

030002279

WC083

Prepared By:
Stein & Smith, P.C.
740-F Thimble Shoals Blvd
Newport News, Virginia 23606

Tax Map No. (13-4)(1-17) and (13-3)(1-12)

Consideration: \$100.00

THIS DEED made this 15th day of August, 2002, by and between WELLINGTON, L.L.C., a Virginia limited liability company, Grantor, party of the first part; and WELLINGTON ESTATES HOMEOWNER'S ASSOCIATION, INC., a Virginia non-stock corporation, Grantee, party of the second part, whose address is c/o Property Manager, 632 Hampton Highway, Yorktown, Virginia 23693.

W I T N E S S E T H:

That for and in consideration of ten dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the party of the first part does grant and convey with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE unto the said party of the second part, WELLINGTON ESTATES HOMEOWNER'S ASSOCIATION, INC., its successors and assigns, the following described property, to wit:

JAN 23 2008 0787

Section #1

All those certain areas shown as Open Space #1 and Open Space #2 and all roadways/right-of-ways as shown and designated on that certain plat entitled, "PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT WELLINGTON SECTION ONE LOTS 1-48 BEING THE PROPERTY OF WELLINGTON, L.L.C. STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA," made by AES Consulting Engineers, dated March 9, 2001, which said plat is duly recorded on the 4th day of October, 2001, in the Clerk's Office of the Circuit Court for the County of, York, Virginia, in Plat Book 83, pages 45-49PC-3, to which reference is here made for a more particular description.

Section #1

TO HAVE AND TO HOLD unto the said WELLINGTON ESTATES HOMEOWNER'S ASSOCIATION, INC., its successors and assigns, forever.

WITNESS the following signature and seal.

WELLINGTON, L.L.C.,
a Virginia limited liability company

BY Charles E. Glisan
Charles E. Glisan
Its Manager

JAN 23 07 88

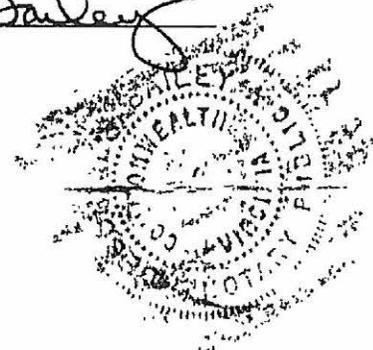
COMMONWEALTH OF VIRGINIA
In the City of Newport News, to wit:

I, DEBORAH A. BAILEY, a Notary Public in and for the City and State aforesaid, do hereby certify that CHARLES E. GLISAN, as Manager on behalf of WELLINGTON, L.L.C., a Virginia limited liability company, whose name is signed to the foregoing Deed dated the 15th day of August, 2002, has acknowledged the same before me in my City and State aforesaid.

Given under my hand and seal this 15th day of August, 2002.

Deborah A. Bailey
Notary Public

My commission expires: 6/30/2004



VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 23 Jan 03
at 2:58 AM/PM. The taxes imposed by Virginia Code
Section 58.1-801, 58.1-802 & 58.1-814 have been paid.

STATE TAX LOCAL TAX ADDITIONAL TAX
\$.15 \$.15 \$ -

TESTE: BETSY B. WOOLRIDGE, CLERK

BY: Betsy B. Woolridge Clerk

WC083

010018136

Section 1

**EXEMPT FROM RECORDATION TAX UNDER VIRGINIA CODE
SECTION 58.1-811(A) (3), AS AMENDED**

DEED OF EASEMENT FOR NATURAL OPEN SPACE

THIS DEED OF EASEMENT, made this 13~~th~~ day of June, 2001, by and between Wellington, L.L.C., A Virginia Limited Liability Company and its/his/her/their heirs, successors and assigns ("Grantor") and the County of James City, Virginia ("Grantee").

WHEREAS, the Grantor is the owner of certain property known as Wellington Section One, Lots 1-48, containing 43.74 Acres, more or less, located in the Stonehouse District of James City County, more particularly described herein ("Property");

WHEREAS, Grantee has adopted the Chesapeake Bay Preservation Ordinance, Chapter 23 of the James City County Code, as required by Chapter 21 of Title 10.1 of the Code of Virginia to protect the Chesapeake Bay and its tributaries from nonpoint source pollution within the Chesapeake Bay drainage area; and

WHEREAS, the Grantor wishes to preserve land as natural open space as part of Grantor's efforts to improve the quality of stormwater runoff from the Property.

NOW, THEREFORE, in recognition of the foregoing and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to Grantee an easement in perpetuity gross, with the right in perpetuity to restrict the use as described below, of the portion herein described of that certain tract, lot, piece or parcel of land ("Easement Property"), to wit:

OCT-4-0249

*Prepared by
Stein + Smith*

PROPERTY DESCRIPTION

Natural Open Space consisting of a tract of land of 11.17 acres more or less, more particularly described and shown on a plat prepared by AES Consulting Engineers titled "Plat of Subdivision and Lot Line Extinguishment, Wellington, Section One, Being the Property of: Wellington, L.L.C." dated March 9, 2001.

The restrictions hereby imposed on the use of the Easement Property, the acts which the Grantor covenants to do or not to do, and the restrictions which the Grantee is hereby entitled to enforce, shall be as follows:

1. No building or structure shall be built or maintained on the Easement Property other than such building or structure approved by the County Engineer, in writing;
2. The Easement Property shall be kept free and clear of any junk, trash, rubbish, or other unsightly or offensive material;
3. No new signs, billboards, outdoor advertising, road or utility lines shall be on the property without the expressed written consent of the County Engineer;
4. The Easement Property shall remain in its natural condition with respect to natural leaf litter or other ground-covering vegetation, understory vegetation or shrub layer, and tree canopy. The activities of Grantor within the Easement Property shall be limited to those which do not remove or damage any vegetation or disturb any soil. Such activities include selective trimming and pruning which will not alter the natural character of the Easement Property. Grantor may install walk trails or remove dead, diseased, poisonous or invasive vegetation with the expressed written consent of the County Engineer;

OCT-4-0250

5. Grantee and its representatives may enter upon the Easement Property from time to time for inspection, to enforce the terms of this Easement, and to post a sign or marker identifying Grantee's interest in the Easement Property as natural open space;

6. In the event of a violation of the Easement, the Grantee shall have the right to seek all appropriate legal and equitable relief, including but not limited to: reasonable attorney's fees and costs; the right to restore the Easement Property to its natural condition; and assess the cost of such restoration as a lien against the Easement Property.

Although this easement in gross will benefit the public in the ways cited above, nothing herein shall be construed to convey a right to the public of access to or use of the Easement Property, and the Grantor shall retain exclusive right to such access and use, subject only to the provisions herein recited.

Witness the following signatures and seals on the date first above written.

Charles J. Glavin (Seal)

_____ (Seal)

Commonwealth of Virginia

City/County of James City, a Notary Public for the Commonwealth of Virginia, do hereby certify that Charles Glavin, whose name is signed to the foregoing Deed, has acknowledged the same before me in the jurisdiction aforesaid.

Given under my hand this 13 day of June, 2001.

Pamela Dawn Callis

Notary Public

My Commission Expires: 8/31/02



OCT-4-02 0251

The form of this deed of easement is approved and, pursuant to Resolution of the Board of Supervisors of James City County, Virginia, duly executed on the 17th day of May, 1993, this conveyance is hereby accepted on behalf of said County.

6-27-01 Date Leo P. Rogers County Attorney

Commonwealth of Virginia

City/County of James City, to wit:

I, MARY FRANCES RIEGER, a Notary Public for the Commonwealth of Virginia, do hereby certify that Leo P. Rogers, Attorney for James City County, Virginia, has acknowledged the same before me in the jurisdiction aforesaid.

Given under my hand this 27th day of June, 2001.

My Commission Expires: October 31, 2001.

Prepared by: FRANK SLUSS / HOWARD PRICE
(Name)

AES CONSULTING ENGINEERS
(Address)

5248 OLD TOWNE RD - SUITE 1
WILLIAMSBURG VA 23188

757-253-0040
(Phone)

S:\Jobs\8223\02\Wordpro\Document\EXEMPT FROM RECORDATION TAX.doc

OCT-4-5 0252

VIRGINIA: City of Williamsburg and County of James City, to wit:
In the Clerk's Office at the Circuit Court for the City of Williamsburg and County of James City the 27th day of June, 2001 this Easement was presented with the certificate annexed and admitted to record at 1:35 PM o'clock.
Teste: John D. Woolridge
By: Beauty Clerk

PLAT RECORDED IN
P.B. NO. 83 PAGE 45-49

030 000228

Section 2

COUNTY OF JAMES CITY, VIRGINIA

DECLARATION OF COVENANTS

INSPECTION/MAINTENANCE OF DRAINAGE SYSTEM

THIS DECLARATION, made this 24th day of December, 2002,
 between Wellington LLC,
 and all successors in interest, ("COVENANTOR(S),") owner(s) of the following property: Wellington Section Two aka; 4106 Rose Lane (adjacent to Mirror Lakes)
 project name, Wellington Section Two
 Document No. _____, Deed Book _____, Page No. _____; Instrument No. 000005625, and the County of James City, Virginia ("COUNTY.")

WITNESSETH:

We, the COVENANTOR(S), with full authority to execute deeds, mortgages, other covenants, and all rights, titles and interests in the property described above, do hereby covenant with the COUNTY as follows:

1. The COVENANTOR(S) shall provide maintenance for the drainage system including any runoff control facilities, conveyance systems and associated easements, hereinafter referred to as the "SYSTEM," located on and serving the above-described property to ensure that the SYSTEM is and remains in proper working condition in accordance with approved design standards, and with the law and applicable executive regulations. The SYSTEM shall not include any elements located within any Virginia Department of Transportation rights-of-way.
2. If necessary, the COVENANTOR(S) shall levy regular or special assessments against all present or subsequent owners of property served by the SYSTEM to ensure that the SYSTEM is properly maintained.
3. The COVENANTOR(S) shall provide and maintain perpetual access from public right-of-ways to the SYSTEM for the COUNTY, its agent and its contractor.
4. The COVENANTOR(S) shall grant the COUNTY, its agent and its contractor a right of entry to the SYSTEM for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the SYSTEM.
5. If, after reasonable notice by the COUNTY, the COVENANTOR(S) shall fail to maintain the SYSTEM in accordance with the approved design standards and with the law and applicable executive regulations, the COUNTY may perform all necessary repair or maintenance work, and the COUNTY may assess the COVENANTOR(S) and/or all property served by the SYSTEM for the cost of the work and any applicable penalties.

JAN-6 03 52

6. The COVENANTOR(S) shall indemnify and save the COUNTY harmless from any and all claims for damages to persons or property arising from the installation, construction, maintenance, repair, operation or use of the SYSTEM.

7. The COVENANTOR(s) shall promptly notify the COUNTY when the COVENANTOR(S) legally transfers any of the COVENANTOR(S)' responsibilities for the SYSTEM. The COVENANTOR(S)' shall supply the COUNTY with a copy of any document of transfer, executed by both parties.

8. The covenants contained herein shall run with the land and shall bind the COVENANTOR(S) and the COVENANTOR(S)' heirs, executors, administrators, successors and assignees, and shall bind all present and subsequent owners of property served by the SYSTEM.

9. This COVENANT shall be recorded in the County Land Records.

IN WITNESS WHEREOF, the COVENANTOR(S) have executed this DECLARATION OF COVENANTS as of the date first above written.

COVENANTOR(S)
Wellington, LLC by
Charles E. Glisan
Charles E. Glisan
Vice President

Print Name/Title

ATTEST:

Keene Lusk

JAN-68 0353

COVENANTOR(S)

Print Name/Title

ATTEST:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF York

I hereby certify that on this 24 day of December, 2002, before the subscribed, a Notary Public of the State of Virginia, and for the City/County of Gloucester, aforesaid personally appeared Charles E Glisan and did acknowledge the foregoing instrument to be their Act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 24 day of December, 2002.

Kleie L. Krahulec
Notary Public

My Commission expires: 5-31-04

Approved as to form:

[Signature]
Asst. County Attorney

This Declaration of Covenants prepared by:

Charles E. Glisan
(Print Name)

Vice President
(Title)

632 Hampton Hwy
(Address)

Yorktown, Va. 23693
(City) (State) (Zip)

JAN-68 0354

drainage.pre

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 6 Jan 03
at 10:41 AM/PM. The taxes imposed by Virginia Code
Section 58.1-801, 58.1-802 & 58.1-814 have been paid.

STATE TAX LOCAL TAX ADDITIONAL TAX
\$ _____ \$ _____ \$ _____

TESTE: BETSY B. WOOLRIDGE, CLERK

BY: Betsy B. Woolridge Clerk

050 002461

Section 5

COUNTY OF JAMES CITY, VIRGINIA

DECLARATION OF COVENANTS

INSPECTION/MAINTENANCE OF DRAINAGE SYSTEM

THIS DECLARATION, made this 3 day of February, 2005,
 between Wellington L.L.C., and
 all successors in interest, ("COVENANTOR(S),") owner(s) of the following property:
 Street Address: 4106 Rose Lane (adjacent to Mirror Lakes)
 Legal Description: Lots 124-131, 210-254, 258-270 (66 lots) - Part of "Nice Properties" "A"
 Project Name: Wellington Section #
 Document No. 990015362, Deed Book _____, Page No. _____;
 Instrument No. _____, and the County of James City, Virginia ("COUNTY.")

WITNESSETH:

We, the COVENANTOR(S), with full authority to execute deeds, mortgages, other covenants, and all rights, titles and interests in the property described above, do hereby covenant with the COUNTY as follows:

1. The COVENANTOR(S) shall provide maintenance for the drainage system including any runoff control facilities, conveyance systems and associated easements, hereinafter referred to as the "SYSTEM," located on and serving the above-described property to ensure that the SYSTEM is and remains in proper working condition in accordance with approved design standards, and with the law and applicable executive regulations. The SYSTEM shall not include any elements located within any Virginia Department of Transportation rights-of-way.
2. If necessary, the COVENANTOR(S) shall levy regular or special assessments against all present or subsequent owners of property served by the SYSTEM to ensure that the SYSTEM is properly maintained.
3. The COVENANTOR(S) shall provide and maintain perpetual access from public right-of-ways to the SYSTEM for the COUNTY, its agent and its contractor.
4. The COVENANTOR(S) shall grant the COUNTY, its agent and its contractor a right of entry to the SYSTEM for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the SYSTEM.
5. If, after reasonable notice by the COUNTY, the COVENANTOR(S) shall fail to maintain the SYSTEM in accordance with the approved design standards and with the law and applicable executive regulations, the COUNTY may perform all necessary repair or maintenance work, and the COUNTY may assess the COVENANTOR(S) and/or all property served by the SYSTEM for the cost of the work and any applicable penalties.

6. The COVENANTOR(S) shall indemnify and save the COUNTY harmless from any and all claims for damages to persons or property arising from the installation, construction, maintenance, repair, operation or use of the SYSTEM.

7. The COVENANTOR(s) shall promptly notify the COUNTY when the COVENANTOR(S) legally transfers any of the COVENANTOR(S)' responsibilities for the SYSTEM. The COVENANTOR(S)' shall supply the COUNTY with a copy of any document of transfer, executed by both parties.

8. The covenants contained herein shall run with the land and shall bind the COVENANTOR(S) and the COVENANTOR(S)' heirs, executors, administrators, successors and assignees, and shall bind all present and subsequent owners of property served by the SYSTEM.

9. This COVENANT shall be recorded in the County Land Records.

IN WITNESS WHEREOF, the COVENANTOR(S) have executed this DECLARATION OF COVENANTS as of the date first above written.

COVENANTOR(S)



Print Name/Title R. Scott Ashe, V. President

ATTEST:



COVENANTOR(S)

Print Name/Title _____

ATTEST:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

I hereby certify that on this 3 day of February, 2005, before the subscribed, a Notary Public of the State of Virginia, and for the City/County of York County, aforesaid personally appeared R. Scott Ashe, V. President and did acknowledge the foregoing instrument to be their Act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 3 day of February, 2005.

Mark C. Liphart
Notary Public

My Commission expires: May 31, 2007



Approved as to form:

Mark A. Haly
County Attorney

This Declaration of Covenants prepared by:

R. Scott Ashe
(Print Name)

V. President
(Title)

632 Hampton Hwy
(Address)

Yorktown VA 23693
(City) (State) (Zip)

757-867-8800
(Phone Number)

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 9 Feb 05
at 12:36 ~~PM~~ PM. The taxes imposed by Virginia Code
Section 58.1-801, 58.1-802 & 58.1-814 have been paid.

STATE TAX LOCAL TAX ADDITIONAL TAX
\$ — \$ — \$ —
TESTE: BETSY B. WOOLRIDGE, CLERK

BY: Betsy B. Woolridge Clerk

drainage1.pre

From this point forward the file is not certified. The list below details the documents that have been added to the file, the person that added the documents and the date they were added.

Name	Content	Date
Jo Anna Ripley	WC066 WELLINGTON SECTION 5 INSPECTION/MAINTENANCE OF DRAINAGE SYSTEM DOC 050002461	1/14/2014
Jo Anna Ripley	GIS MAP SHOWING BMPS WC066, WC067, WC082, WC083, WC084, WC102	1/14/2014
Jo Anna Ripley	WC067 PLAT PAGE 2/4 WELLINGTON SECTION 3 LOTS 49-58, 59A/B, 60-89 AND 132-140 AS DRAWN BY AES 3/17/03 PROJECT #8223-6	1/14/2014
Jo Anna Ripley	WC066 PLAT PAGES 4-5/7 WELLINGTON SECTION 5 LOTS 124-131, 210-254, 258-270 AS DRAWN BY AES 2/21/05 PROJECT #8223-9	1/14/2014

05D002461

Section 5

COUNTY OF JAMES CITY, VIRGINIA

WC066

DECLARATION OF COVENANTS

INSPECTION/MAINTENANCE OF DRAINAGE SYSTEM

THIS DECLARATION, made this 3 day of February, 2005,
 between Wellington L.L.C., and
 all successors in interest, ("COVENANTOR(S),") owner(s) of the following property:
 Street Address: 4106 Rose Lane (adjacent to Mirror Lakes)
 Legal Description: LOTS 124-131, 210-214, 258-270 (66 lots) - Part of Nice
 Project Name: Wellington Section # Properties "A"
 Document No. 99005362, Deed Book _____, Page No. _____;
 Instrument No. _____, and the County of James City, Virginia ("COUNTY.")

WITNESSETH:

We, the COVENANTOR(S), with full authority to execute deeds, mortgages, other covenants, and all rights, titles and interests in the property described above, do hereby covenant with the COUNTY as follows:

1. The COVENANTOR(S) shall provide maintenance for the drainage system including any runoff control facilities, conveyance systems and associated easements, hereinafter referred to as the "SYSTEM," located on and serving the above-described property to ensure that the SYSTEM is and remains in proper working condition in accordance with approved design standards, and with the law and applicable executive regulations. The SYSTEM shall not include any elements located within any Virginia Department of Transportation rights-of-way.
2. If necessary, the COVENANTOR(S) shall levy regular or special assessments against all present or subsequent owners of property served by the SYSTEM to ensure that the SYSTEM is properly maintained.
3. The COVENANTOR(S) shall provide and maintain perpetual access from public right-of-ways to the SYSTEM for the COUNTY, its agent and its contractor.
4. The COVENANTOR(S) shall grant the COUNTY, its agent and its contractor a right of entry to the SYSTEM for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the SYSTEM.
5. If, after reasonable notice by the COUNTY, the COVENANTOR(S) shall fail to maintain the SYSTEM in accordance with the approved design standards and with the law and applicable executive regulations, the COUNTY may perform all necessary repair or maintenance work, and the COUNTY may assess the COVENANTOR(S) and/or all property served by the SYSTEM for the cost of the work and any applicable penalties.

6. The COVENANTOR(S) shall indemnify and save the COUNTY harmless from any and all claims for damages to persons or property arising from the installation, construction, maintenance, repair, operation or use of the SYSTEM.

7. The COVENANTOR(s) shall promptly notify the COUNTY when the COVENANTOR(S) legally transfers any of the COVENANTOR(S)' responsibilities for the SYSTEM. The COVENANTOR(S)' shall supply the COUNTY with a copy of any document of transfer, executed by both parties.

8. The covenants contained herein shall run with the land and shall bind the COVENANTOR(S) and the COVENANTOR(S)' heirs, executors, administrators, successors and assignees, and shall bind all present and subsequent owners of property served by the SYSTEM.

9. This COVENANT shall be recorded in the County Land Records.

IN WITNESS WHEREOF, the COVENANTOR(S) have executed this DECLARATION OF COVENANTS as of the date first above written.

COVENANTOR(S)



Print Name/Title R. Scott Ashe, V. President

ATTEST:



COVENANTOR(S)

Print Name/Title _____

ATTEST:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

I hereby certify that on this 3 day of February, 2005, before the subscribed, a Notary Public of the State of Virginia, and for the City/County of York County, aforesaid personally appeared R. Scott Ashe, V. President and did acknowledge the foregoing instrument to be their Act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 3 day of February, 2005.

Mark C. Lighthart
Notary Public

My Commission expires: May 31, 2007



Approved as to form:

M. S. N. H. J.
County Attorney

This Declaration of Covenants prepared by:

R. Scott Ashe
(Print Name)

V. President
(Title)

632 Hampton Hwy
(Address)

Yorktown VA 23693
(City) (State) (Zip)

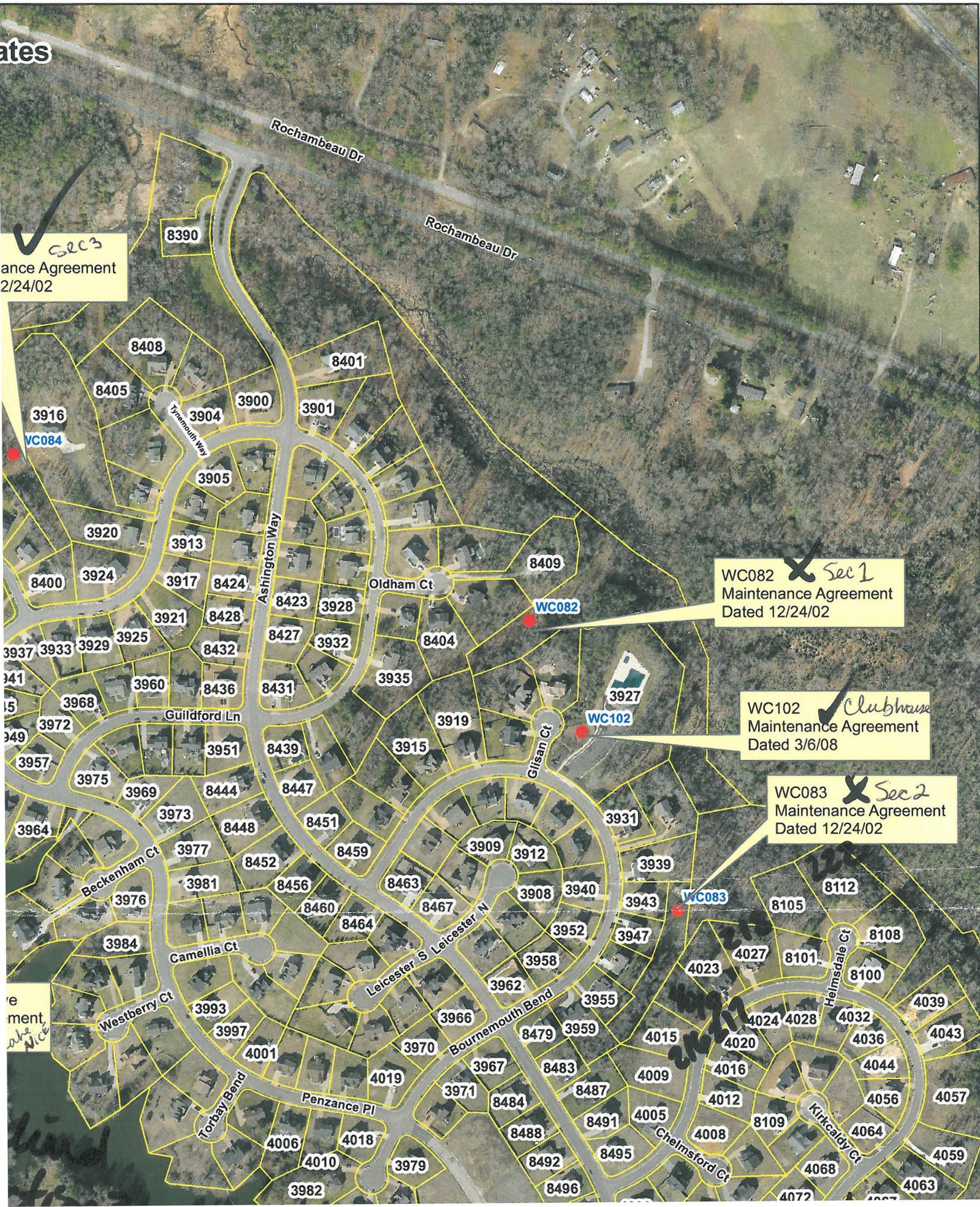
757-867-8800
(Phone Number)

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 4-21-06
at 12:26 PM. The taxes imposed by Virginia Code
Section 58.1-801, 58.1-802 & 58.1-814 have been paid.

STATE TAX LOCAL TAX ADDITIONAL TAX
\$ _____ \$ _____ \$ _____
TESTE: BETSY B. WOOLRIDGE, CLERK
BY: Betsy B. Woolridge Clerk

drainage1.pre

082, WC083, WC084, WC102, WC 067
James City County - Stormwater Division



VC084
Maintenance Agreement
2/24/02

WC082 ~~Sec 1~~
Maintenance Agreement
Dated 12/24/02

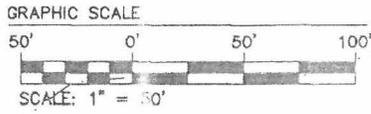
WC102 Clubhouse
Maintenance Agreement
Dated 3/6/08

WC083 ~~Sec 2~~
Maintenance Agreement
Dated 12/24/02

ment
the
N.C.

2017

Wcoble



SEE SHEET 7 FOR CURVE DATA

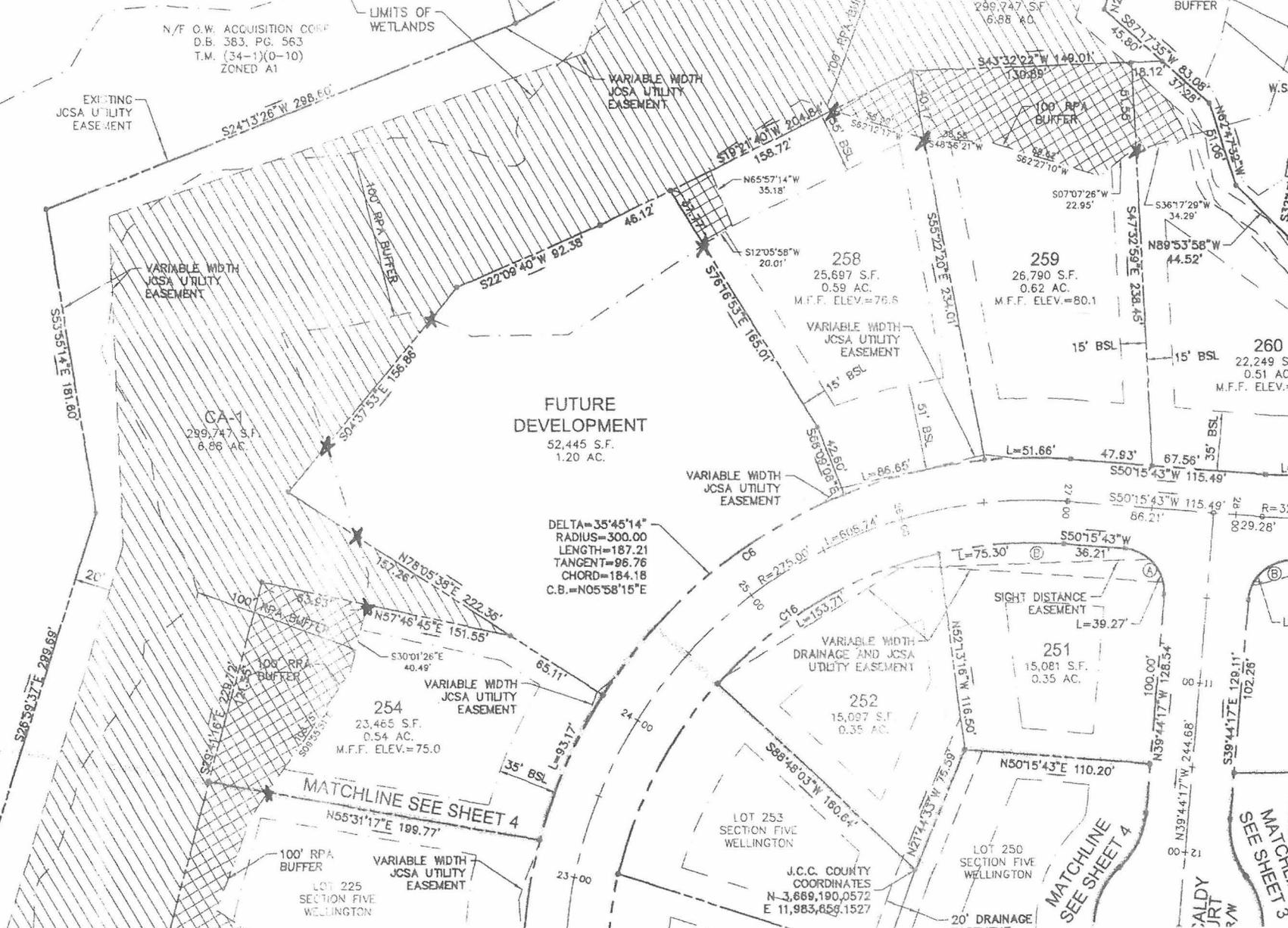
M.F.F. = MINIMUM FIRST FLOOR



J.C.C. COUNTY COORDINATES
N 3,869,000.1656
E 11,984,174.8978

217 ASSOCIATES, LTD.
DOCUMENT #990015559
T.M. (34-1)(0-13)
ZONED R1 & B1

EXISTING 20' INGRESS/EGRESS EASEMENT (D.B. 766; PG 320)
EXISTING 15' MAINTENANCE EASEMENT DOCUMENT #990015564



N/F O.W. ACQUISITION CORP.
D.B. 383, PG. 563
T.M. (34-1)(0-10)
ZONED A1

LIMITS OF WETLANDS

EXISTING JCSA UTILITY EASEMENT

VARIABLE WIDTH DRAINAGE AND JCSA UTILITY EASEMENT

VARIABLE WIDTH JCSA UTILITY EASEMENT

VARIABLE WIDTH JCSA UTILITY EASEMENT

FUTURE DEVELOPMENT
52,445 S.F.
1.20 AC.

DELTA=35°45'14"
RADIUS=300.00
LENGTH=187.21
TANGENT=96.76
CHORD=184.18
C.B.=N05°58'15"E

MATCHLINE SEE SHEET 4
N55°31'17"E 199.77'

MATCHLINE SEE SHEET 4
MATCHLINE SEE SHEET 3

CA-1
299,747 S.F.
6.86 AC.

258
25,697 S.F.
0.59 AC.
M.F.F. ELEV.=76.8

259
26,790 S.F.
0.62 AC.
M.F.F. ELEV.=80.1

260
22,249 S.F.
0.51 AC.
M.F.F. ELEV.=

254
23,465 S.F.
0.54 AC.
M.F.F. ELEV.=75.0

252
15,097 S.F.
0.35 AC.

SIGHT DISTANCE EASEMENT
L=39.27'

251
15,081 S.F.
0.35 AC.

LOT 253 SECTION FIVE WELLINGTON

LOT 250 SECTION FIVE WELLINGTON

J.C.C. COUNTY COORDINATES
N 3,869,190.0572
E 11,983,656.1527

ALDY CRT

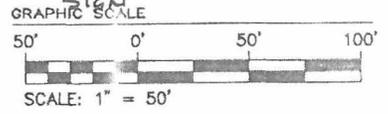
WCOB

5-29-03

AREA OF NATURAL OPEN SPACE CONSERVATION EASEMENT TO BE DEDICATED TO JAMES CITY COUNTY (258,526 SF; 5.93 AC)

AREA OF PRIVATE NATURAL OPEN SPACE CONSERVATION EASEMENT TO BE DEDICATED TO JAMES CITY COUNTY (69,056 SF; 1.59 AC)

★ DENOTES PROPOSED LOCATION OF RPA



SEE SHEET 7 FOR CURVE DATA

M.F.F. = MINIMUM FIRST FLOOR

J.C.C. COUNTY COORDINATES
N 3,670,035.4115
E 11,983,334.5856

EXISTING CA-1 SECTION TWO WELLINGTON DOC. #040003667

EX. 20' JCSA UTILITY EASEMENT DOC. #040003667

LIMITS OF WETLANDS

VARIABLE WIDTH JCSA UTILITY EASEMENT

CA-1
299,747 S.F.
6.86 AC.

JAMES CITY COUNTY GEODETIC CONTROL MERIDIAN

EXISTING LOT 203 SECTION TWO WELLINGTON DOC. #040003667

LIMITS OF NON-RPA WETLANDS

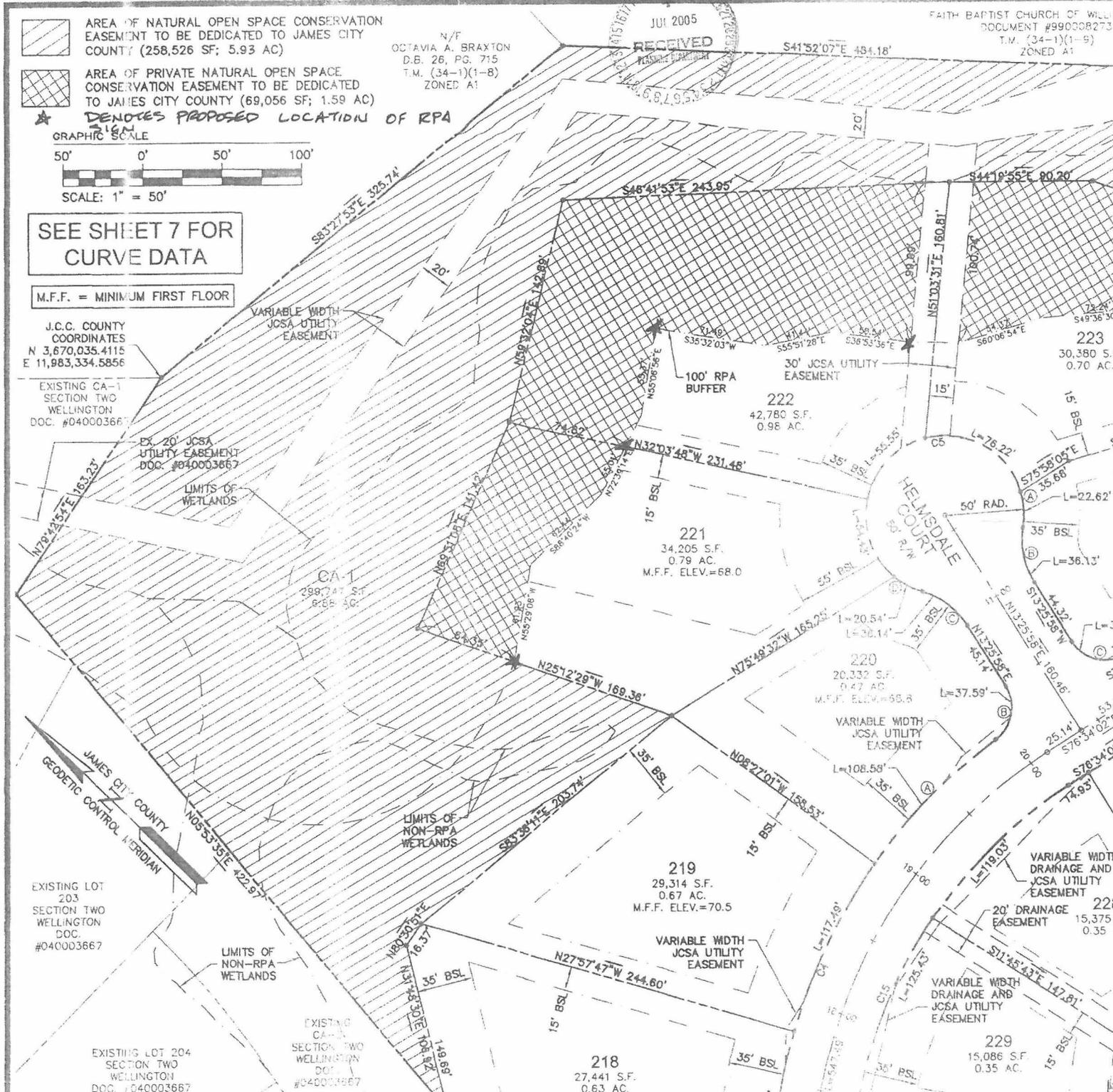
EXISTING CA-1 SECTION TWO WELLINGTON DOC. #040003667

EXISTING LOT 204 SECTION TWO WELLINGTON DOC. #040003667

N/F OCTAVIA A. BRAXTON D.B. 26, PG. 715 T.M. (34-1)(1-8) ZONED A1



FAITH BAPTIST CHURCH OF WILLIAMSBURG DOCUMENT #990008273 T.M. (34-1)(1-9) ZONED A1



221
34,205 S.F.
0.79 AC.
M.F.F. ELEV.=68.0

222
42,780 S.F.
0.98 AC.

220
20,332 S.F.
0.47 AC.
M.F.F. ELEV.=68.8

219
29,314 S.F.
0.67 AC.
M.F.F. ELEV.=70.5

218
27,441 S.F.
0.63 AC.

229
15,086 S.F.
0.35 AC.

223
30,380 S.F.
0.70 AC.

221
15,375 S.F.
0.35 AC.

