

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE MARTHA HIGDEN ESTATE, ET AL TRUST TO POWHATAN CROSSING, INC. BY DEED DATED DECEMBER 17, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 819, PAGE 564.

OWNER'S CERTIFICATE

THE SUBDIVISION AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT KNOWN AS MONTICELLO WOODS LOTS 19-30 AND 39-54 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

C. Lewis Waitrip II 3-6-03
FOR POWHATAN CROSSING, INC. DATE
C. LEWIS WAITRIP II
PRINTED NAME

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN CROSSING, INC TO THE MONTICELLO WOODS OWNERS ASSOCIATION BY DEED DATED JUNE 10, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 020C14539.

OWNER'S CERTIFICATE

THE SUBDIVISION AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT KNOWN AS MONTICELLO WOODS LOTS 19-30 AND 39-54 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

C. Lewis Waitrip II 3-6-03
FOR THE MONTICELLO WOODS OWNERS ASSOCIATION DATE
C. LEWIS WAITRIP II
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Robert M. O'Leary
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 6th DAY OF March 2003. MY COMMISSION EXPIRES 9/9/03
Robert M. O'Leary
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., CLS 11/3/03
DATE

CERTIFICATE OF APPROVAL

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

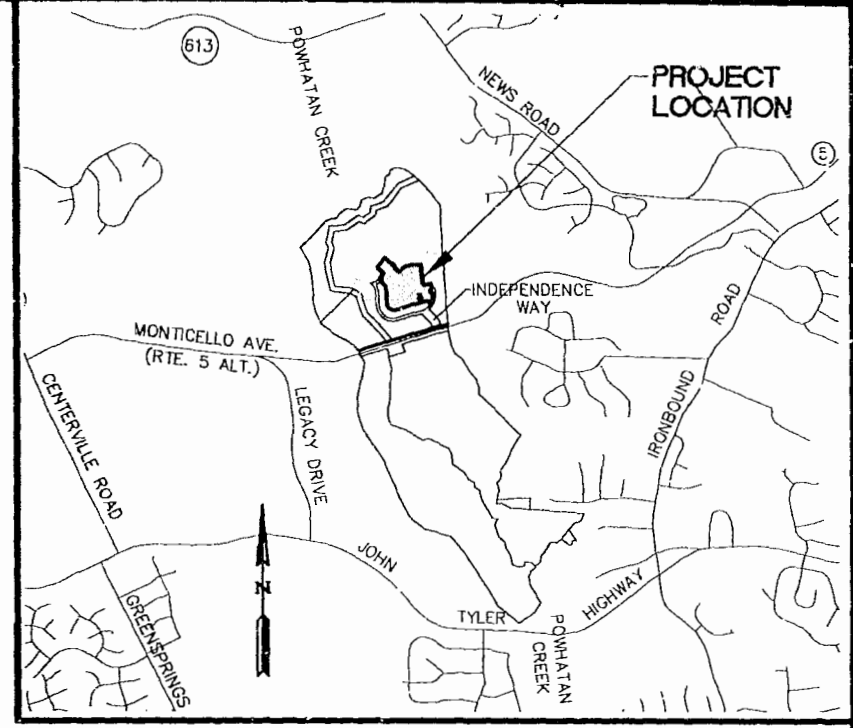
[Signature] 3/7/2003
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 3/11/03
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

GENERAL NOTES

- PROPERTY IS ZONED PUD-R, RESIDENTIAL PLANNED COMMUNITY.
- PROPERTY IS PART OF TAX PARCEL (37-4)(1-9). ADDRESS: 74100 MONTICELLO AVENUE
- INTERIOR SETBACKS: PER POWHATAN CROSSING, INC. AND THE MONTICELLO WOODS ARCHITECTURAL REVIEW BOARD
FRONT 20'
SIDE 5'
REAR 10'

FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATIONS REQUIREMENTS PURSUANT TO SECTION 24-281 OF THE JAMES CITY COUNTY ZONING ORDINANCE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LIMITS AND SETBACK LINES REFERRED TO THEREIN ARE HEREBY COINCIDENT WITH THE PROPERTY LOT LINES. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF COVENANTS AND RESTRICTIONS, FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR MONTICELLO WOODS AND THE SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MONTICELLO WOODS" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.

- 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 FOR PUBLIC USE.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.L.R.L. 510201-00358, DATED 2/6/91.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- THIS PROPERTY IS SUBJECT TO CONDITIONS AND PROFFERS PURSUANT TO JAMES CITY COUNTY ZONING CASE NO. Z-12-97. (SEE DOC. #970019406 FOR PROFFERS)
- 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.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



LOCATION MAP

SCALE: 1"=2000'

**AREA TABULATION
MONTICELLO WOODS
LOTS 19-30
AND 39-54**

| | SQUARE FEET | ACRES |
|--|---------------------|-------------------|
| AREA OF RESIDENTIAL LOTS | 455,127 S.F. | 10.45 AC.± |
| AREA OF RIGHT OF WAY | 111,387 S.F. | 2.56 AC.± |
| AREA OF COMMON OPEN SPACE (PARCELS F, J) | 5,861 S.F. | 0.13 AC.± |
| TOTAL AREA SUBDIVIDED | 572,375 S.F. | 13.14 AC.± |

NOTE: LOT 53 INCLUDES 0.02 OF AN ACRE OF COMMON OPEN SPACE PARCEL "C" PREVIOUSLY RECORDED IN P.B. 86, PAGES 64-67.

| | | |
|-----------------------|-------------|-----------|
| NUMBER OF LOTS | 28 | |
| AVERAGE LOT SIZE | 16,255 S.F. | 0.37 AC.± |
| SMALLEST LOT (LOT 48) | 11,211 S.F. | 0.26 AC.± |
| LARGEST LOT (LOT 43) | 23,784 S.F. | 0.55 AC.± |
| GROSS LOTS PER ACRE | 2.13 | |

| JFS | BY |
|-----|---------|
| 1 | 3/06/03 |
| | |
| | |
| | |



CONSULTING ENGINEERS
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 263-0040
Fax (757) 220-8984

PLAT OF SUBDIVISION
AND LOT LINE EXTINGUISHMENT
MONTICELLO WOODS
LOTS 19-30 AND 39-54
OWNED BY: POWHATAN CROSSING, INC.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

| | |
|------------------------|-----------------|
| Designed AES | Drawn JFS |
| Scale 1"=60' | Date 1/03/03 |
| Project No. 8130-01 | |
| Drawing No. 1 OF 2 | |

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 31 DAY OF March, 2003. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:26 AM
TESTE: Betsy B. Woolridge
CLERK
PLAT BOOK 90, PAGE 344

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
31 March 2003
at 11:26 AM/PM, PB 90, PG 344
DOCUMENT # 030009335
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk