

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. ALSO LOTS 33-35 OF WELLINGTON SECTION ONE RECORDED IN P.B. 83, PGS. 45-49 DOCUMENT NO. 010018136.

OWNER'S CERTIFICATE

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

H.R. Ashe Pres. 4-21-03 FOR WELLINGTON, L.L.C. DATE

H.R. ASHE PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF James City I, Brittany L. Mangold 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 21 DAY OF April, 2003. MY COMMISSION EXPIRES June 30, 2007

Brittany L. Mangold 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., C.L.S. 3/17/03 DATE

CERTIFICATE OF APPROVAL

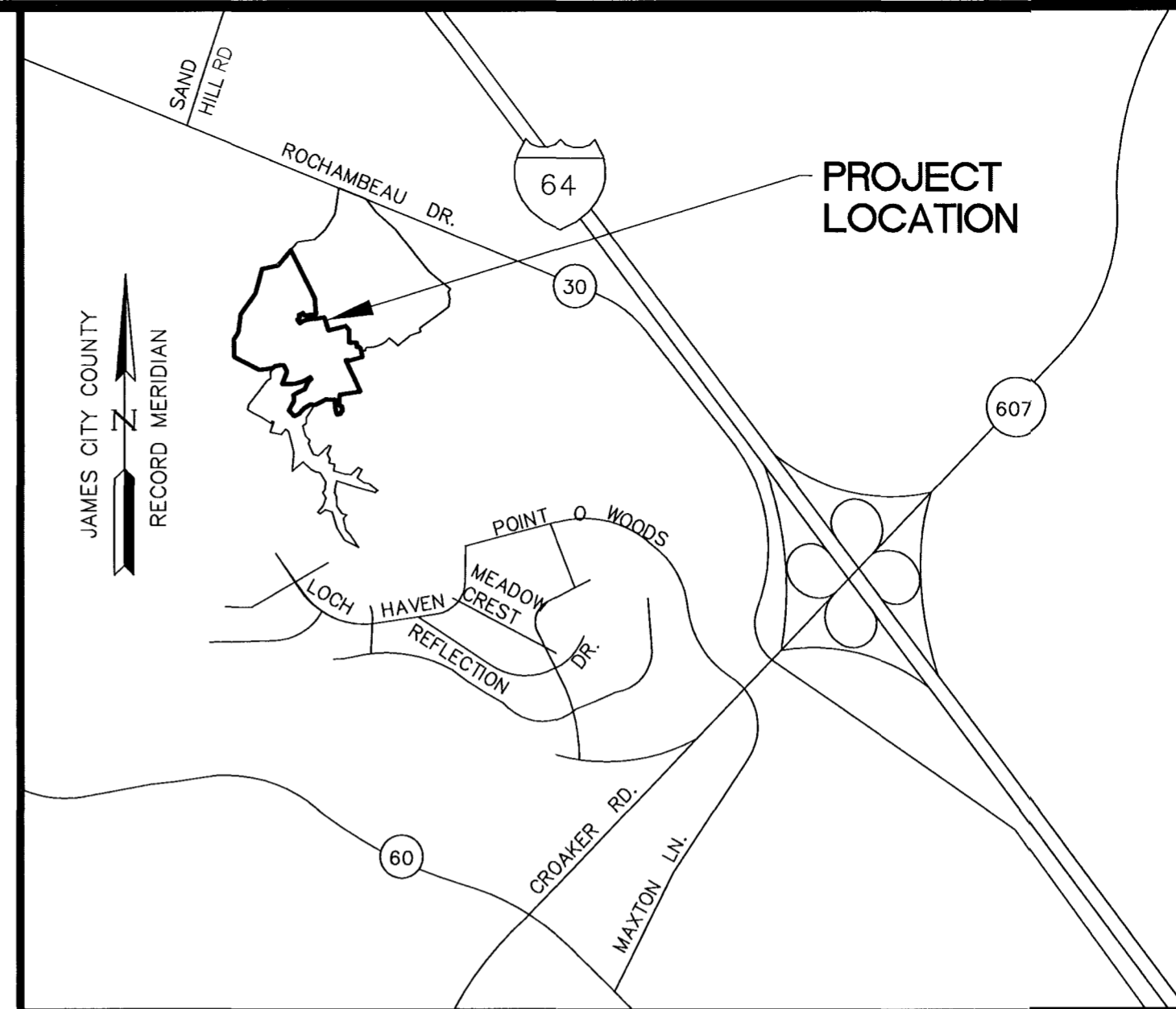
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Virginia Department of Transportation 4/28/03 DATE

Subdivision Agent of James City County 6/12/03 DATE

GENERAL NOTES

- 1. PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT.
2. PROPERTY IS PART OF TAX PARCEL (13-3)(1-12).
3. 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.
4. 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.
5. THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER.
6. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
7. THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
8. 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.
9. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
10. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 510201-0020B, DATED 2/6/1991 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.
12. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CODES, AND RESTRICTIONS MADE ON FEBRUARY 28, 2000 AND RECORDED AS DOCUMENT NO. 000005624 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.
13. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
14. TEMPORARY DRAINAGE EASEMENTS AS SHOWN PER P.B. 83, PGS. 45-49 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.
15. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
16. STREET TREES SHALL BE PLANTED WITHIN A MINIMUM FIVE FOOT (5') LANDSCAPE PRESERVATION EASEMENT CONTIGUOUS TO RIGHTS-OF-WAY OR EASEMENTS.



LOCATION MAP

SCALE: 1"=2000'

AREA TABULATION WELLINGTON SECTION THREE LOTS 49-58, 59A, 59B, 60-89 AND 132-140

Table with 3 columns: Description, SQUARE FEET, ACRES. Rows include Area of Residential Lots (1,044,357 S.F., 23.97 AC.±), Area of Right of Way (171,613 S.F., 3.94 AC.±), Area of Open Space #1 (6,039 S.F., 0.14 AC.±), Area of Open Space #2 (182,538 S.F., 4.19 AC.±), Total Area Subdivided (1,404,547 S.F., 32.24 AC.±), Number of Lots (51), Average Lot Size (20,478 S.F., 0.47 AC.±), Smallest Lot (13,252 S.F., 0.30 AC.±), Largest Lot (42,957 S.F., 0.99 AC.±), Gross Lots per Acre (1.58).

TOTAL AREA OF NATURAL OPEN SPACE TO BE A CONSERVATION EASEMENT CONVEYED TO JAMES CITY COUNTY 210,677 S.F. 4.84 AC.±

- A.) THE AREA OF THE NATURAL OPEN SPACE IS INCLUDED IN THE LOT AND OPEN SPACE TOTALS.
B.) LOT AREAS INCLUDE NATURAL OPEN SPACE AREAS AS SHOWN ON THE PLAT.

17. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 18 June 2003 at 3:15 AM PM. PB 90 PG 62-65 DOCUMENT # 030018115 BETSY B. WOOLRIDGE, CLERK Betty B. Woolridge Clerk

Table with columns: JFS, BY, REVISION / COMMENT / NOTE, DATE, No.



CONSULTING ENGINEERS logo and address: 5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

PLAT OF SUBDIVISION WELLINGTON SECTION THREE BEING THE PROPERTY OF WELLINGTON, L.L.C. JAMES CITY COUNTY VIRGINIA

Table with columns: Designated (HWP), Drawn (JFS), Scale (1"=60'), Date (3/17/03), Project No. (8223-6), Drawing No. (10F4)

STATE OF VIRGINIA COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 18th DAY OF June, 2003. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. TESTE: Betty B. Woolridge By Claudia H. Durbach 3 Dep. Clerk PLAT BOOK 90, PAGE 62-65