

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.

6.05.01

DATE

[Signature]
SIGNATURE

ALISTAIR J. RAMSAY L.S.



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GRACE M. WILKINSON TO HOWARD P. AND RICHARD F. WILKINSON AND BY E. L. OLSON, JR. AND MARY L. OLSON TO HOWARD P. AND RICHARD F. WILKINSON BY WILL DATED 12/15/59 AND DEED DATED 1/22/68 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN WILL BOOK 8, PAGE 78 AND DEED BOOK 114, PAGE 682.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WEXFORD HILLS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

6/6/01

DATE

[Signature]
SIGNATURE

Howard P. Wilkinson
NAME PRINTED

[Signature]
SIGNATURE

Richard F. Wilkinson
NAME PRINTED

6/6/01

DATE

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia

CITY/COUNTY OF James City County
I, (PRINT) Maryl L. Hairfield A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 6th DAY OF June, 2001. MY COMMISSION EXPIRES July 31, 2002.

[Signature]
(SIGNATURE)

BLACKTHORN GROUP, L.L.C.

6/6/01

DATE

[Signature]
SIGNATURE

JAMES D. FRANKLIN
NAME PRINTED

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia

CITY/COUNTY OF James City County
I, (PRINT) Maryl L. Hairfield A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 6th DAY OF June, 2001. MY COMMISSION EXPIRES July 31, 2002.

[Signature]
(SIGNATURE)

CERTIFICATE OF APPROVAL

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

6/8/01
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

6/8/01
DATE
VIRGINIA DEPARTMENT OF HEALTH

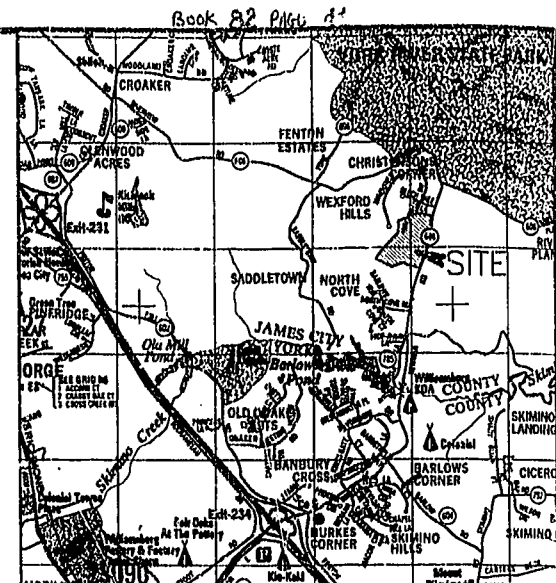
6/8/01
DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

LINE	BEARING	DISTANCE
L1	N80°21'47"W	10.00'
L2	S02°07'57"E	177.44'
L3	S13°04'08"W	127.90'
L4	S12°21'11"W	122.29'
L5	N87°46'46"E	14.43'
L6	S07°43'27"W	64.04'
L7	S71°45'38"E	50.00'
L8	N26°25'03"E	46.25'
L9	S17°51'30"W	16.68'
L10	N06°34'01"W	20.35'
L11	N35°32'48"W	64.17'
L12	N32°52'12"E	93.61'
L13	N89°38'32"E	83.56'
L14	S74°57'00"E	133.61'
L15	N86°48'18"E	17.65'
L16	N45°39'23"W	58.30'
L17	N38°42'03"W	15.26'
L18	N31°44'43"W	47.80'
L19	S59°05'30"W	47.42'
L20	N89°33'19"E	58.36'
L21	S66°31'48"E	48.97'
L22	N19°47'09"E	104.42'
L23	N43°53'57"E	50.19'
L24	N19°47'10"E	86.99'
L25	N44°44'31"E	47.33'
L26	N69°02'55"E	23.41'
L27	S70°12'50"E	21.01'
L28	S19°47'10"W	39.74'

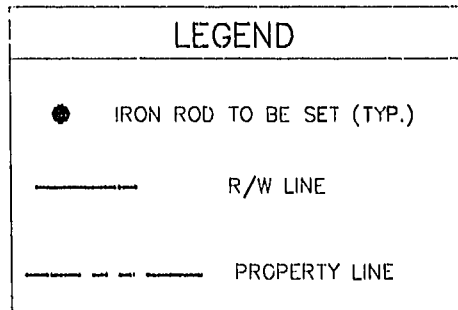
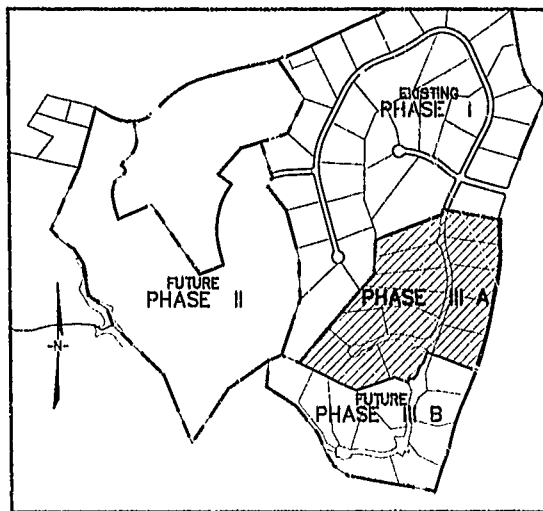
LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	119.60'	S03°45'10"W	582.20'	11°46'14"	119.39'	60.01'
C2	271.72'	S05°28'05"W	1024.15'	15°12'05"	270.93'	136.66'
C3	351.75'	S16°46'48"W	2274.06'	08°51'45"	351.40'	176.23'
C4	499.90'	S00°41'26"W	750.00'	38°11'22"	490.70'	259.64'
C5	447.68'	S00°04'56"E	700.00'	36°38'35"	440.09'	231.79'
C6	253.71'	N08°32'54"E	750.00'	19°22'56"	252.50'	128.08'
C7	95.30'	N14°45'48"W	750.00'	7°16'50"	95.24'	47.72'
C8	466.57'	N00°41'28"E	700.00'	38°11'22"	457.98'	242.33'
C9	457.78'	N86°08'44"E	400.00'	36°55'28"	253.34'	133.54'
C10	27.40'	S86°09'19"E	30.00'	52°19'48"	26.46'	14.74'
C11	298.09'	N22°18'58"W	60.00'	284°39'44"	73.33'	79.71'
C12	27.40'	S41°31'21"W	30.00'	52°19'55"	26.46'	14.74'
C13	209.38'	S84°49'17"W	350.00'	34°16'34"	206.27'	107.93'
C14	37.66'	N23°22'26"W	25.00'	86°19'14"	34.20'	23.44'

AREA TABULATION

PHASE III TOTAL	3,661,096 S.F.	84.0472 AC.
PHASE III A LOTS	1,949,401 S.F.	44.7521 AC.
PHASE III A R/W	133,403 S.F.	3.0625 AC.
PHASE III A TOTAL	2,082,804 S.F.	47.8146 AC.
REMAINING AREA (FUTURE DEVELOPMENT)		
PHASE III B	1,578,292 S.F.	36.2326 AC.
PHASE II	3,693,053 S.F.	84.7808 AC.



VICINITY MAP
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NOTES:

- THIS PROPERTY IS ZONED A-1.
- V.D.O.T. DOES NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE OF THE RETENTION PONDS OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM DAMAGE.
- THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS MORE THAN A MILE FROM COUNTY CONTROL, AND THEREFORE IS NOT TIED TO COUNTY DATUM.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, AND THEREFORE MAY NOT DEPICT ALL EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- REFERENCE: SUBDIVISION PLAT OF WEXFORD HILLS PHASE II & III RECORDED IN PLAT BOOK 79, AT PAGES 23 TO 25
- ON FEBRUARY 7, 1999 THE PLANNING COMMISSION GRANTED AN EXCEPTION TO SECTION 19-52 OF THE JAMES CITY ZONING ORDINANCE TO ALLOW A CUL-DE-SAC LENGTH WHICH EXCEEDS 1,000 FEET FOR WRENFIELD DRIVE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC.23-9(c)(1) OF THE JCC CODE.

WEXFORD HILLS
PHASE IIIA
BEING A SUBDIVISION OF
PROPERTY OF
HOWARD P. & RICHARD F.
WILKINSON

STONEHOUSE DISTRICT
JAMES CITY COUNTY VIRGINIA
DATE: 04/24/01
SHEET 1 OF 3

Williamsburg/James City County
Recorded 9:21:15 p.m. 6/8/01
DOCUMENT # 010012035
Betsy D. Woolridge, Clerk
BETSY D. WOOLRIDGE, CLERK OF CIRCUIT COURT

PLAY RECORDED IN
P.B. NO. 83 PAGE 41-43



4029 Irenb and Road
Suite 100
Williamsburg, VA 23108
Tel. (757) 283-2975
Fax (757) 229-0049
Email: lmdg@landmarkdgb.com
5544 S. Gosnell Road
Suite 200
Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: lmdg@landmarkdgb.com

DRAWN BY: SDG/PF PROJECT NO.: 1990243-000.21
CHKD. BY: AJR DWG. NO.: 12292W