

090011049

OWNERS CERTIFICATE

THE LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Wayne Harbin TITLE 4/01/09 DATE
 WAYNE HARBIN BUILDER, INC.

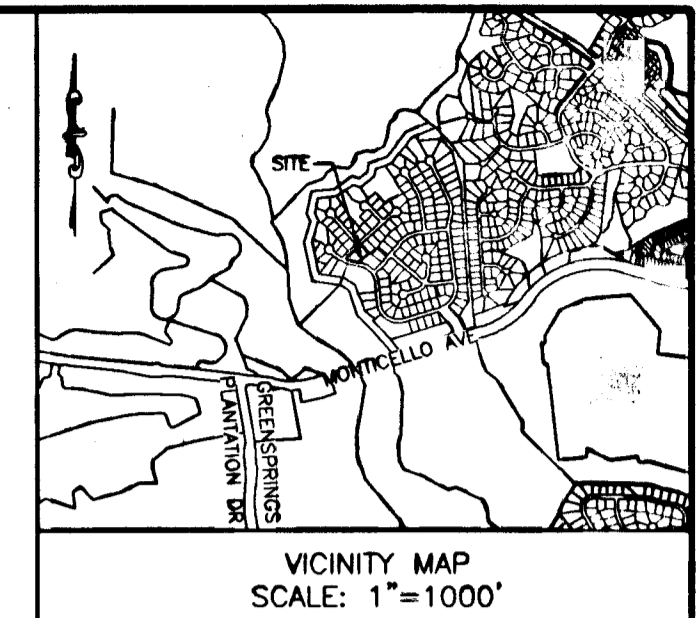
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN CROSSING, INC. TO WAYNE HARBIN BUILDER, INC. BY DEED DATED AUGUST 18TH, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT # 060023115.

CERTIFICATE OF APPROVAL

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

Ellen Cook SUBDIVISION AGENT OF JAMES CITY COUNTY 4/14/09 DATE



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF York I, Charles A. Calhoun,
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID,
 DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE
 FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE
 CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 9th DAY
 OF April, 2009.

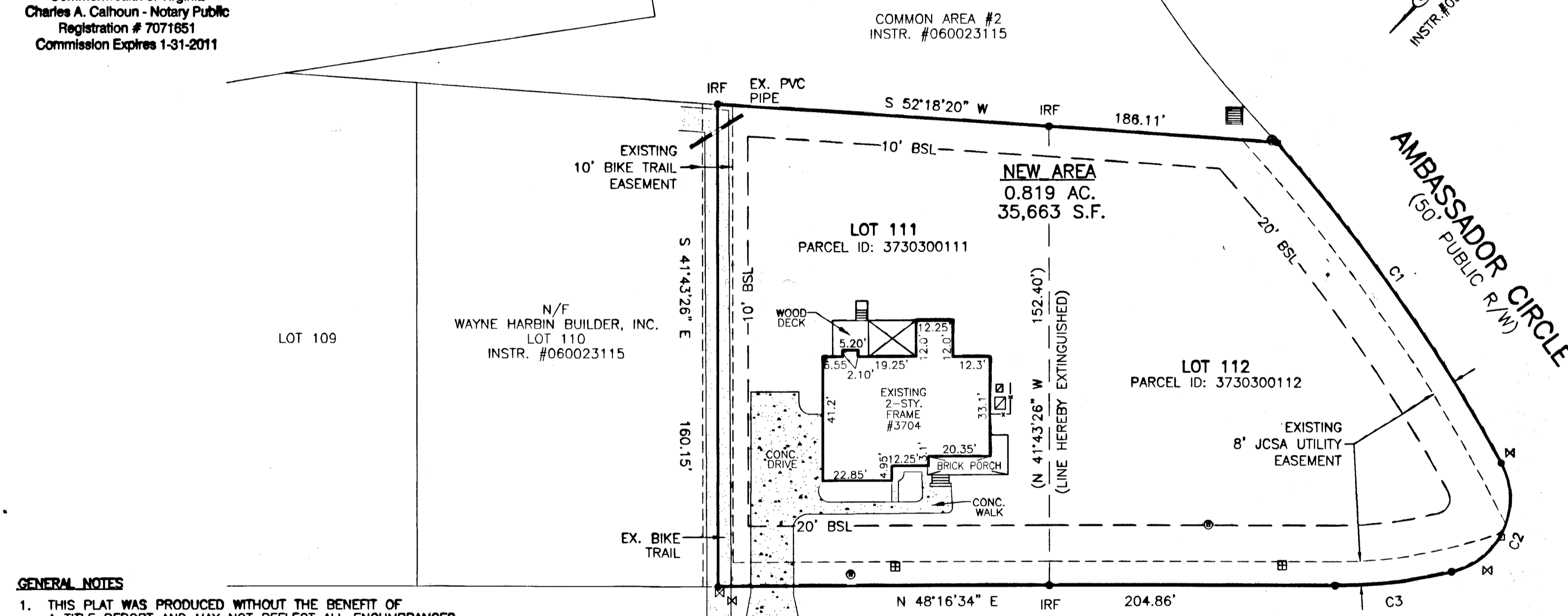
MY COMMISSION EXPIRES 1/31/2011
Charles A. Calhoun NOTARY PUBLIC
 #7071651 REGISTRATION NO.

Commonwealth of Virginia
 Charles A. Calhoun - Notary Public
 Registration # 7071651
 Commission Expires 1-31-2011

ENGINEERS OR SURVEYORS CERTIFICATE

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.

Charles A. Calhoun 4/9/09 DATE
 CHARLES A. CALHOUN, LIC. NO. 2554



GENERAL NOTES

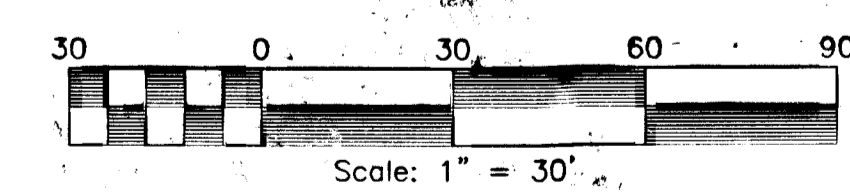
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, SETBACKS, AND EASEMENTS AFFECTING THE PROPERTY.
2. THE PURPOSE OF THIS PLAT IS TO VACATE THE INTERIOR PROPERTY LINES AS SHOWN.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
5. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. PARCEL IS SERVED BY PUBLIC WATER AND SEWER.
8. PARCELS LIE IN F.I.R.M. ZONE 'X' ACCORDING TO COMMUNITY PANEL #51095C0120C, DATED SEPTEMBER 28, 2007.
9. 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.

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 21 DAY OF April, 2009.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:07 A.M., 2009.
 INSTRUMENT # 090011049 Large (Standard) Plats Recorded
Wayne Harbin 090011049
 TESTE Wayne Harbin CLERK OF CIRCUIT COURT
 By: Dee Ann Hallman D.C.

- LEGEND**
- ⊕ CABLE PEDESTAL
 - ⊙ TELEPHONE PEDESTAL
 - ⊗ WATER METER
 - ⊙ SEWER CLEAN OUT
 - ⊠ HVAC UNIT
 - ⊡ CATCH BASIN
 - ⊗ WATER VALVE
 - IRF = IRON ROD FOUND

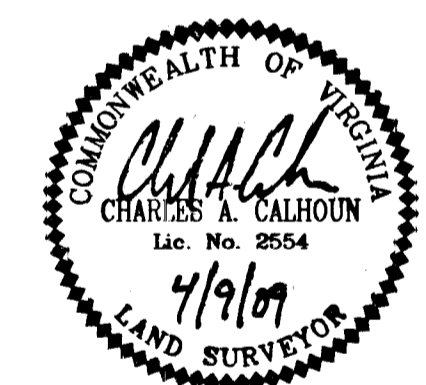
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	575.00'	130.12'	129.84'	N 76°38'44" W	12°57'56"	65.34'
C2	25.00'	46.12'	39.85'	N 17°19'35" W	105°41'21"	32.99'
C3	175.00'	38.99'	38.91'	N 41°53'35" E	12°45'57"	19.58'



OWNER
 WAYNE HARBIN BUILDER, INC.
 INSTR. #060023115 (DEED)
 INSTR. #050017132 (PLAT)

PROPERTY INFORMATION
 LOT 111 = 0.395 AC.
 LOT 112 = 0.424 AC.
 TOTAL AREA: 0.819 AC.
 PARCEL ID: 3730300112 - 3700 MESA RIVER
 3730300111 - 3704 MESA RIVER
 ZONING DISTRICT: PR PUD
 BUILDING SETBACK (SBL)
 FRONT = 20'
 REAR = 10'
 SIDE = 5'



PLAT OF
 PROPERTY LINE EXTINGUISHMENT
 LOTS 111 & 112
 MONTICELLO WOODS
 STANDING IN THE NAME OF
 WAYNE HARBIN BUILDER, INC.
 LOCATED IN THE BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 DATE: 04/09/09 SCALE 1" = 50' JOB: 09-036
 SHEET 1 OF 1

LandTech Resources, Inc.
 Surveying - Engineering - GPS
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