

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NICE PROPERTIES CO., A VIRGINIA CORPORATION, TO WELLINGTON, L.L.C., A LIMITED LIABILITY COMPANY, BY DEED DATED JULY 15, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 980018582.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS "BEING A PORTION OF PARCEL "A" CONTAINING 15.00± ACRES", IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

W.R. Ashe 1-10-00
FOR WELLINGTON, L.L.C. DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF York, I, Melaney Thomas
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 10 DAY OF January 2000. MY COMMISSION EXPIRES 3-31-02.
Melaney Thomas
SIGNATURE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

G. T. Wilson, Jr. 1/7/00 DATE
G. T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL

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

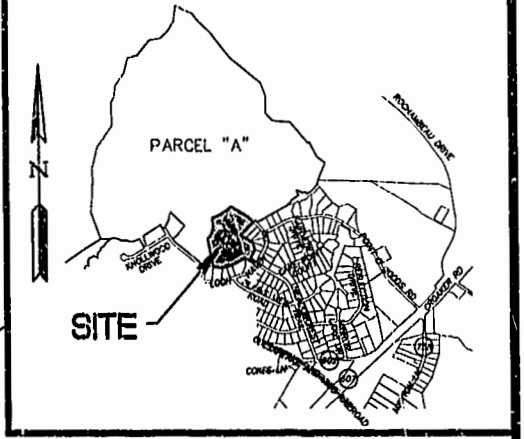
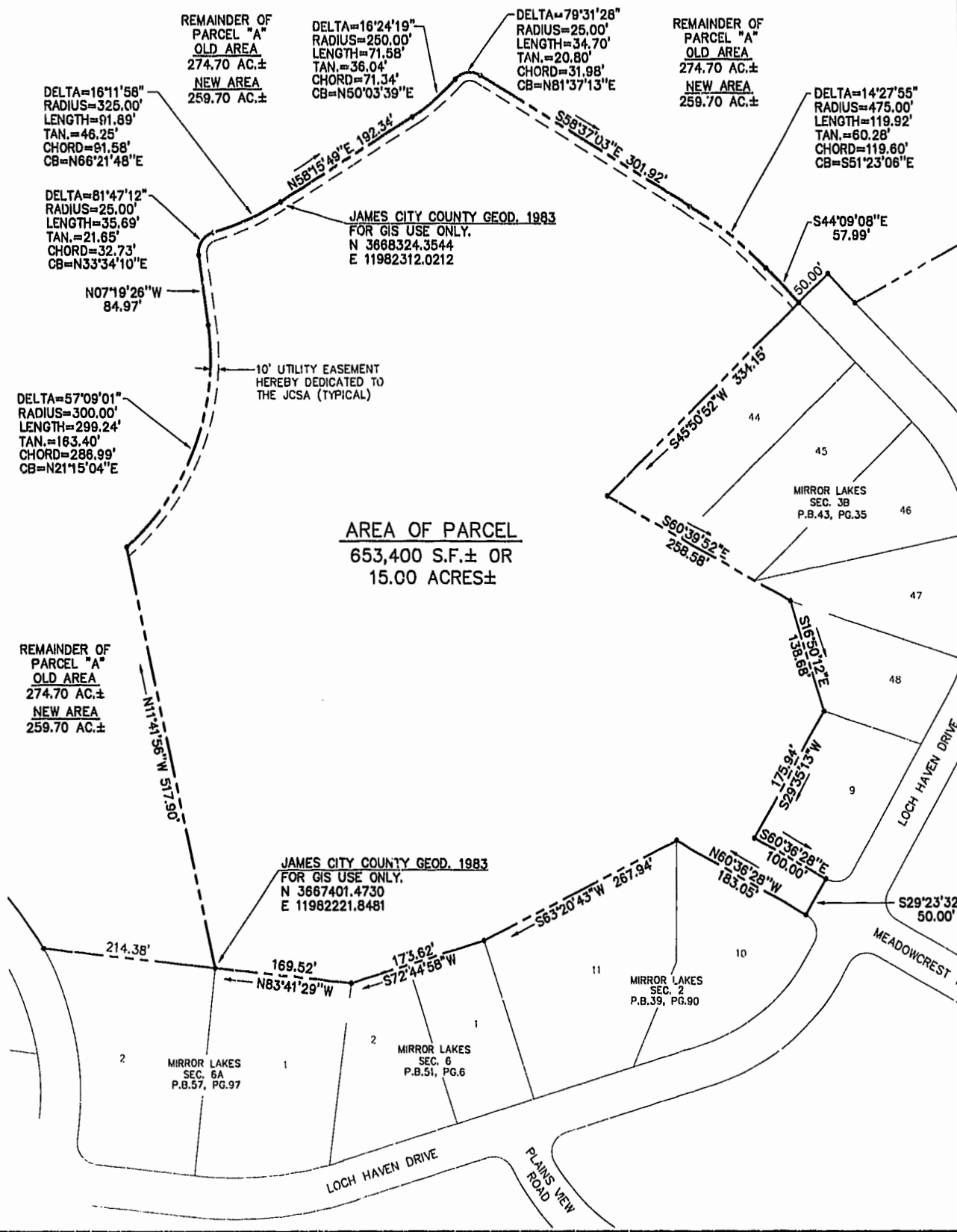
John E. Munn 1/7/00 DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

W.A. L. DATE
VIRGINIA DEPARTMENT OF HEALTH

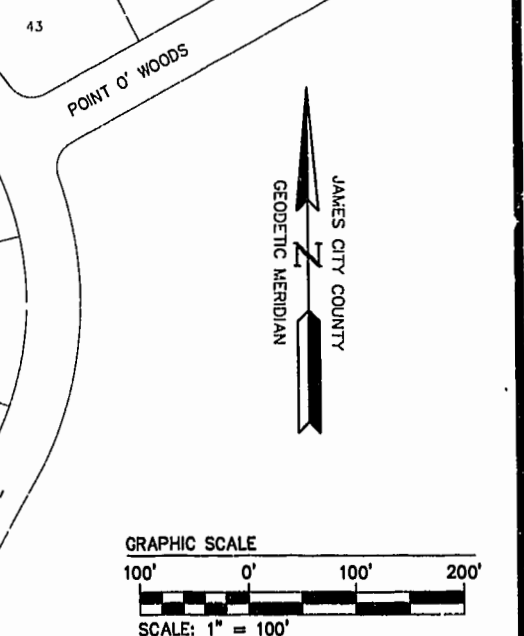
[Signature] 3/17/00 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

NOTES:

- PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT.
- THIS PROPERTY IS A PORTION OF TAX MAP PARCEL (1-3-4)(1-17).
- JAMES CITY SERVICE AUTHORITY WATER IS AVAILABLE. PRIVATE SEWER SYSTEM (SEPTIC TANK/DRAINFIELD) REQUIRED.
- SETBACK REQUIREMENTS:
FRONT: 35' MINIMUM
SIDE: 15' MINIMUM FOR EACH SIDE YARD
REAR: 35' MINIMUM
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE OUTSIDE BOUNDARY FOR THIS PLAT WAS TAKEN FROM A PLAT PREPARED BY AES CONSULTING ENGINEERS TITLED "PLAT SHOWING PARCELS A & B CONTAINING 281.42± ACRES OWNED BY: NICE PROPERTIES CO., DATED MAY 11, 1998 AND RECORDED JULY 23, 1999 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN PLAT BOOK 73, PAGES 100-102.

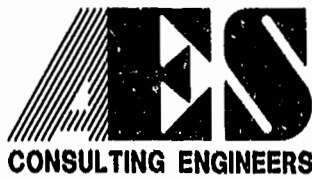


LOCATION MAP SCALE: 1"=2000'



STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 21 DAY OF March, 2000. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 3:07 PM
TESTE: [Signature]
CLERK
PLAT BOOK 76, PAGE 95

01:07:00-12:59 822302PB



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
BEING A PORTION OF PARCEL "A"
CONTAINING 15.00± ACRES
OWNED BY: WELLINGTON, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



| No. | DATE | REVISION / COMMENT / NOTE | BY |
|-----|------|---------------------------|----|
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|-----------------------|------------------|
| Designed CWG | Drawn JFS |
| Scale 1"=100' | Date 1/7/2000 |
| Project No. 8223-2 | |
| Drawing No. 1 OF 1 | |