

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NICE PROPERTIES, INC. A VIRGINIA CORPORATION TO WELLINGTON, L.L.C., A VIRGINIA 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. 990015562.

OWNER'S CERTIFICATE

THE SUBDIVISION AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT KNOWN AS WELLINGTON SECTION ONE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Charles E. Blum 6/13/01
FOR WELLINGTON, L.L.C. DATE
Charles E. Blum
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Pamela Dawn Collins
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 13 DAY OF June, 2001. MY COMMISSION EXPIRES 6/31/02.
Pamela Dawn Collins
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. 3/9/01
G. T. WILSON, JR., C.L.S. DATE

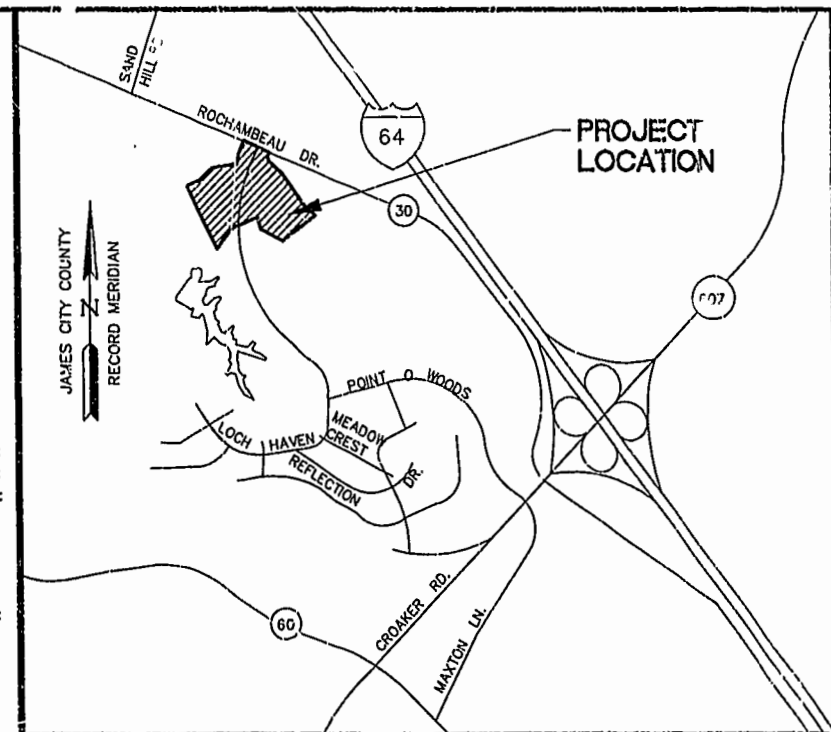
CERTIFICATE OF APPROVAL

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

John A. Brown 6/13/01
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
John A. Brown 6/13/01
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

AREA TABULATION WELLINGTON SECTION ONE LOTS 1-48

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	1,168,328 S.F.	26.82 AC.±
AREA OF PUMP STATION LOT	19,915 S.F.	0.46 AC.±
AREA OF RIGHT OF WAY	247,952 S.F.	5.69 AC.±
AREA OF OPEN SPACE #1	172,806 S.F.	3.97 AC.±
AREA OF OPEN SPACE #2	296,247 S.F.	6.80 AC.±
TOTAL AREA SUBDIVIDED	1,905,248 S.F.	43.74 AC.±
NUMBER OF LOTS	48	
AVERAGE LOT SIZE	24,340 S.F.	0.56 AC.±
SMALLEST LOT (LOTS 44,45,46)	15,000 S.F.	0.34 AC.±
LARGEST LOT (LOT 33)	123,555 S.F.	2.84 AC.±
GROSS LOTS PER ACRE	1.10	
TOTAL AREA OF NATURAL OPEN SPACE TO BE A CONSERVATION EASEMENT CONVEYED TO JAMES CITY COUNTY	486,424 S.F.	11.17 AC.±



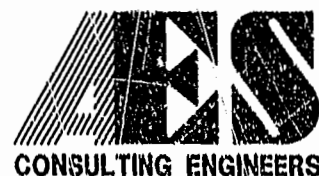
LOCATION MAP

SCALE: 1"=2000'

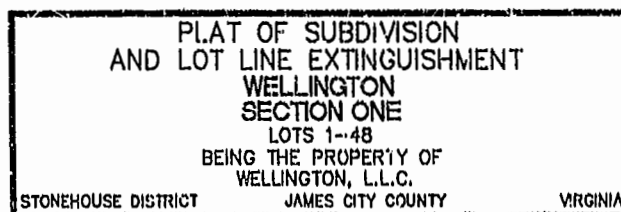
GENERAL NOTES

- PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT.
- PROPERTY IS PART OF TAX PARCEL (13-4)(1-17) AND TAX PARCEL (13-3)(1-12).
- SETBACKS: (UNLESS OTHERWISE NOTED)
FRONT = 35'
SIDE = 15'
REAR = 35'
IF LOT IS LESS THAN 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.
- SPECIAL PROVISIONS FOR CORNER LOTS
A) OF THE 2 SIDES OF A CORNER LOT, THE FRONT OF THE LOT SHALL BE DEEMED TO BE THE SHORTER OF THE 2 SIDES FRONTING THE STREETS.
B) EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 125 FT.
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 510201-00308, DATED 2/8/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CODES, AND RESTRICTIONS MADE ON FEBRUARY 28, 2000 AND RECORDED AS DOCUMENT NO. 000005824 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- TEMPORARY DRAINAGE EASEMENTS AS SHOWN 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.

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 4th DAY OF October, 2001. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 1:53 p.m.
TESTE: Betsy B. Woolridge
CLERK
PLAT BOOK 83, PAGE 45-49



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



City of Williamsburg & County of James City	
Circuit Court: This PLAT was recorded on	
October 4, 2001	
at 1:53 p.m.	
DOCUMENT # 010018136	
BETSY B. WOOLRIDGE, CLERK	
<u>Betsy B. Woolridge</u> Clerk	
2	5/11/01
1	4/11/01
REVISION / COMMENT / NOTE	
BY	

Designed	HWP	Drawn	JFS
Scale	NOTED	Date	3/9/01
Project No.		8223-2	
Drawing No.		1 OF 5	