

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DEED FROM ROBERT S. HORNSBY TO CHARTER, L.L.C. DATED MAY 20, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 691, PAGE 81.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WESTMORELAND, SEC. I IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
 Robert S. Hornsby 9-15-94
 ROBERT S. HORNSBY, PRES. DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Va. C. Motaro
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 15th DAY OF September, 1994 MY COMMISSION EXPIRES January 31, 1997
 Va. C. Motaro
 SIGNATURE

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 SUBDIVISION WITHIN THE COUNTY.

G. T. WILSON, JR., C.E.S. 9-9-94
 DATE

CERTIFICATE OF APPROVAL

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

Virginia Department of Transportation 9-21-94
 DATE

Virginia Department of Health 9-7-1994
 DATE

Subdivision Agent of James City County 9-3-1994
 DATE

Clerk's Certificate State of Virginia, County of James City

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 14th DAY OF October, 1994 THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helene R. and Clerk

PLAT BOOK: 60 PAGE: 11

NOTES:

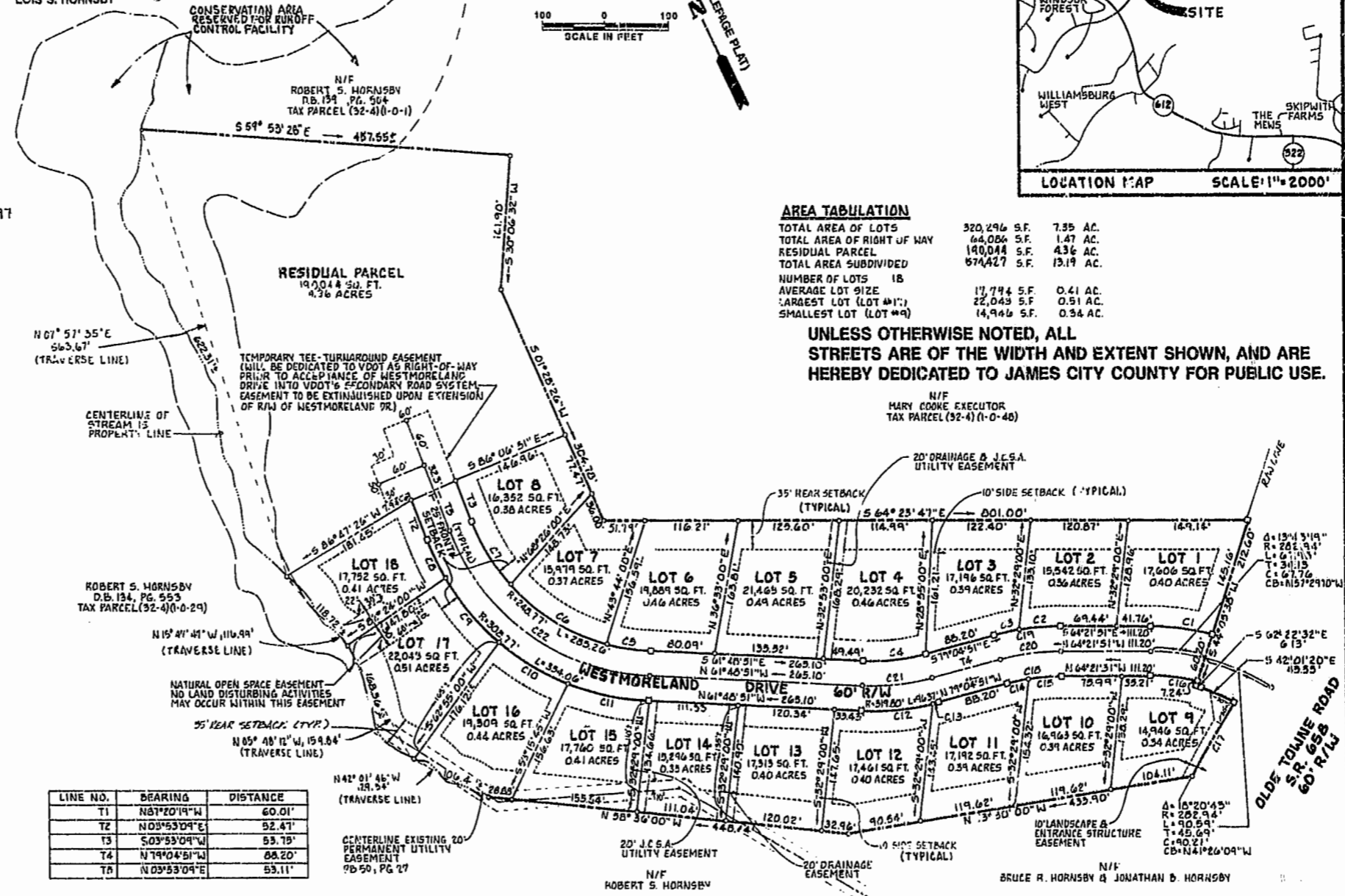
- PROPERTY IS SHOWN AS ALL OF TAX PARCEL (32-4)(1-4A).
- PROPERTY IS ZONED GENERAL RESIDENTIAL DISTRICT R-2.
- LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- MINIMUM BUILDING SETBACKS:
 FRONT: 25'
 SIDES: 10'
 REAR: 36'

CONSERVATION AREA RESERVED FOR RUNOFF CONTROL FACILITY
 THIS AREA IS RESERVED FOR THE MAINTENANCE, REPAIR, OPERATION AND USE OF A RUNOFF CONTROL FACILITY. THIS AREA WILL BE MAINTAINED, OPERATED, USED AND REPAIRED BY THE HOMEOWNERS' ASSOCIATION OF WESTMORELAND. THE HOMEOWNERS' ASSOCIATION OF WESTMORELAND SHALL LEVY REGULAR OR SPECIAL ASSESSMENTS AGAINST ALL PRESENT OR SUBSEQUENT OWNERS OF THE PROPERTY SERVED BY THE RUNOFF CONTROL FACILITY TO ENSURE PROPER MAINTENANCE. THE HOMEOWNERS' ASSOCIATION SHALL PROVIDE AND MAINTAIN PERPETUAL ACCESS FROM PUBLIC RIGHTS-OF-WAY TO THIS RUNOFF FACILITY FOR THE COUNTY OF JAMES CITY, ITS AGENT, AND ITS CONTRACTOR.

THE AREA RESERVED FOR THE RUNOFF CONTROL FACILITY WILL BE DEFINED BY A METES AND BOUNDS DESCRIPTION UPON THE COMPLETION OF THE SUBDIVISION OF THE RESIDUAL PARCEL AND OF ADJACENT LAND TO THE FACILITY AND SAID AREA SHALL BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION.

I, ROBERT S. HORNSBY, ACTING ON BEHALF OF CHARTER, L.L.C. AND MYSELF, AND I, LOIS S. HORNSBY, ACTING ON BEHALF OF MYSELF, HEREBY GRANTS, REVEALS AND SETS ASIDE A CONSERVATION AREA FOR THE RUNOFF CONTROL FACILITY

Robert S. Hornsby
 ROBERT S. HORNSBY
 Lois S. Hornsby
 LOIS S. HORNSBY



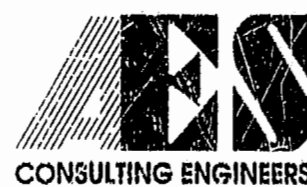
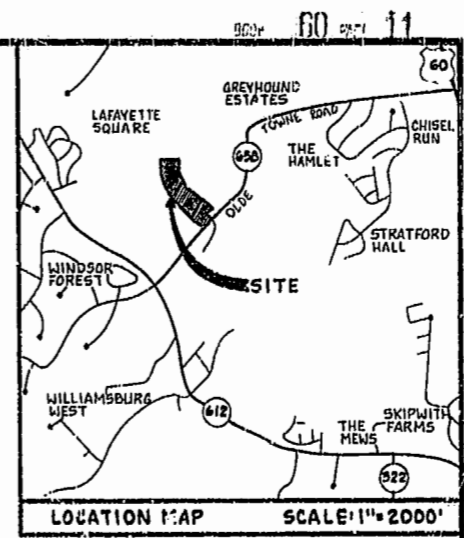
AREA TABULATION

TOTAL AREA OF LOTS	320,296 S.F.	7.35 AC.
TOTAL AREA OF RIGHT OF WAY	64,086 S.F.	1.47 AC.
RESIDUAL PARCEL	190,044 S.F.	4.36 AC.
TOTAL AREA SUBDIVIDED	674,427 S.F.	13.19 AC.
NUMBER OF LOTS	18	
AVERAGE LOT SIZE	17,794 S.F.	0.41 AC.
LARGEST LOT (LOT #17)	22,043 S.F.	0.51 AC.
SMALLEST LOT (LOT #9)	14,946 S.F.	0.34 AC.

UNLESS OTHERWISE NOTED, ALL STREETS ARE OF THE WIDTH AND EXTENT SHOWN, AND ARE HEREBY DEDICATED TO JAMES CITY COUNTY FOR PUBLIC USE.

LINE NO.	BEARING	DISTANCE
T1	N87°20'19"W	60.01'
T2	N03°53'09"E	52.47'
T3	S03°53'09"W	53.75'
T4	N79°04'51"W	88.20'
T5	N03°53'09"E	53.11'

CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	141°27'59"	312.94'	77.60'	39.00'	77.40'	N57°15'37"W	C12	159°56'26"	319.80'	88.97'	44.78'	88.69'	S69°47'04"E
C2	09°12'50"	324.26'	52.14'	26.13'	52.09'	N68°08'14"W	C13	01°19'31"	319.80'	7.40'	5.70'	1.40'	S78°15'03"E
C3	05°50'00"	324.26'	31.14'	15.56'	31.13'	N76°19'44"W	C14	05°57'52"	264.26'	27.51'	13.77'	27.50'	S76°05'52"E
C4	17°15'59"	299.80'	78.29'	39.44'	77.99'	N70°26'49"W	C15	05°45'07"	264.26'	40.37'	20.22'	40.33'	S68°44'55"E
C5	13°34'20"	248.77'	54.59'	27.40'	54.48'	N55°31'41"W	C16	13°11'43"	252.94'	58.26'	29.26'	58.13'	S57°43'56"E
C6	32°31'00"	248.77'	141.18'	72.55'	139.30'	N32°59'01"W	C17	03°04'20"	193.86'	104.01'	52.02'	104.00'	S56°01'54"W
C7	20°36'40"	248.77'	89.49'	45.23'	89.01'	N06°25'11"W	C18	14°42'59"	264.26'	67.87'	34.13'	67.69'	S71°43'19"E
C8	04°26'42"	308.77'	50.90'	26.51'	50.84'	N00°00'12"W	C19	14°42'59"	324.26'	83.29'	41.87'	83.06'	N11°43'19"W
C9	18°59'35"	308.77'	102.35'	51.65'	101.89'	S15°05'20"E	C20	14°42'59"	294.26'	75.88'	38.00'	75.37'	N11°43'19"W
C10	10°33'36"	308.77'	100.02'	50.45'	99.58'	N33°49'56"W	C21	17°15'51"	299.80'	87.33'	44.00'	87.00'	N10°26'50"W
C11	18°42'01"	308.77'	100.79'	50.85'	100.34'	S52°27'47"E	C22	65°42'00"	278.77'	319.66'	180.00'	302.43'	N28°57'51"W



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
 Fax (804) 220-8994

SUBDIVISION PLAT OF WESTMORELAND SECTION I
 OWNER/DEVELOPER: CHARTER, L.L.C.
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Recorded 25 day of October 1994
 D. T. No. 709
 Project No. 7262
 Drawing No. 1 of 1