

150014143

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 CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS DOCUMENT NO. 100014439. (SEE ALSO DOCUMENT NO. 090026170)

OWNER'S CERTIFICATION

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

7/1/15
DATE
HR Ashe
SIGNATURE: FOR BOCA LAND INVESTORS, L.L.C.
H.R. ASHE MANAGER
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF York

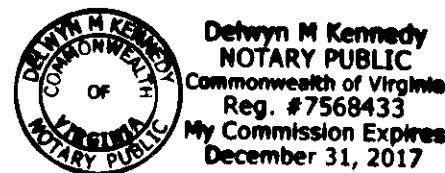
I, Delwyn M. Kennedy A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 1st DAY OF JULY, 2015

Delwyn M. Kennedy
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 12/31/2017

NOTARY REGISTRATION NUMBER: 7568433

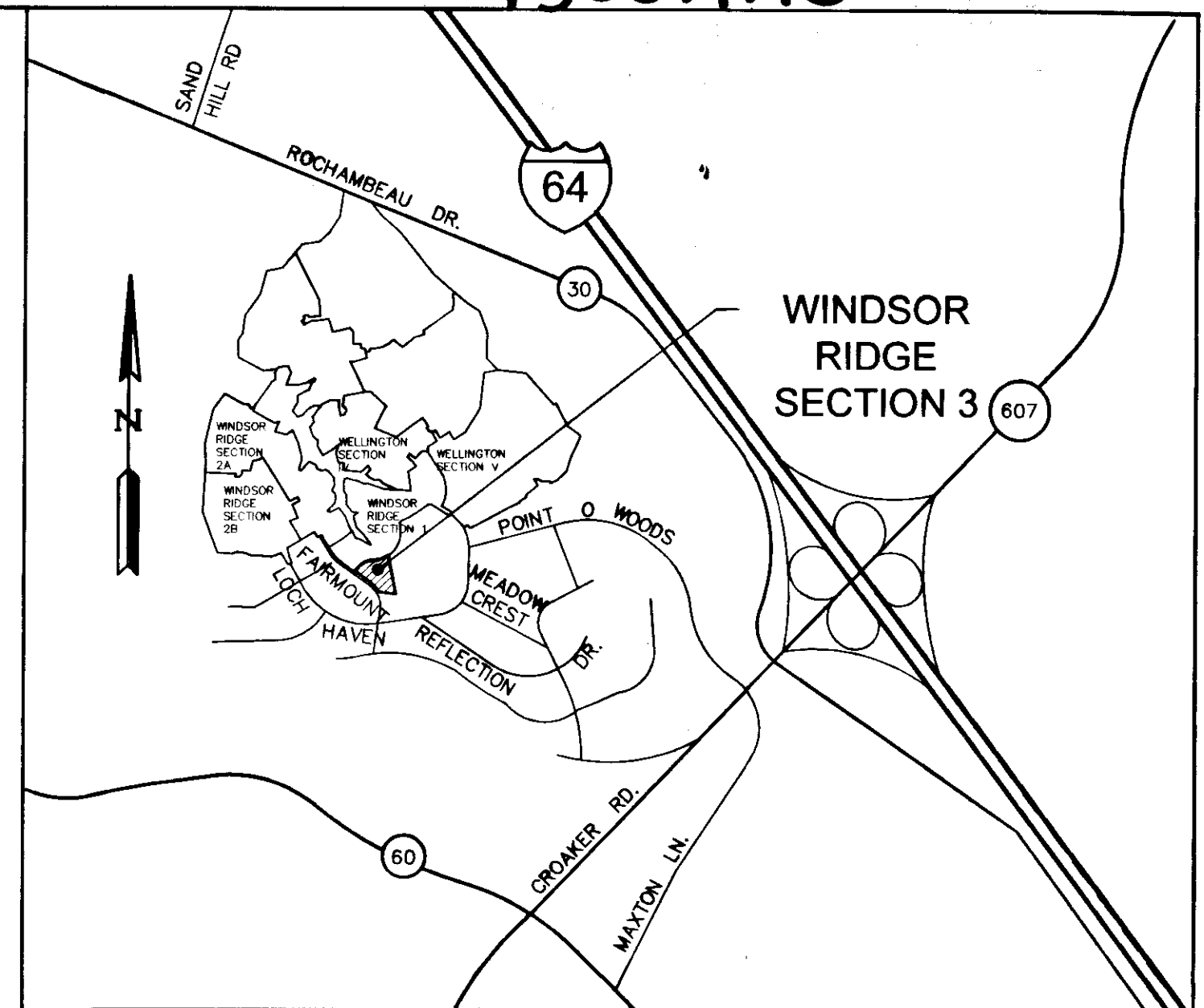


**AREA TABULATION
WINDSOR RIDGE SECTION 3
LOTS 1-8 (8 LOTS)
AND COMMON AREA**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	141,034 S.F.	3.24 AC.±
AREA OF COMMON AREA	7,895 S.F.	0.18 AC.±
TOTAL AREA SUBDIVIDED	148,929 S.F.	3.42 AC.±
NUMBER OF LOTS	8	
AVERAGE LOT SIZE	17,629 S.F.	0.40 AC.±
SMALLEST LOT (LOTS 7)	15,070 S.F.	0.35 AC.±
LARGEST LOT (LOT 6)	20,892Z S.F.	0.48 AC.±
GROSS LOTS PER ACRE	2.34	

GENERAL NOTES

- PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT.
- PROPERTY IS PART OF TAX PARCEL ID#1330100012
- 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.
IF LOT IS MORE THAN 1 ACRE, MINIMUM WIDTH AT 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.
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- 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 THEREFORE, 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 (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER F.I.R.M. # 51095C0045C DATED 09/28/07. CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CODES, AND RESTRICTIONS MADE ON FEBRUARY 13, 2012 AND RECORDED AS DOCUMENT NO. 120005603 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.
- M.F.F. = MINIMUM FINISHED FLOOR ELEVATION
- MINIMUM FINISH FLOOR ELEVATIONS INDICATED ON PLAT ARE PROVIDED TO SPECIFY THE LOWEST FLOOR ELEVATION OF THE PRINCIPLE STRUCTURE THAT COULD BE PROVIDED A GRAVITY SANITARY SEWER CONNECTION.
- 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.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS MAY EXIST THAT ENCUMBER 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.

Stephen G. Letchford
DATE 6/30/15
STEPHEN G. LETCHFORD, L.S. #2772 DATE

CERTIFICATE OF APPROVAL

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

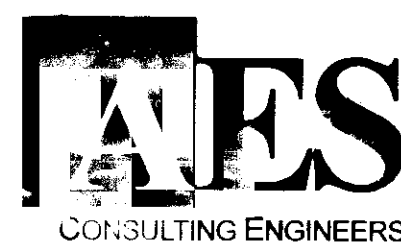
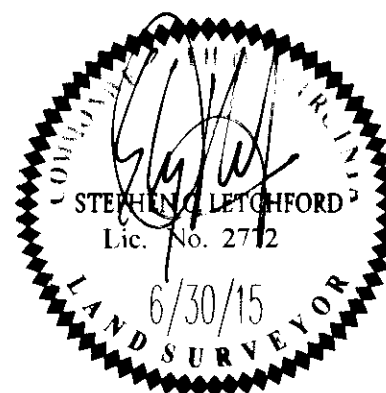
7/1/15
DATE
Paul D. ...
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 1st DAY OF July, 2015.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:37AM
INSTRUMENT # 150014143

TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK

2 Large Smart Plat(s) Recorded
herewith as # 150014143

Rev.	Date	Description	Revised By
2	6/30/15	PLAT SIGNATURES REVISED TO REFLECT A DATE OF LESS THAN 180 DAY FROM THAT OF RECORDATION (JCC CODE OF ORDINANCE SEC 19-31)	LBA
1	6/5/14	REVISIONS PER JCC COMMENTS	LBA

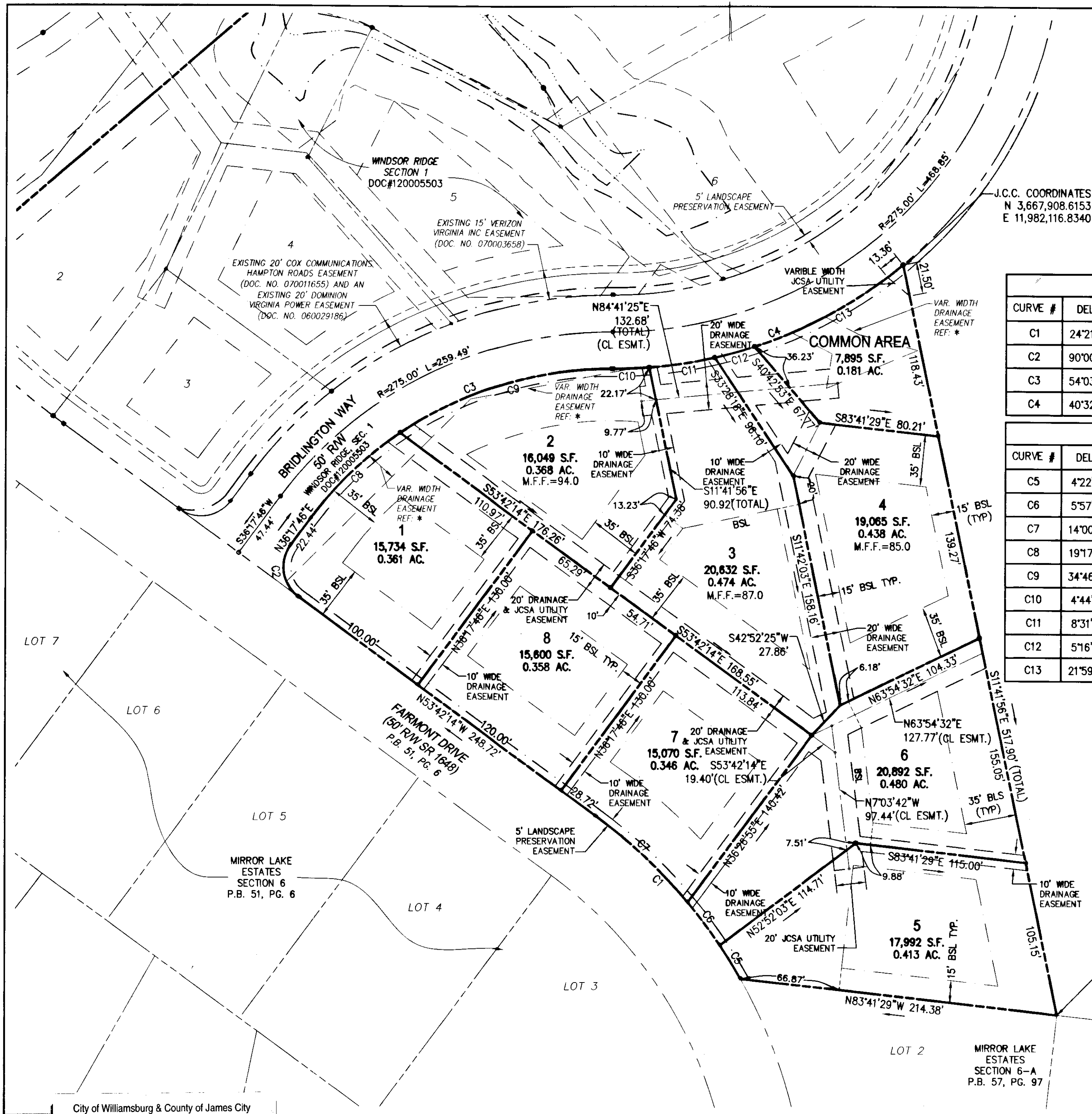


5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
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www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
WINDSOR RIDGE
SECTION 3
LOTS 1-8 (8 LOTS)
BEING THE PROPERTY OF
BOCA LAND INVESTORS, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: LBA
Project Number: 8223-12A
Scale: AS NOTED Date: 4/29/14
Sheet Number
1 OF 2



N/F
JAMES CITY COUNTY
(TM #1330100016)
A PORTION OF PARCEL A
DOC. #000005625

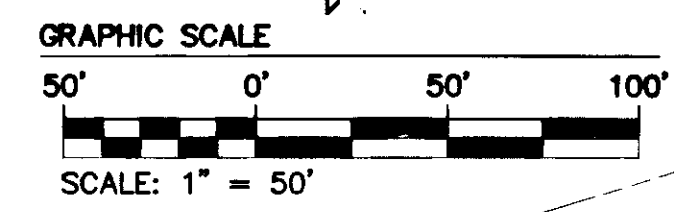
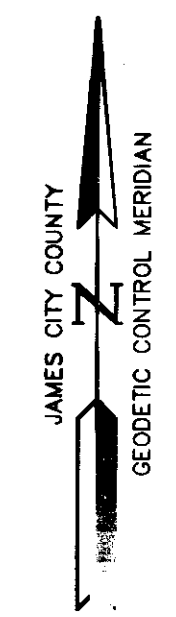
CURVE TABLE (BOUNDARY)

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	24°21'22"	350.00'	148.78'	75.53'	147.67'	N41°31'33"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	N8°42'14"W
C3	54°03'53"	250.00'	235.90'	127.56'	222.25'	N63°19'42"E
C4	40°32'04"	300.00'	212.24'	110.78'	207.84'	N70°05'37"E

CURVE TABLE (LOTS)

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C5	4°22'52"	350.00'	26.76'	13.39'	26.76'	N31°32'18"W
C6	5°57'42"	350.00'	36.42'	18.23'	36.40'	N36°42'35"W
C7	14°00'48"	350.00'	85.60'	43.02'	85.39'	N46°41'50"W
C8	19°17'00"	250.00'	84.14'	42.47'	83.74'	N45°56'16"E
C9	34°46'53"	250.00'	151.76'	78.30'	149.44'	N72°58'13"E
C10	4°44'04"	300.00'	24.79'	12.40'	24.78'	N87°59'37"E
C11	8°31'59"	300.00'	44.68'	22.38'	44.64'	N81°21'36"E
C12	5°16'36"	300.00'	27.63'	13.82'	27.62'	N74°27'18"E
C13	21°59'25"	300.00'	115.14'	58.29'	114.44'	N60°49'18"E

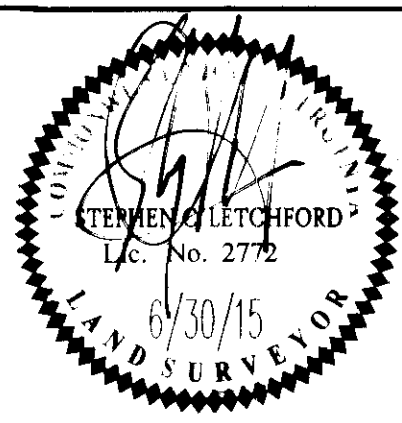
* REFERENCE:
WINDSOR RIDGE
SECTION 1
DOC#120005503



2 Large/Small Plat(s) Recorded
herewith as # 150014143

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
July 17, 2015
at 9:37 AM/PM, PG. _____
Document # 150014143
BETSY B. WOOLRIDGE, CLERK
gmy Dep. Clerk

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STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: LBA
Project Number: 822312A
Scale: 1"=50' Date: 4/29/14
Sheet Number
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