

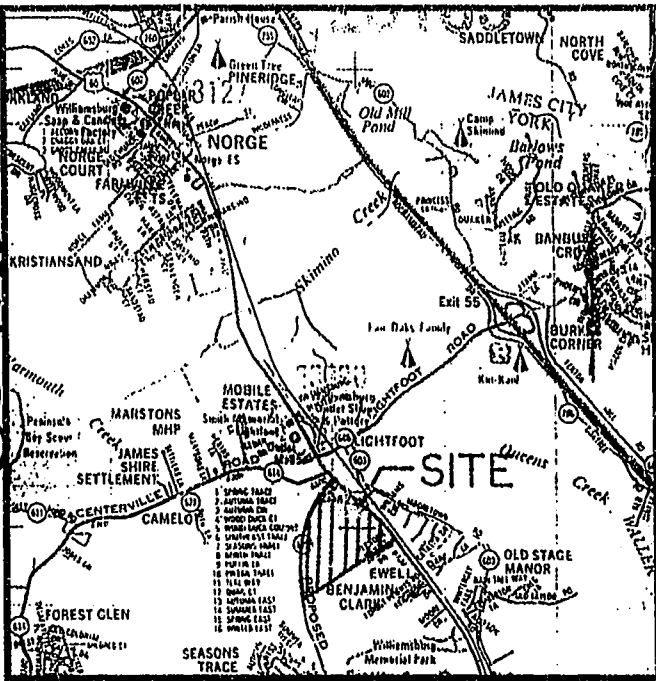
PLAT OF THE VACATION OF LOTS 98, 99, 100, 101, AND 102 OF THE VILLAGES AT WESTMINSTER

PHASE I, SECTION II
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: MARCH 26, 1999 SCALE: 1"=300'

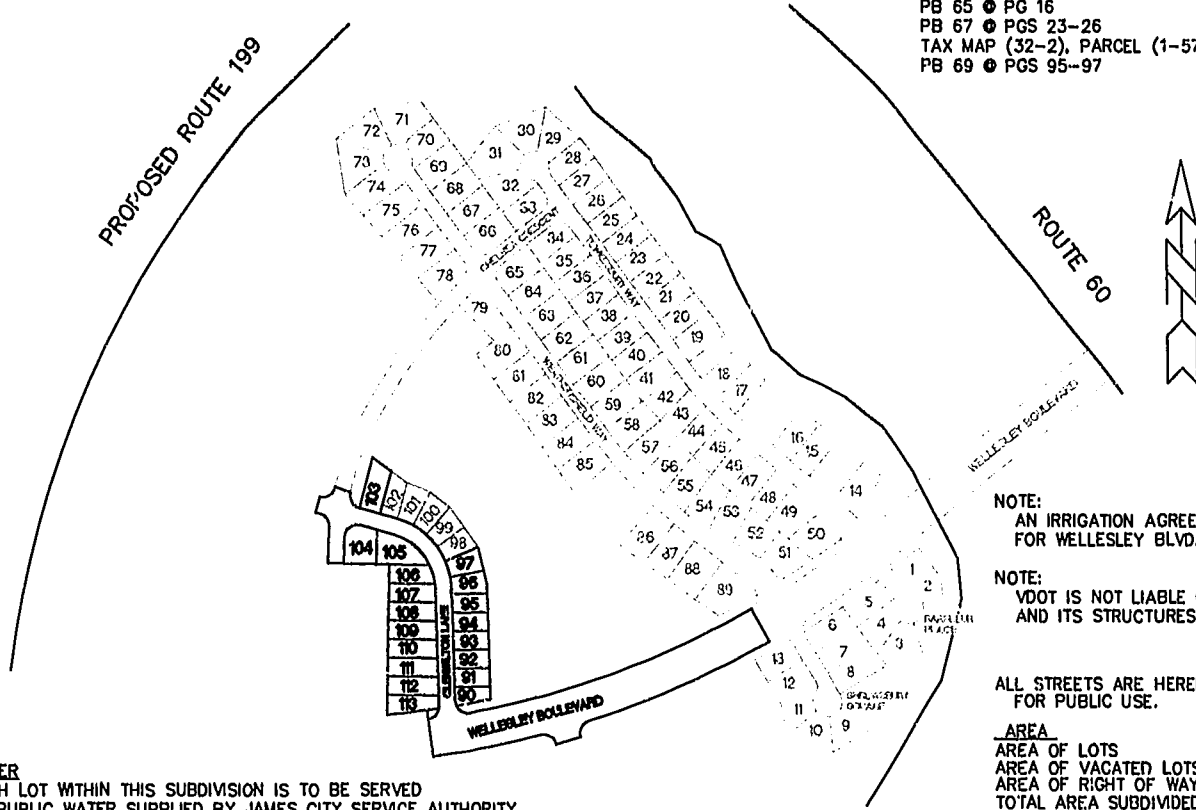
REFERENCES:

- 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
- PB 69 @ PGS 95-97

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
28 June 2002
at 12:05 PM, PB 86, PG 69-71
DOCUMENT # 020014814
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Sup. Clerk



VICINITY MAP
SCALE: 1"=2000'



NOTE:
AN IRRIGATION AGREEMENT HAS BEEN RECORDED FOR WELLESLEY BLVD. IN PHASE I, SECTION I & 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	2.94 ACRES
AREA OF VACATED LOTS	0.76 ACRES
AREA OF RIGHT OF WAY	3.30 ACRES
TOTAL AREA SUBDIVIDED	6.24 ACRES
REMAINING AREA	150.0± 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

WESTMINSTER VILLAGE, LLC

A VIRGINIA LIMITED LIABILITY COMPANY

BY: ATLANTIC HOMES DEVELOPMENT CORPORATION
A VIRGINIA CORPORATION

ITS: MANAGER

BY: Kenneth L. Allen

ITS: PRESIDENT

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 31st DAY OF May, 2002, 1999.

NOTARY PUBLIC: Francis K. Barber

MY COMMISSION EXPIRES: November 30, 2002

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: Betsy B. Woolridge, 28 June 2002
BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT DATE

PLAT BOOK 86, PAGE 69-71.

- 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.

Pat Carpenito
PAT CARPENITO, CLS

SURVEYOR'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.

Pat Carpenito
PAT CARPENITO, CLS

OWNER/DEVELOPER

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

CERTIFICATE OF APPROVAL

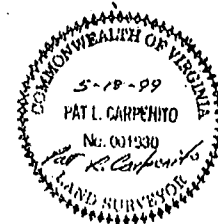
THIS SUBDIVISION AS SHOWN HEREON IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Pat Carpenito
AGENT OF GOVERNING BODY

5/25/99
DATE

Pat Carpenito
VIRGINIA DEPARTMENT OF TRANSPORTATION

5-20-99
DATE



Rickmond Engineering, Inc.

1643-C Herrinac Trail
Williamsburg VA 23185
(757)229-1776 or 622-4149

Civil Engineering
Environmental Engineering
Land Surveying

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