
8	00°32'02"	324.50'	3.02'	1.51'	3.02'	N 74°02'06" W
9	11°09'33"	74.50'	14.51'	7.28'	14.49'	N 68°11'19" W
10	27°18'17"	25.00'	11.91'	6.07'	11.80'	N 76°15'42" W
11	265°51'41"	43.00'	199.53'	---	62.97'	N 43°01'00" E
12	69°42'55"	17.00'	20.69'	11.84'	19.43'	S 38°54'37" E
13	08°02'22"	278.50'	39.08'	19.57'	39.05'	S 77°47'16" E
14	11°58'17"	31.00'	6.48'	3.25'	6.47'	N 88°33'04" E
15	03°46'16"	835.93'	55.02'	27.52'	55.01'	S 06°26'42" E
16	48°00'01"	835.93'	700.31'	372.18'	680.01'	S 11°42'20" E
17	08°31'02"	835.93'	124.27'	62.25'	124.51'	S 37°47'50" E

LOT CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	46°10'28"	43.00'	34.65'	18.33'	33.72'	N 14°09'21" W
C2	34°55'43"	43.00'	26.21'	13.53'	25.81'	N 26°23'45" E
C3	44°34'27"	43.00'	33.45'	17.62'	32.62'	N 66°08'50" E
C4	47°50'50"	43.00'	35.91'	19.08'	34.88'	S 40°44'48" E
C5	35°49'29"	43.00'	26.89'	13.90'	26.45'	S 01°05'22" W
C6	47°22'03"	43.00'	35.55'	18.86'	34.55'	S 42°41'08" W
C7	38°07'43"	25.00'	16.64'	8.64'	16.33'	S 47°18'18" W
C8	16°21'31"	25.00'	7.13'	3.59'	7.11'	S 20°03'41" W
C9	10°09'43"	43.00'	7.63'	3.82'	7.62'	S 84°49'59" E
C10	35°15'58"	43.00'	26.47'	13.67'	26.05'	S 62°07'09" E
C11	21°22'25"	43.00'	16.04'	8.11'	15.95'	S 33°47'57" E
C12	28°10'35"	43.00'	21.15'	10.79'	20.93'	S 09°01'27" E
C13	29°32'24"	43.00'	22.17'	11.34'	21.93'	S 19°50'02" W
C14	21°15'24"	43.00'	15.95'	8.07'	15.86'	S 45°13'56" W
C15	17°56'51"	43.00'	13.47'	6.79'	13.41'	S 64°50'03" W
C16	31°41'12"	43.00'	23.78'	12.20'	23.48'	S 89°39'04" W
C17	31°12'06"	43.00'	23.42'	12.01'	23.13'	N 58°54'17" W
C18	39°15'05"	43.00'	29.46'	15.33'	28.89'	N 23°40'42" W
C19	05°36'16"	278.50'	27.24'	13.63'	27.23'	N 76°34'12" W
C20	02°26'07"	278.50'	11.84'	5.92'	11.84'	N 80°35'24" W
C21	04°31'39"	835.93'	66.06'	33.04'	66.04'	S 02°17'44" E
C22	01°48'57"	835.93'	26.49'	13.25'	26.49'	S 00°52'34" W
C23	03°14'06"	835.93'	47.20'	23.61'	47.19'	S 03°24'05" W
C24	03°19'44"	835.93'	48.57'	24.29'	48.56'	S 06°41'00" W
C25	01°47'01"	835.93'	26.02'	13.01'	26.02'	S 09°14'22" W
C26	02°09'49"	835.93'	31.57'	15.78'	31.56'	S 11°12'47" W
C27	27°22'29"	835.93'	399.39'	203.58'	395.60'	S 22°01'04" E

LINE TABLE		
NO.	BEARING	DISTANCE
1	S 84°36'37" W	39.52'
2	N 89°44'00" W	11.83'
3	N 72°14'43" W	9.23'
4	N 84°43'38" W	23.30'
5	S 60°03'41" E	3.35'
6	N 11°52'55" E	12.18'
7	S 78°07'05" E	10.00'
8	S 78°07'05" E	10.00'
9	S 11°52'55" W	12.18'
10	N 28°24'26" E	25.04'
11	S 50°52'44" E	9.36'
12	S 18°11'33" E	6.09'
13	S 47°28'18" W	29.93'
14	S 07°59'13" W	11.00'
15	N 83°37'52" W	17.11'
16	S 82°33'56" W	32.16'
17	N 07°26'04" W	11.00'
18	S 84°17'46" W	52.06'

DRAINAGE EASEMENT LINE TABLE		
NO.	BEARING	DISTANCE
A	S 84°17'46" W	17.94'
B	N 67°12'51" W	22.75'
C	N 45°37'01" W	220.17'
D	N 12°18'55" W	49.50'
E	N 77°41'05" E	15.00'
F	S 12°18'55" E	45.01'
G	S 45°37'01" E	212.83'
H	S 67°12'51" E	31.72'

DRAINAGE EASEMENT CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
I	00°31'03"	835.93'	7.55'	3.77'	7.55'	S 08°35'21" E

LOT AREA	
LOT	AREA
1	5,988 S.F.
2	3,235 S.F.
3	6,095 S.F.
4	6,045 S.F.
5	3,054 S.F.
6	9,459 S.F.
7	8,499 S.F.
8	2,616 S.F.
9	4,769 S.F.
10	5,028 S.F.
11	2,589 S.F.
12	4,580 S.F.
13	12,748 S.F.
14	11,449 S.F.
15	10,797 S.F.
16	7,607 S.F.
17	3,090 S.F.
18	8,101 S.F.
19	7,147 S.F.
20	2,749 S.F.
21	5,978 S.F.
22	5,253 S.F.
23	3,217 S.F.
24	4,503 S.F.

3 Large/Small Plat(s) Recorded
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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
22 August 2012
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Document # 121847
BETSY B. WOOLRIDGE, CLERK
Clerk, Dep. Clerk