

150014737

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES CITY COUNTY, VIRGINIA A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, TO BOCA LAND INVESTORS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED OCTOBER 20, 2014 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. 140017221. BEING THAT SAME PIECE OF LAND CONVEYED TO JAMES CITY COUNTY BY DEED OF GIFT DATED JANUARY 10, 2000 FROM WELLINGTON, LLC & RECORDED IN DOCUMENT NO. 000005625.

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.

7/23/15 DATE
 H.R. Ashe SIGNATURE: FOR BOCA LAND INVESTORS, L.L.C.
 H.R. ASHE NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF YORK

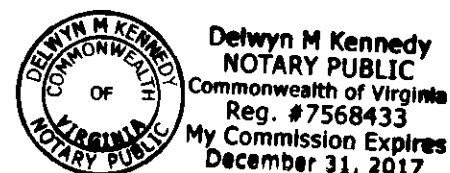
I, Delwyn M Kennedy A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 23 DAY OF July, 2015

Delwyn M Kennedy NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 12/31/2017

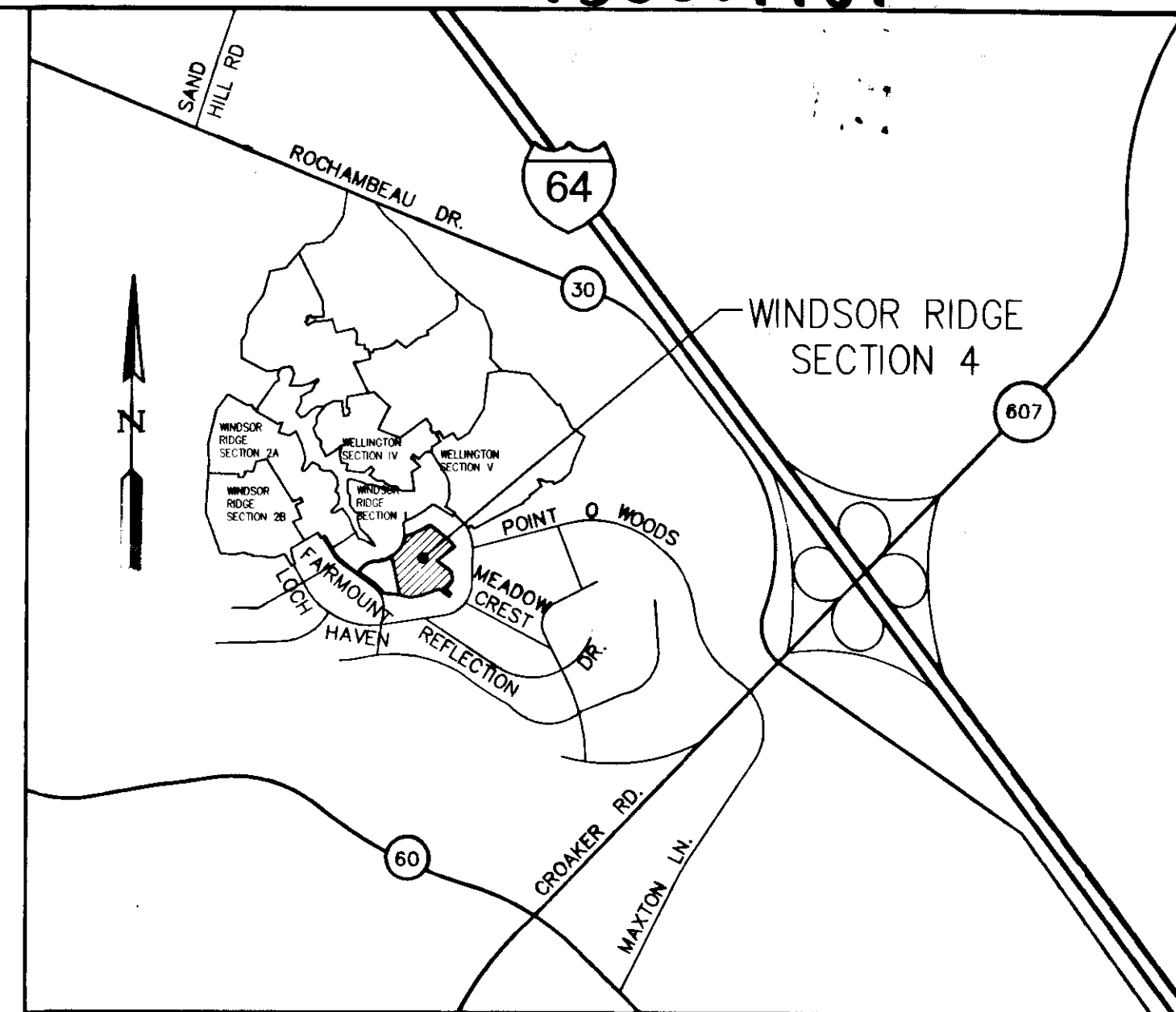
NOTARY REGISTRATION NUMBER: 7568433



AREA TABULATION WINDSOR RIDGE SECTION 4 LOTS 1-28 (28 LOTS) AND COMMON AREA		
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	519,123 S.F.	11.92 AC.±
AREA OF RIGHT OF WAY	79,242 S.F.	1.82 AC.±
AREA OF COMMON AREA	55,009 S.F.	1.26 AC.±
TOTAL AREA SUBDIVIDED	653,374 S.F.	15.00 AC.±
NUMBER OF LOTS	28	
AVERAGE LOT SIZE	18,540 S.F.	0.43 AC.±
SMALLEST LOT (LOT 25)	14,021 S.F.	0.32 AC.±
LARGEST LOT (LOT 6)	25,180 S.F.	0.58 AC.±
GROSS LOTS PER ACRE	2.35	

GENERAL NOTES

- PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL, WITH PROFFERS ADOPTED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON JANUARY 14, 2014 IN ASSOCIATION WITH CASE No.Z-0002-2013.
- PROPERTY IS PART OF TAX PARCEL ID#1330100016
- 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.
- 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 THREE FOOT (3') 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 7.5' DRAINAGE EASEMENT UNLESS OTHERWISE NOTED 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.
- VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
- VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE SIDEWALK, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES AND REPAIRS. WINDSOR RIDGE/WELLINGTON HOMEOWNER ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALK.



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 C. Leitchford 7/21/15 DATE
 STEPHEN C. LEITCHFORD, L.S. #2772

7/23/15 DATE
Charles Catlett
 VIRGINIA DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF APPROVAL

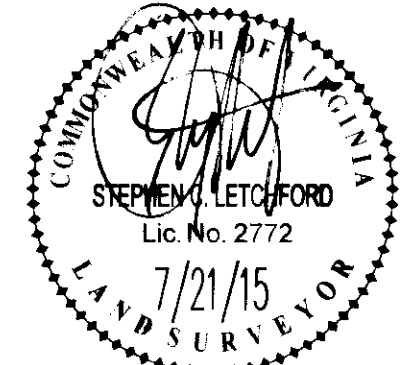
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

7/27/15 DATE
Christina Green
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 27th DAY OF July, 2015
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:52 PM
 INSTRUMENT # 150014737

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

3	Large (Small Plats) Recorded herewith as # 150014737	
2	7/21/2015 REVISED PER JCC PLANNING COMMENTS	LBA
1	4/8/2015 REVISED PER COMMENTS	LBA
Rev.	Date	Description
		Revised By



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PLAT OF SUBDIVISION
WINDSOR RIDGE SECTION 4
 LOTS 1-28 (28 LOTS)
 BEING THE PROPERTY OF
 BOCA LAND INVESTORS, L.L.C.
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: BCL
 Project Number: 8223-15
 Scale: Date
 AS NOTED 1/21/18
 Sheet Number
1 OF 3