

160013860

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 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.

6-23-16 HR Ashe M
DATE SIGNATURE: BOCA LAND INVESTORS, L.L.C.
HR ASHE
NAME PRINTED

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 June, 2016

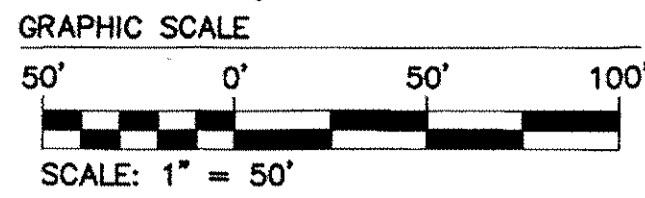
Delwyn M. Kennedy
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: Dec. 31, 2017
NOTARY REGISTRATION NUMBER: 7568433

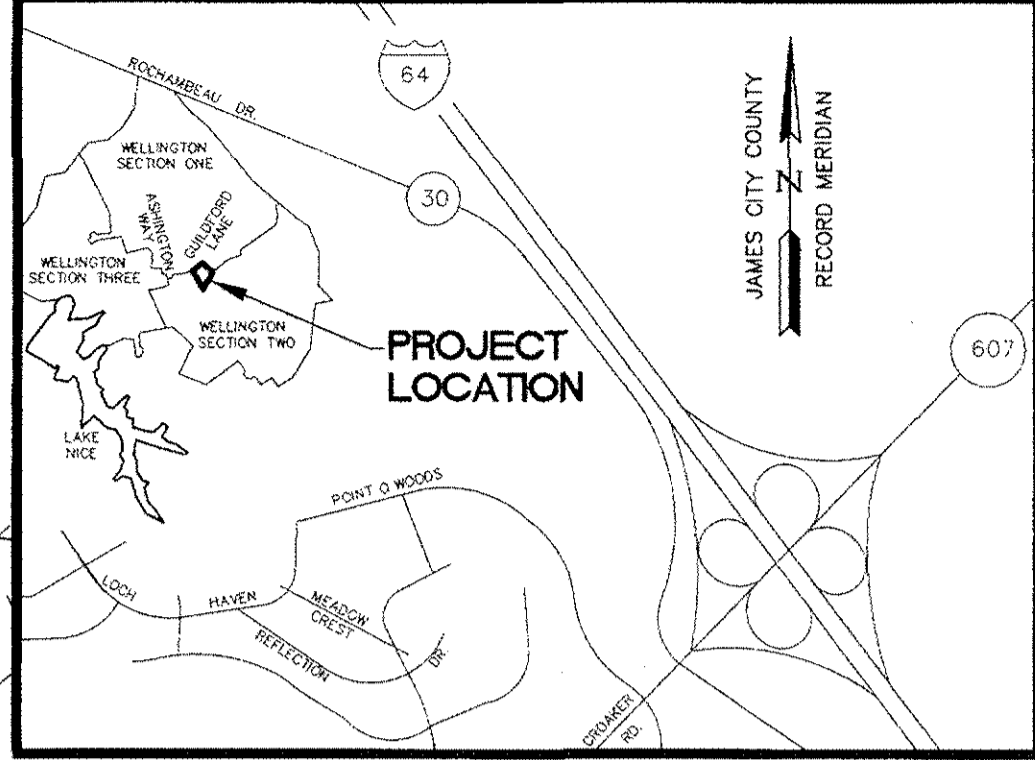
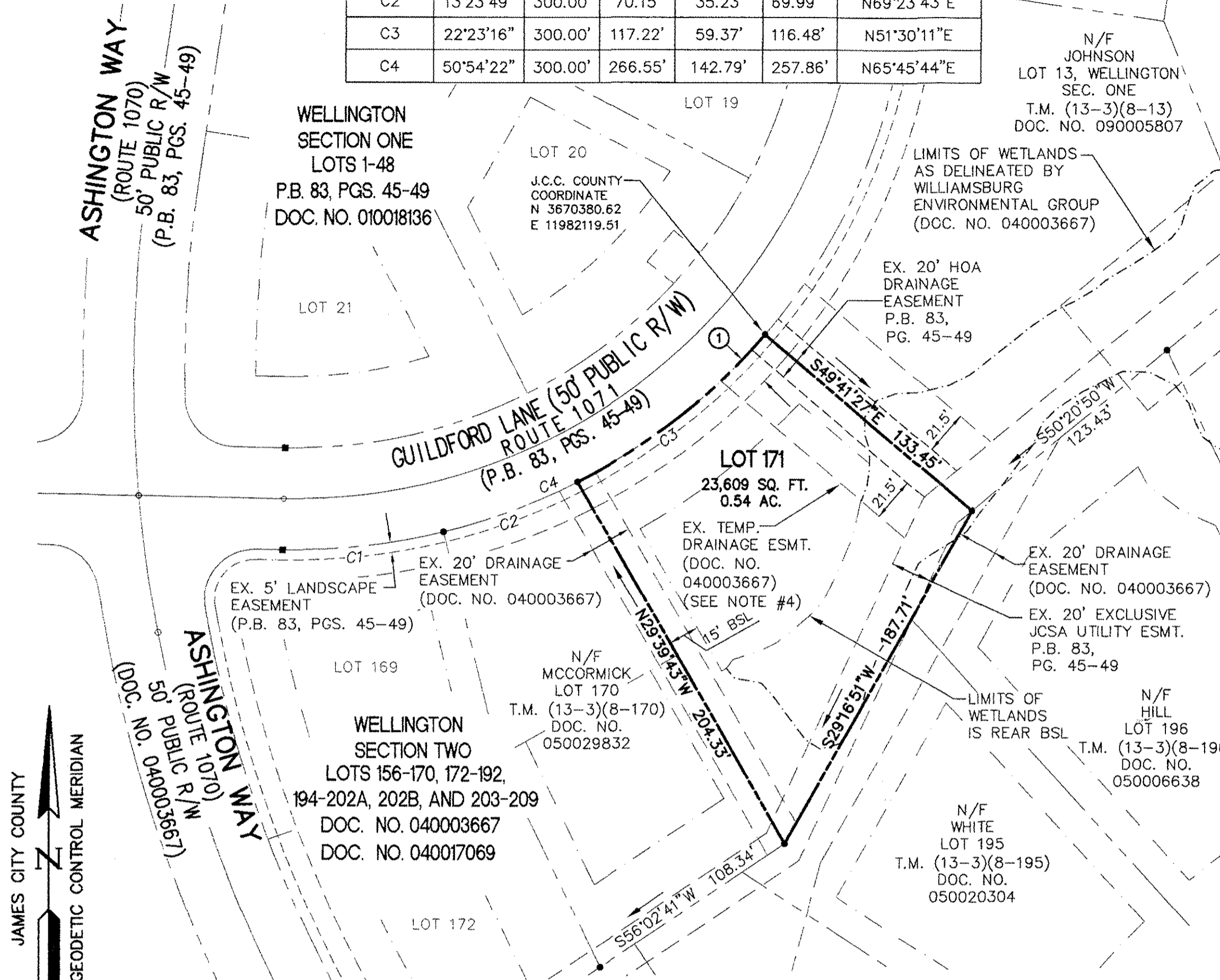
- EXISTING 15' COX COMMUNICATIONS HAMPTON ROADS EASEMENT (DOC. NO. 040007894)
EXISTING 15' DOMINION VIRGINIA POWER EASEMENT (DOC. NO. 030023413)

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)
FRONT = 35'
SIDE = 15'
REAR = 35'
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.
4. 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 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.



CURVE TABLE with columns: CURVE #, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Rows C1-C4.



LOCATION MAP SCALE: 1"=2000'

AREA TABULATION WELLINGTON SECTION TWO LOT 171

Table with columns: SQUARE FEET, ACRES. Rows: AREA OF TAX PARCEL (13-3) (1-12) (PER COUNTY TAX RECORDS) 20.97 AC.±, LESS AREA OF RESIDENTIAL LOT 171 23,609 S.F. 0.54 AC.±, REMAINDER AREA OF TAX PARCEL (13-3) (1-12) 20.43 AC.±, NUMBER OF RESIDENTIAL LOTS 1

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 S. Letchford, L.S. #2772
DATE: 04/15/16

CERTIFICATE OF APPROVAL

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

8/14/16 DATE
Ellen Cook SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

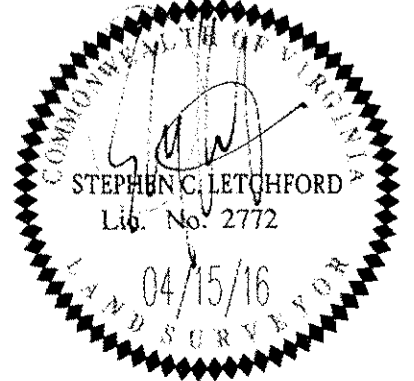
Large/Small Plat(s) Recorded herewith as # 160013860
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY OF August, 2016, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:13 PM INSTRUMENT # 160013860
TESTE: Rebecca Carver, Dep. Clerk
MONA A. FOLEY, CLERK

JCC CASE NO. S-0041-2015

PLAT OF SUBDIVISION WELLINGTON SECTION TWO LOT 171 BEING THE PROPERTY OF BOCA LAND INVESTORS, L.L.C. STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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

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Revision table with columns: Rev., Date, Description, Revised By. Rows 1, 2.