

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 SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

2/28/13 H.R. Ashe
DATE SIGNATURE: FOR BOCA LAND INVESTORS, L.L.C.
H.R. ASHE
NAME PRINTED

CERTIFICATE OF NOTARIZATION:

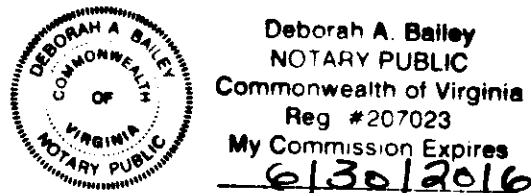
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF NEWPORT NEWS

I, DEBORAH A. BAILEY 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 28th DAY OF February, 2013
Deborah A. Bailey
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 6/30/2016
NOTARY REGISTRATION NUMBER: 207023

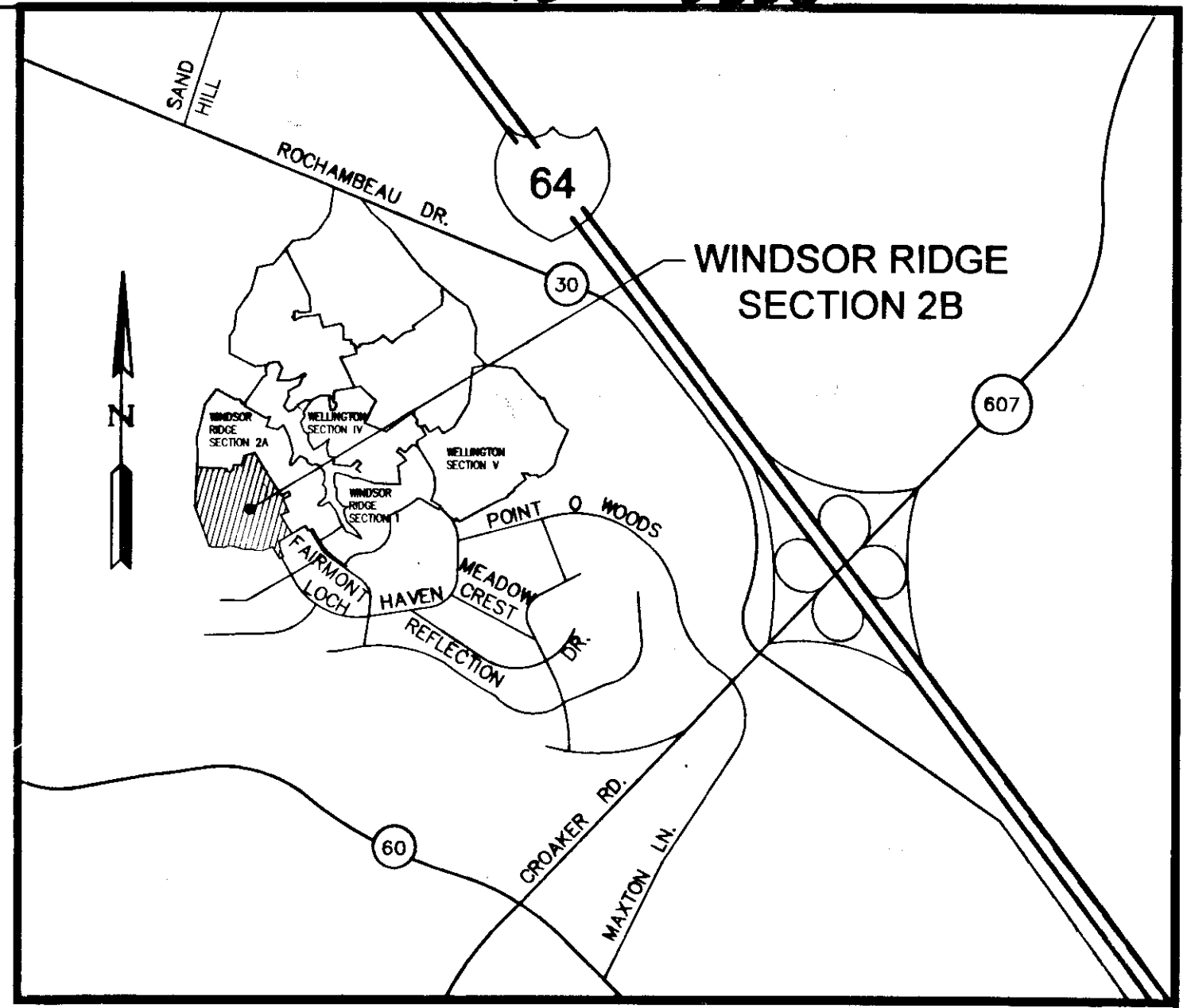


**AREA TABULATION
WINDSOR RIDGE SECTION 2B
LOTS 38-66 (29 LOTS)**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	620,062 S.F.	14.23 AC.±
AREA OF RIGHT OF WAY	126,640 S.F.	2.91 AC.±
AREA OF COMMON AREA	197,034 S.F.	4.52 AC.±
TOTAL AREA SUBDIVIDED	943,736 S.F.	21.66 AC.±
NUMBER OF LOTS	29	
AVERAGE LOT SIZE	21,361 S.F.	0.49 AC.±
SMALLEST LOT (LOT 60)	15,000 S.F.	0.34 AC.±
LARGEST LOT (LOT 61)	43,545 S.F.	1.00 AC.±
GROSS LOTS PER ACRE	1.34	
TOTAL AREA OF NATURAL OPEN SPACE, CONSERVATION EASEMENT, TO DEDICATED TO JAMES CITY COUNTY	326,902 S.F.	7.50 AC.±

GENERAL NOTES

- PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT.
- PROPERTY IS PART OF TAX PARCEL (13-3)(1)-12.
- SETBACKS: (UNLESS OTHERWISE NOTED)
FRONT = 35', SIDE = 15', REAR = 35'
IF LOT IS LESS THAN 1 ACRE, MINIMUM WIDTH AT SETBACK LINE IS 100 FT.
- SPECIAL PROVISIONS FOR CORNER LOTS
(A) OF THE 2 SIDES OF 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.
- THIS SITE IS SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
- WETLANDS AND LAND WITHIN THE 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. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORDED PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
- THIS PROPERTY LIES IN ZONE X (AREA DETERMINED TO OUTSIDE THE 2.0% ANNUAL CHANCE FLOOD PLAIN) PER F.I.R.M. #05195C0045C DATED 09/28/07.
- THIS PROPERTY IS SUBJECT TO 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 ARE HEREBY DEDICATED TO THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION. THESE EASEMENTS, AND ANY FACILITIES LOCATED THEREIN, SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS - INSPECTION/MAINTENANCE OF DRAINAGE SYSTEM DATED MAY 10, 2006 AND RECORDED AMONG THE LAND RECORDS OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 060012261 (THE "MAINTENANCE DECLARATION") AND THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WELLINGTON ESTATES DATED OCTOBER 1, 2001 AND RECORDED AMONG THE LAND RECORDS OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 010018137, AS SUBSEQUENTLY AMENDED AND MODIFIED (THE "HOA DECLARATION"). LOT OWNERS ON WHOSE LOTS CONTAIN SAID DRAINAGE EASEMENTS SHALL HAVE THE RIGHT TO USE SUCH EASEMENTS IN ANY MANNER NOT INCONSISTENT WITH THE PURPOSES PROVIDED HEREIN; EXCEPT THAT LOT OWNERS SHALL NOT ERECT ANY BUILDING OR OTHER STRUCTURE ON THE EASEMENTS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION. THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION SHALL PROVIDE AND MAINTAIN PERPETUAL ACCESS FROM PUBLIC RIGHT-OF-WAY TO DRAINAGE EASEMENTS THAT CONVEY STORMWATER FROM PUBLIC RIGHT-OF-WAY FOR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE 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 EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSING MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM 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 CONTAIN A 5' PERIMETER DRAINAGE EASEMENT HEREBY DEDICATED TO THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION. THESE EASEMENTS ARE TO PROVIDE RELIEF OF LOT-TO-LOT DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION, SUBJECT TO THE MAINTENANCE DECLARATION, EXCEPT AS SPECIFICALLY PROVIDED IN THE HOA DECLARATION. LOT OWNERS HAVE THE RIGHT TO USE SUCH EASEMENTS IN ANY MANNER NOT INCONSISTENT WITH THE PURPOSES PROVIDED HEREIN; EXCEPT THAT LOT OWNERS SHALL NOT ERECT ANY BUILDING OR OTHER STRUCTURE ON THE EASEMENTS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION.
- 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 MAY NOT TAKE PLACE ON LOTS 50, 51, 64 AND 65 UNTIL SUCH TIME AS EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN REMOVED FROM LOT.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT.
- EASEMENTS MAY EXIST THAT ENCUMBER THE PROPERTY AND ARE NOT SHOWN ON THE PLAT.
- ALL EXISTING VEGETATION WITHIN THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT FOR VEGETATION WEAKENED BY AGE, STORM, FIRE OR OTHER NATURAL CAUSE. DEVELOPERS SHALL INSTALL SIGNS IDENTIFYING THE LANDWARD LIMIT OF THE NATURAL OPEN SPACE EASEMENTS. SIGNS SHALL BE OBTAINED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH GUIDELINES ESTABLISHED BY THE ENGINEERING AND RESOURCE PROTECTION DIVISION MANAGER.



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 12/10/12
THOMAS C. SUBLETT, L.S. #1886 DATE

CERTIFICATE OF APPROVAL

3/4/13 DATE
[Signature]
VIRGINIA DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF APPROVAL

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

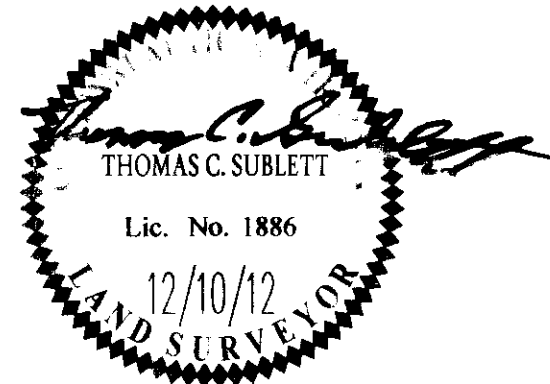
3/26/13 DATE
[Signature]
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 28th DAY OF March, 2013.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:38 AM/PM
INSTRUMENT # 130009586

TESTE: Betsy B. Woolridge, Clerk
BETSY B. WOOLRIDGE, CLERK
By Claudia H. Britton, Dep. Clerk

4
Plat(s) Recorded
130009586

Rev	Date	Description	Revised By
1	2/28/13	REVISION PER MUNICIPAL REVIEW AND COMMENT	LBA





AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

PLAT OF SUBDIVISION
WINDSOR RIDGE SECTION 2B
LOTS 38-66
BEING THE PROPERTY OF
BOCA LAND INVESTORS, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

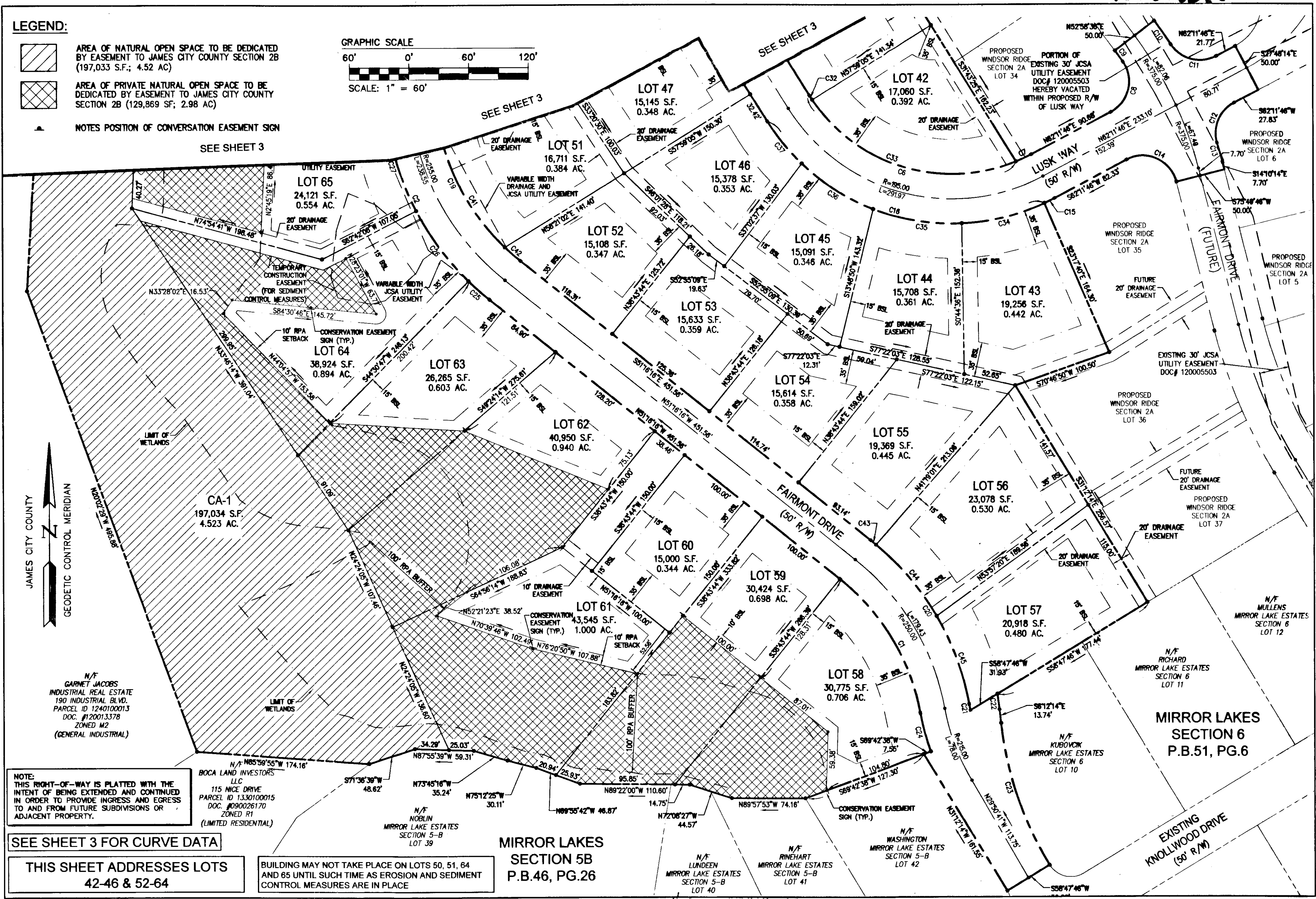
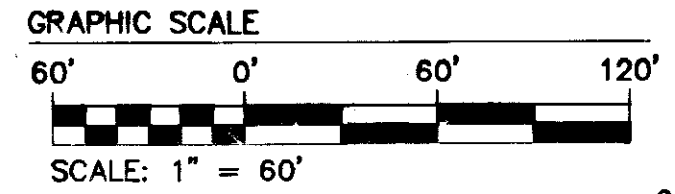
Project Contacts: TCS
Project Number: 8223-13
Scale: N/A Date: 12/10/12
Sheet Number
1 OF 4

130008586

LEGEND:

-  AREA OF NATURAL OPEN SPACE TO BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY SECTION 2B (197,033 S.F.; 4.52 AC)
-  AREA OF PRIVATE NATURAL OPEN SPACE TO BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY SECTION 2B (129,869 SF; 2.98 AC)

NOTES POSITION OF CONSERVATION EASEMENT SIGN



NOTE: THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

SEE SHEET 3 FOR CURVE DATA

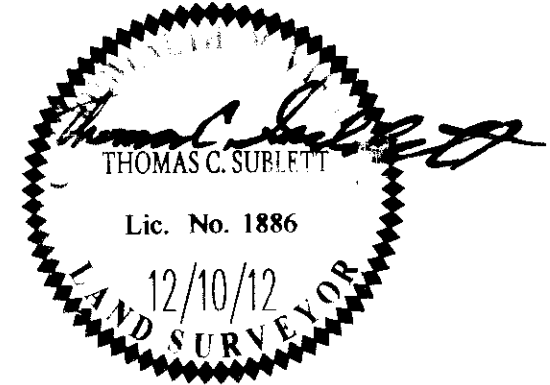
THIS SHEET ADDRESSES LOTS 42-46 & 52-64

BUILDING MAY NOT TAKE PLACE ON LOTS 50, 51, 64 AND 65 UNTIL SUCH TIME AS EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE

MIRROR LAKES SECTION 5B P.B.46, PG.26

1	2/28/13	REVISION PER MUNICIPAL REVIEW AND COMMENT	LBA
Rev	Date	Description	Revised By

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
28 Mar 2013
at 10:38 AM/PM, PB -- PG --
Document # 130008586
BETSY B. WOOLRIDGE, CLERK
By [Signature], Dep. Clerk

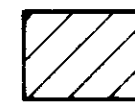
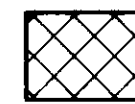



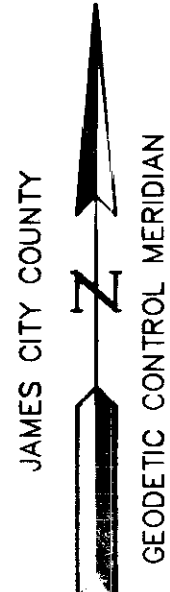
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PLAT OF SUBDIVISION
WINDSOR RIDGE SECTION 2B
LOTS 38-68
BEING THE PROPERTY OF
BOCA LAND INVESTORS, LLC.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

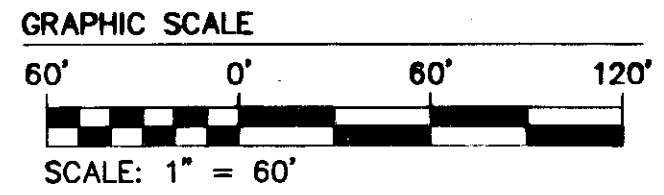
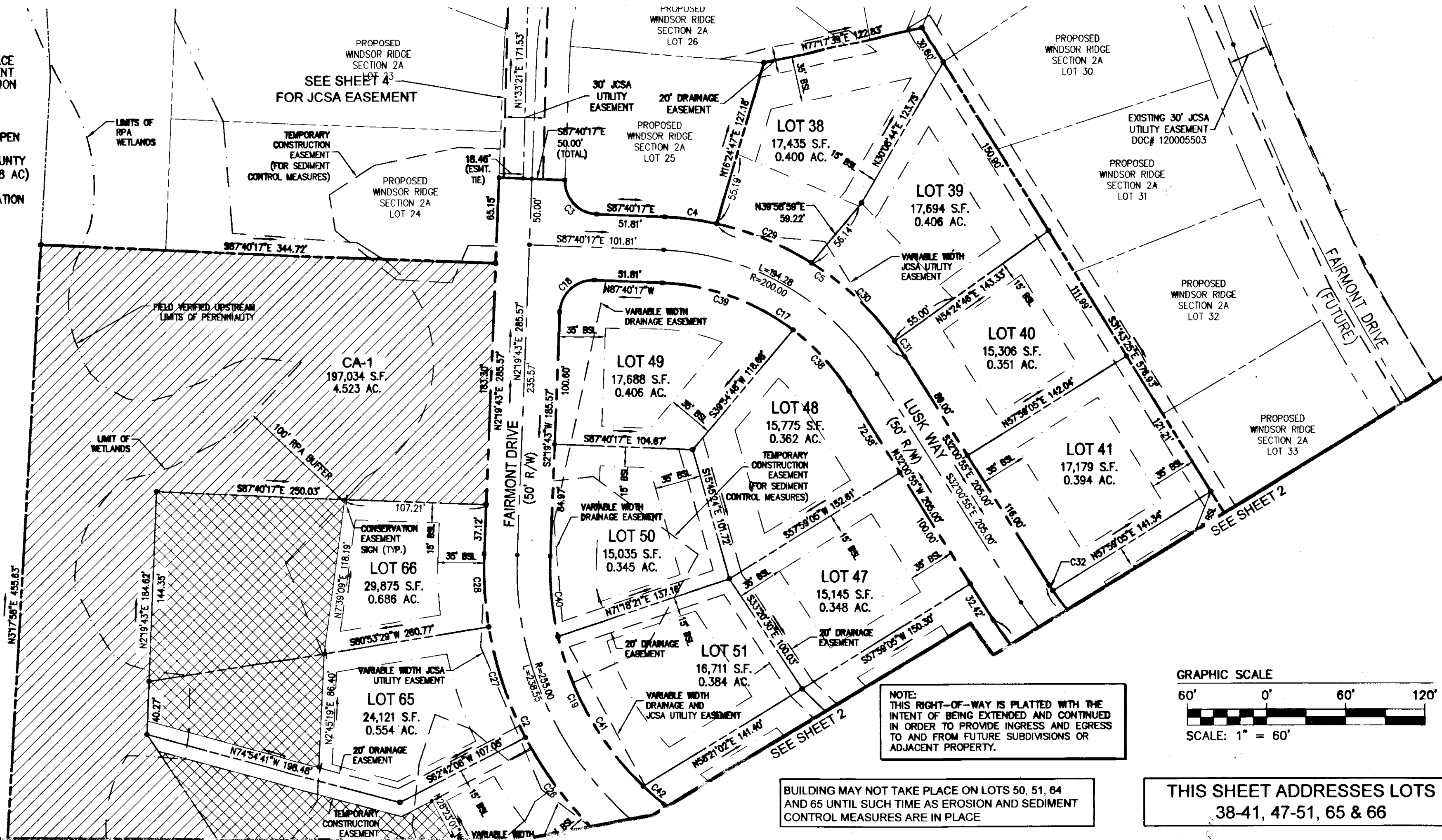
Project Contacts:	TCS
Project Number:	8223-13
Scale:	1" = 60'
Date:	12/10/12
Sheet Number	2 OF 4

LEGEND:

-  AREA OF NATURAL OPEN SPACE TO BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY SECTION 2B (197,033 S.F.; 4.52 AC)
-  AREA OF PRIVATE NATURAL OPEN SPACE TO BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY SECTION 2B (129,869 SF; 2.98 AC)
-  NOTES POSITION OF CONVERSATION EASEMENT SIGN



N/F
GARNET JACOBS
INDUSTRIAL REAL ESTATE
190 INDUSTRIAL BLVD.
PARCEL ID 1240100013
DOC. #120013378
ZONED M2
(GENERAL INDUSTRIAL)



NOTE: THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

BUILDING MAY NOT TAKE PLACE ON LOTS 50, 51, 64 AND 65 UNTIL SUCH TIME AS EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE

THIS SHEET ADDRESSES LOTS 38-41, 47-51, 65 & 66

R/W CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	41°07'19"	225.00'	161.48'	84.40'	158.04'	N30°42'37"W
C2	53°35'59"	280.00'	261.94'	141.44'	252.48'	N24°28'17"W
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	S42°40'17"E
C4	10°04'12"	225.00'	39.55'	19.82'	38.49'	S82°38'11"E
C5	45°35'10"	225.00'	179.02'	94.55'	174.33'	N54°48'30"W
C6	80°02'27"	170.00'	237.48'	142.75'	218.84'	S72°02'09"E
C7	5°44'32"	170.00'	17.05'	8.53'	17.05'	N65°04'12"E
C8	96°58'44"	35.00'	56.24'	39.55'	52.42'	N13°42'24"E
C9	21°42'26"	350.00'	13.89'	6.84'	13.69'	N35°54'11"W
C10	41°01'18"	400.00'	29.12'	14.57'	28.12'	S34°56'15"E
C11	84°57'06"	35.00'	51.89'	32.04'	47.27'	S75°19'40"E
C12	79°10'16"	35.00'	48.36'	28.94'	44.81'	S22°36'38"W
C13	2°48'15"	400.00'	19.56'	9.79'	19.56'	N15°34'22"W

R/W CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C14	103°37'59"	35.00'	63.31'	44.50'	55.02'	N65°59'14"W
C15	2°58'17"	220.00'	11.47'	5.74'	11.47'	S63°41'25"W
C16	82°48'02"	220.00'	317.93'	193.96'	290.96'	S73°24'56"E
C17	55°39'22"	175.00'	169.99'	92.38'	163.39'	N59°50'36"W
C18	90°00'00"	25.00'	39.27'	25.00'	35.36'	S47°19'43"W
C19	53°35'59"	230.00'	215.16'	116.18'	207.40'	S24°28'17"E
C20	41°07'19"	275.00'	197.37'	103.15'	193.16'	S30°42'37"E
C21	1°54'58"	190.00'	6.36'	3.18'	6.35'	S11°06'27"E
C22	1°58'27"	465.00'	16.02'	8.01'	16.02'	S7°11'27"E
C23	25°00'00"	350.00'	152.72'	77.56'	151.51'	S18°42'14"E

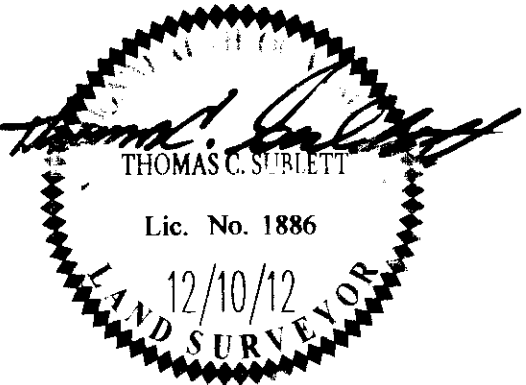
LOT CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C24	9°39'43"	240.00'	40.47'	20.28'	40.42'	S14°58'48"E
C25	5°47'04"	280.00'	28.27'	14.15'	28.26'	S48°22'45"E
C26	18°11'21"	280.00'	88.89'	44.82'	88.52'	S36°23'32"E
C27	18°11'21"	280.00'	88.89'	44.82'	88.52'	S18°12'12"E
C28	11°26'14"	280.00'	55.89'	28.04'	55.80'	S32°32'24"E
C29	19°48'21"	225.00'	77.84'	39.31'	77.48'	N67°41'24"W
C30	22°10'51"	225.00'	87.10'	44.10'	86.56'	N46°41'16"W
C31	3°34'58"	225.00'	14.07'	7.04'	14.07'	N33°48'24"W
C32	1°45'21"	170.00'	5.21'	2.61'	5.21'	N32°53'36"W
C33	78°17'06"	170.00'	232.28'	138.36'	214.83'	N72°54'48"W
C34	22°27'21"	220.00'	86.22'	43.67'	85.67'	N76°24'44"E
C35	23°44'00"	220.00'	91.13'	46.23'	90.48'	S80°29'38"E
C36	22°21'35"	220.00'	85.88'	43.44'	85.33'	S57°26'39"E

LOT CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C37	14°14'46"	220.00'	54.70'	27.49'	54.56'	S39°06'16"E
C38	20°42'35"	175.00'	63.25'	31.98'	62.91'	S42°22'12"E
C39	34°56'47"	175.00'	106.74'	55.09'	105.09'	S70°11'54"E
C40	15°21'39"	230.00'	61.86'	31.02'	61.48'	N52°10'7"W
C41	33°02'42"	230.00'	132.85'	68.23'	130.82'	N29°33'16"W
C42	5°11'38"	230.00'	20.85'	10.43'	20.84'	N48°40'27"W
C43	1°26'41"	275.00'	6.93'	3.47'	6.93'	N50°32'56"W
C44	19°48'21"	275.00'	95.14'	48.05'	94.67'	N39°54'54"W
C45	19°51'17"	275.00'	95.30'	48.13'	94.82'	N20°04'35"W

4. Easement with utility easement
Northwest 25 ft. 130008586

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By Charles H. ... Dep. Clerk



RES
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