## CERTIFICATION OF SOURCE OF TITLE THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WELLINGTON, LL.C., A VIRGINIA LIMITED LIABILITY COMPANY TO BOCA LAND INVESTORS, LL.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 OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES. SIGNATURE: BOCA LAND INVESTORS, L.L.C. DATE R ASHE NAME PRINTED CERTIFICATE OF NOTARIZATION: COMMONWEALTH OF VIRGINIA CITY/COUNTY OF JORK . 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 June 2016

(1) EXISTING 15' COX COMMUNICATIONS HAMPTON ROADS EASEMENT (DOC. NO. 040007894) EXISTING 15' DOMINION VIRGINIA POWER EASEMENT (DOC. NO. 030023413)

NOTARY BUBLIC SEGNATURE

## GENERAL NOTES

- 1. PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT. 2. PROPERTY IS PART OF TAX PARCEL (13-3)(1-12).
- 3. SETBACKS: (UNLESS OTHERWISE NOTED)

REAR = 35'

FRONT = 35' SIDE = 15'

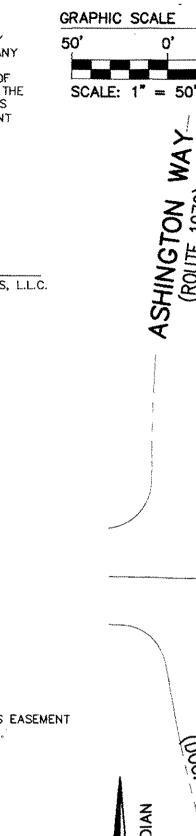
MY COMMISSION EXPIRES: Dec. 31, 2017

NOTARY REGISTRATION NUMBER: 7568433

IF LOT IS UP TO AND INCLUDING 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.

- TEMPORARY DRAINAGE EASEMENTS AS SHOWN PER P.B. 83, PGS. 45-49 ARE SEDIMENT TRAPS THAT SHALL REMAIN IN PLACE AND FUNCTIONAL UNTIL 75% OF THE AFFECTED LOTS ARE SOLD TO A THIRD PARTY UNRELATED TO THE DEVELOPER FOR THE CONSTRUCTION OF HOMES (A BULK SALE TO ANOTHER BUILDER WOULD NOT SATISFY THIS PROVISION) OR CONSTRUCTION HAS BEEN COMPLETED AND SOIL STABILIZED ON 60% OF THE AFFECTED LOTS
- 5. THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER.
- 6. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- 7. WETLANDS AND LAND WITHIN 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.
- 8. 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.



LOT 172 9. 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.

NEX.

50'

), PUBLIC 83, PGS.

50. B.

100'

CURVE #

C2

C3

C4

WELLINGTON

SECTION ONE

LOTS 1-48

P.B. 83, PGS, 45-49

DOC. NO. 010018136

LOT 21

----<del>C</del>1-

LOT 169

WELLINGTON

SECTION TWO

LOTS 156-170, 172-192.

194-202A, 202B, AND 203-209

DOC. NO. 040003667

DOC. NO. 040017069

EX. 5' LANDSCAPE -

(P.B. 83, PGS. 45-49)

EASEMENT

ASHINGTON 50 PUBLIC

DELTA

15'07'17"

13'23'49"

22'23'16"

50.54,22

EX. 20' DRAINAGE

(DOC. NO. 040003667)

MCCÓRMICK -

LOT 170

T.M. (13-3)(8-170)

DOC. NO.

050029832

EASEMENT

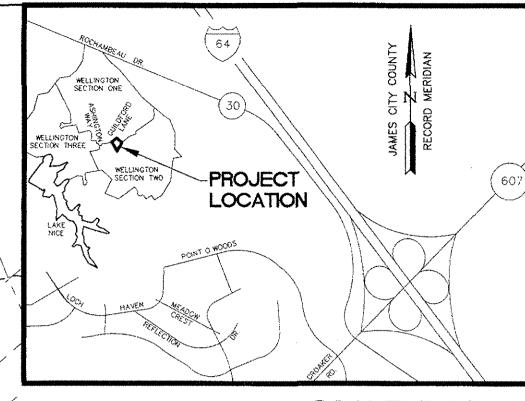
10. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CODES, AND RESTRICTIONS MADE ON FEBRUARY 28, 2000 AND RECORDED AS DOCUMENT NO. 000005624 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

- 11. ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 12. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 13. VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURES. AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.
- 14. STREET TREES SHALL BE PLANTED WITHIN A MINIMUM FIVE FOOT (5') LANDSCAPE PRESERVATION EASEMENT CONTIGUOUS TO RIGHTS-OF-WAY OR EASEMENTS.
- 15. JAMES CITY COUNTY COORDINATES REFERENCED ON THIS PLAT ARE BASED UPON JAMES CITY COUNTY CONTROL MONUMENT #302.
- 16. NO PUBLIC RIGHT-OF-WAY IS DEDICATED WITH THIS PLAT.

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. ADDITIONALLLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

17. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS"

- 18. LOT 171 TO CONTAIN A 5' PERIMETER DRAINAGE EASEMENT TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THIS EASEMENT IS TO PROVIDE RELIEF OF LOT TO LOT DRAINAGE. (EASEMENT NOT SHOWN AS IT COINCIDES WITH OTHER EASEMENTS)
- 19. AREAS CONTAINED IN NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 20. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
- 21. EASEMENTS MAY EXIST THAT ENCUMBER THE PROPERTY AND ARE NOT SHOWN ON THE PLAT.
- 22. REFER TO JCC CASE NO. S-0037-2001 FOR CONSTRUCTION
- 23. REFER TO JCC CASE NO. S-0041-2015 FOR REQUIRED CONDITIONS BY ENGINEERING AND RESOURCE PROTECTION FOR PLAT APPROVAL AND DEVELOPMENT OF THE LOT.



LOCATION MAP

SCALE: 1"=2000"

# AREA TABULATION **WELLINGTON SECTION TWO** LOT 171

AREA OF TAX PARCEL (13-3) (1-12) (PER COUNTY TAX RECORDS)

LESS AREA OF RESIDENTIAL LOT 171

23,609 S.F. 0.54 AC.±

**ACRES** 

20.97 AC.±

20.43 AC.d

04/15/16

DATE

SQUARE FEET

REMAINDER AREA OF TAX PARCEL (13-3) (1-12)

NUMBER OF RESIDENTIAL LOTS

#### SURVEYOR'S CERTIFICATE

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 SLLETICHFORD, L.S. #2772

### CERTIFICATE OF APPROVAL

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

26- 152-16-VIRGINIA DEPARTMENT OF TRANSPORTATION

8/4/14

Ellen Look SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

Large/Small Plat(s) Recorded

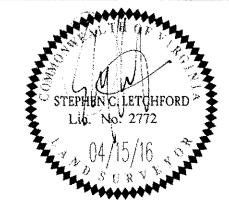
herewith as #\_160013860 STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY OF ALGUST , 2019. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 313 AM/PM INSTRUMENT # 160013860

TESTE: Keblica Collegnan Dep. Clerk MONA A. FOLEY, CLERK

**VIRGINIA** 

REVISED PER COUNTY COMMENTS 2 11/19/15 REVISED PER COUNTY COMMENTS 10/05/15 JF\$ Revised Description Rev. Date By





CURVE TABLE

TANGENT

39.82

35.23'

59.37

142.79

LOT 19

23,609 SQ. FT.

DRAINAGE ESMT.

EX. TEMP

(DOC. NO.

040003667)

YSEE NOTE #4)

CHORD

78.95

69.99

116.48

257.86

CHORD BEARING

N83'39'17"E

N69°23'43"E

N51\*30'11"E

N65'45'44"E

LIMITS OF WETLANDS-

ENVIRONMENTAL GROUP

(DOC. NO. 040003667)

AS DELINEATED BY

WILLIAMSBURG

EX. 20' HOA DRAINAGE

-EASEMENT

P.B. 83, PG. 45-49 JOHNSON

LOT 13, WELLINGTON

SEC. ONE

T.M. (13-3)(8-13)

DOC. NO. 090005807

EX. 20' DRAINAGE

EX. 20' EXCLUSIVE

JCSA UTILITY ESMT.

(DOC. NO. 040003667)

N/F

LÖT 196

T.M. (13-3)(8-196)

DOC. NO.

050006638

EASEMENT

P.B. 83,

LIMITS OF

WETLANDS

WHITE

LOT 195

DOC. NO.

050020304

(13-3)(8-195)

IS REAR BSL

PG. 45-49

LENGTH

79.18

70.15

117.22

266.55

RADIUS

300.00

300.00'

300.00

300.00'

LOT 20

J.C.C. COUNTY-

N 3670380.62

E 11982119.51

COORDINATE

5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

STONEHOUSE DISTRICT

JCC CASE NO. S-0041-2015

PLAT OF SUBDIVISION WELLINGTON **SECTION TWO** LOT 171

BEING THE PROPERTY OF BOCA LAND INVESTORS, L.L.C.

JAMES CITY COUNTY

Project Contacts: SCL/JFS Project Number: 8223-6 Scale: Date: 1" = 50' 10/05/15 Sheet Number