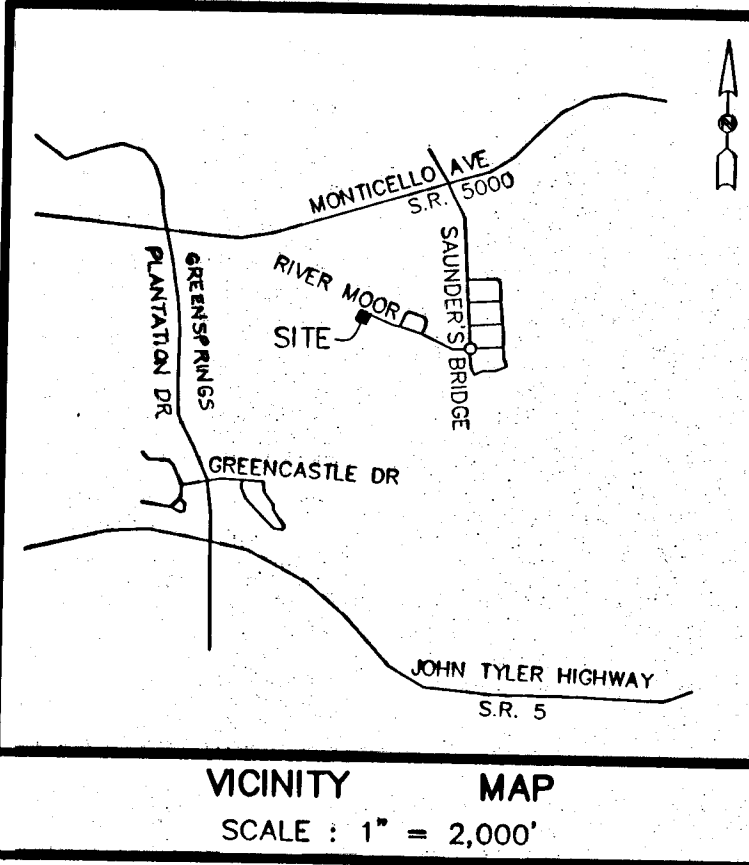
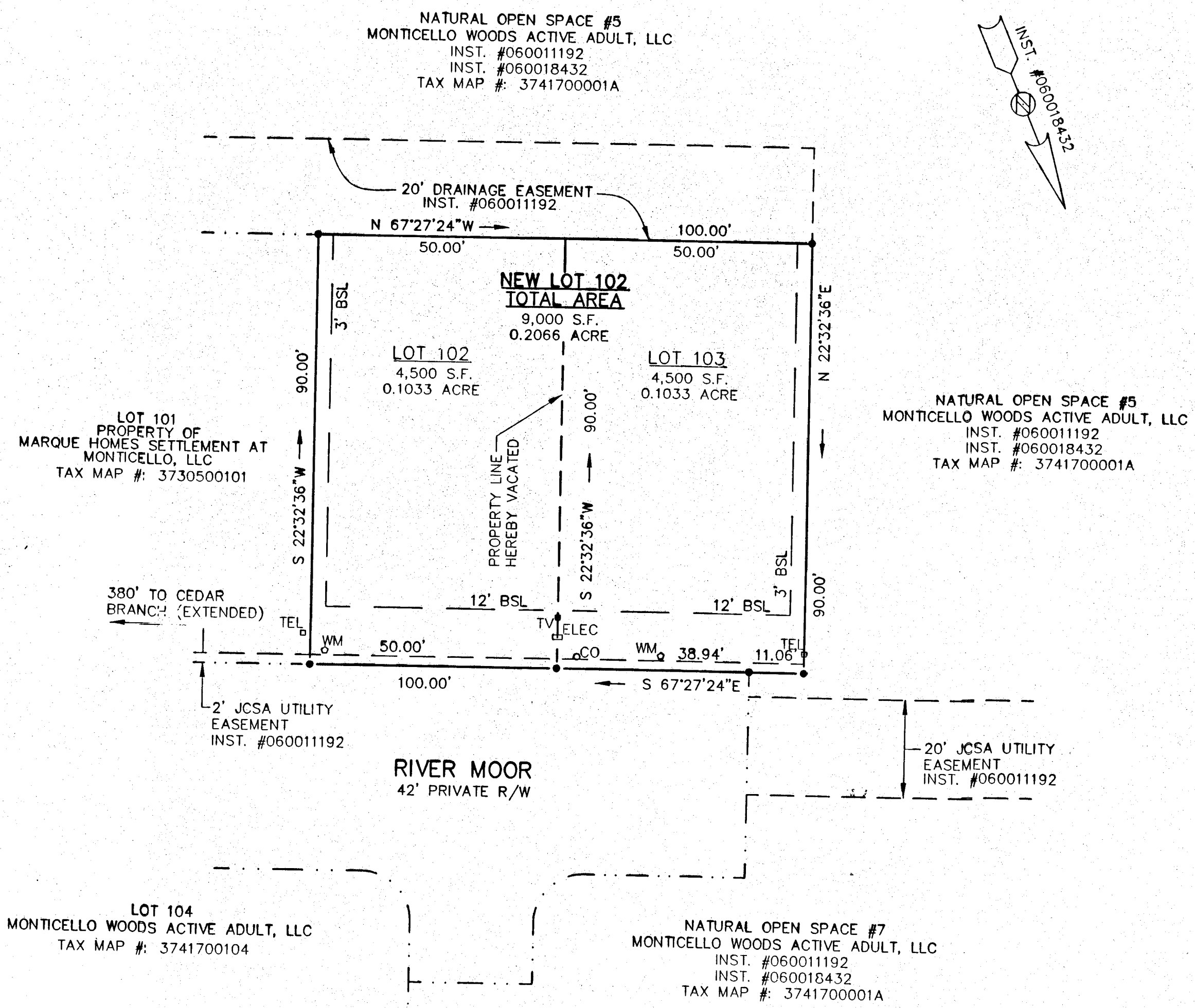
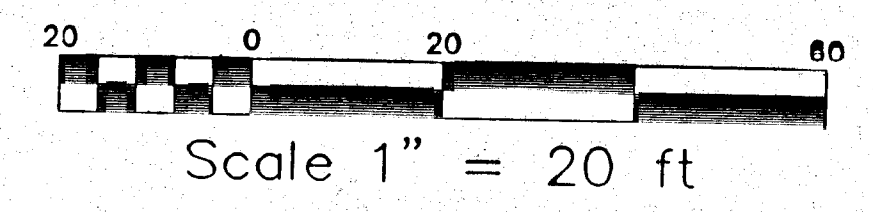


090003919



PROPERTY LINE VACATION PLAT OF
PLAT OF CORRECTION
LOTS 102 & 103
PLAT OF SUBDIVISION
THE SETTLEMENT AT
POWHATAN CREEK
PHASE 1
BERKELEY MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 20' DATE: DECEMBER 12, 2008
SHEET 1 OF 1



THIS PROPERTY LINE VACATION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

S.M.L. DATE 1/8/09
MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC

NOTARY PUBLIC FOR OWNERS
MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC
STATE OF VIRGINIA TO WIT:
I, Evelyn S. Bowles, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID GIVEN UNDER MY HAND THIS 8 DAY OF January, 2009.
MY COMMISSION EXPIRES: February 29, 2012
Evelyn S. Bowles 288619
NOTARY PUBLIC REGISTRATION NO.

TAX MAP #'S: 3730500102 & 3730500103
MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC, AND WAS ACQUIRED FROM MONTICELLO WOODS ACTIVE ADULT, LLC BY DEED DATED MAY 18, 2006 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT # 060022211

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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.

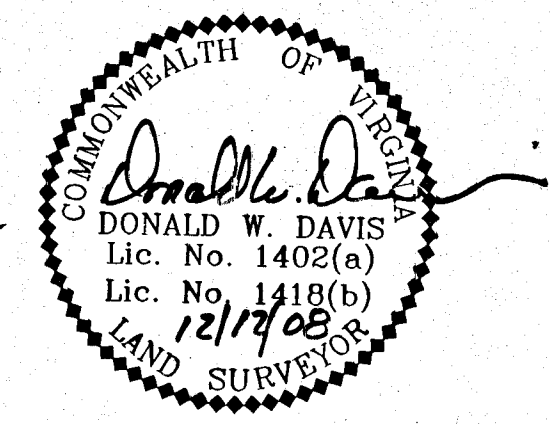
Donald W. Davis 12/12/08
DATE DONALD W. DAVIS

- SYMBOLS -
- DENOTES IRON PIPE FOUND
 - DENOTES IRON ROD FOUND
 - DENOTES IRON ROD SET
 - DENOTES CONCRETE MONUMENT SET

- GENERAL NOTES:
1. PROPERTY IS ZONED PUD-R.
 2. BUILDING SETBACKS:
FRONT: 12' PER PLAT OF CORRECTION DATED 12/5/05.
SIDE: 3'
REAR: NONE
- BUILDERS SHOULD CONSULT THE "DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE SETTLEMENT AT POWHATAN CREEK AND THE SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SETTLEMENT AT POWHATAN CREEK FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS.
 3. PROPERTY IS DESIGNATED AS TAX PARCELS: 3730500102 & 3730500103
 4. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510201 0035 B, EFFECTIVE DATE: FEBRUARY 6, 1991.
 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTIONS 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 6. THE PROPERTY ENCOMPASSED BY THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE RESOURCE MANAGEMENT AREA (RMA)
 7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 8. PARCEL SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
 9. ALL NEW MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 10. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 11. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY 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 JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

REFERENCES:
INSTRUMENT #: 060011192
INSTRUMENT #: 060018432
INSTRUMENT #: 060022211
INSTRUMENT #: 080021743

1 Large/Small Plat(s) Recorded
herein as # 090003919



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
3 February 2009
at 1:13 AM/PM, PG 0
DOCUMENT # 090003919
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CERTIFICATE OF APPROVAL

THIS PLAT OF PROPERTY LINE VACATION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD

1/29/09
DATE *Ellen M. Cook*
SUBDIVISION AGENT OF JAMES CITY COUNTY