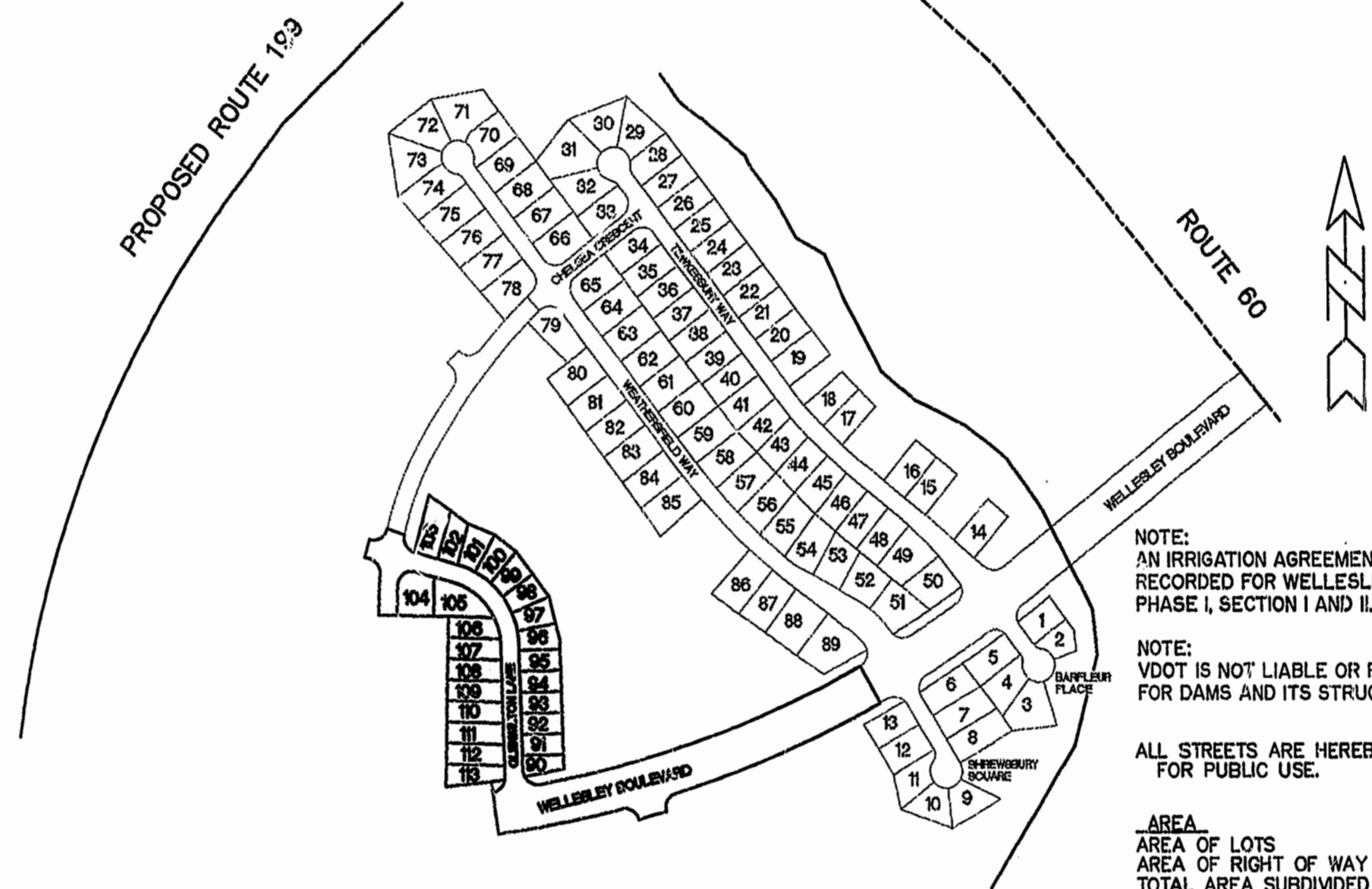


VICINITY MAP  
SCALE: 1"=2000'

# THE VILLAGES AT WESTMINSTER PHASE I, SECTION II

BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: APRIL 30, 1998 SCALE: 1"=300'

- REFERENCES:
- DB 559 @ PG 576 - 50' PERMANENT VIRGINIA NATURAL GAS EASEMENT
  - DB 365 @ PG 821 - ROUTE #60 LIMITED ACCESS
  - DB 186 @ PG 729 - 20' SANITARY SEWER EASEMENT
  - DB 664 @ PG 186
  - PB 54 @ PGS 44-46
  - DB 809 @ PG 636
  - PB 65 @ PG 16
  - PB 67 @ PGS 23-26
  - TAX MAP (32-2), PARCEL (1-57) - IN PART



NOTE:  
AN IRRIGATION AGREEMENT HAS BEEN RECORDED FOR WELLESLEY BLVD. IN PHASE I, SECTION I AND II.

NOTE:  
VDOT IS NOT LIABLE OR RESPONSIBLE FOR DAMS AND ITS STRUCTURES.

ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

AREA	ACRES
AREA OF LOTS	3.70 ACRES
AREA OF RIGHT OF WAY	3.30 ACRES
TOTAL AREA SUBDIVIDED	7.00 ACRES
REMAINING AREA	149.2± ACRES
OPEN SPACE	4.78 ACRES
ZONE	R2, RESIDENTIAL CLUSTER DEVELOPMENT

## OWNER'S CERTIFICATE

THIS SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE VILLAGES AT WESTMINSTER, PHASE I, SECTION II IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES  
**WARHILL ASSOCIATES, L.L.C.**

BY: Kenneth M. Allen  
KENNETH M. ALLEN

STATE OF VIRGINIA,  
COUNTY OF JAMES CITY, TO WIT:

I, Francis K. Barber, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 9<sup>th</sup> DAY OF June, 1998.

NOTARY PUBLIC: Francis K. Barber

MY COMMISSION EXPIRES: November 30, 1998

STATE OF VIRGINIA,  
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: Debra J. Bell DATE: 2 July 1998

PLAT BOOK 69, PAGE 95-97.

- NOTES:
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "A" & "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 510201 0020B & 510201 0035B, EFFECTIVE DATE 2-6-91.

**WATER**  
EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER SUPPLIED BY JAMES CITY SERVICE AUTHORITY.

**SEWER**  
EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER SUPPLIED BY JAMES CITY SERVICE AUTHORITY.

## CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY T.M.B. SERVICE CORPORATION TO WARHILL ASSOCIATES, L.L.C. BY DEED DATED 9/30/96 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 809 AT PAGE 636.

Kenneth M. Jenkins II  
KENNETH M. JENKINS, II, PROFESSIONAL ENGINEER

## ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, 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 HAVE BEEN COMPLIED WITH. ALL PROPERTY CORNERS WILL BE SET BY JOHN N. RUTH, LICENSED LAND SURVEYOR #1426-B.

Kenneth M. Jenkins II  
KENNETH M. JENKINS, II, PROFESSIONAL ENGINEER

## CERTIFICATE OF APPROVAL

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

AGENT OF GOVERNING BODY: [Signature] DATE: 6/30/98  
VIRGINIA DEPARTMENT OF TRANSPORTATION: [Signature] DATE: 6/11/98

Recorded 2 day of July 1998  
DOCUMENT # 98012463  
Debra J. Bell Clerk

## OWNER/DEVELOPER

WARHILL ASSOCIATES, L.L.C.  
2 EATON ST., SUITE 1101  
HAMPTON, VA. 23669



## Rickmond Engineering, Inc.

1643-C Merrimac Trail  
Williamsburg VA 23185  
(757)229-1776 or 898-4149

Civil Engineering  
Environmental Engineering  
Land Surveying