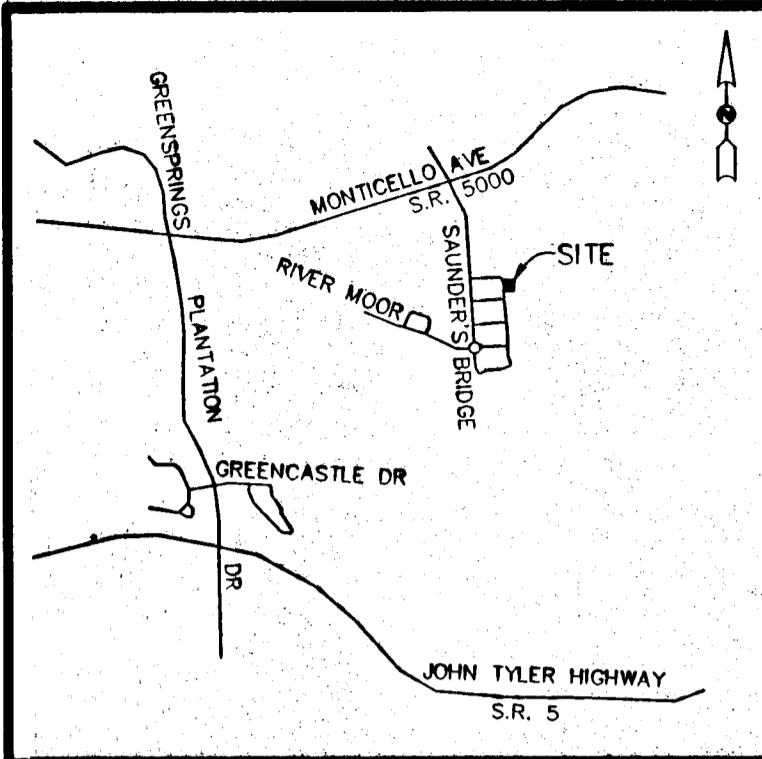


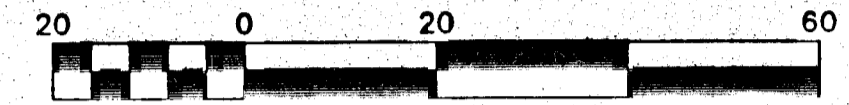
#090018820



INST. # 060011192

PROPERTY LINE VACATION & RESUBDIVISION OF LOTS 61, 62 & 63 PLAT OF SUBDIVISION THE SETTLEMENT AT POWHATAN CREEK

PHASE 1 BERKELEY MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1" = 20' DATE: FEBRUARY 6, 2009 SHEET 1 OF 1



Scale 1" = 20 ft

DAVIS & ASSOCIATES, P.C. SURVEYORS - PLANNERS 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY - SUITE "G" YORKTOWN, VIRGINIA 23693 (757) 867-8583

VICINITY MAP SCALE: 1" = 2,000'

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

Signature of J. M. T. DATE 13 April 2009 LOT 60 PROPERTY OF MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC MONTICELLO WOODS ACTIVE ADULT, LLC

NOTARY PUBLIC FOR OWNERS: MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC STATE OF VIRGINIA TO WIT: 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 13 DAY OF April 2009.

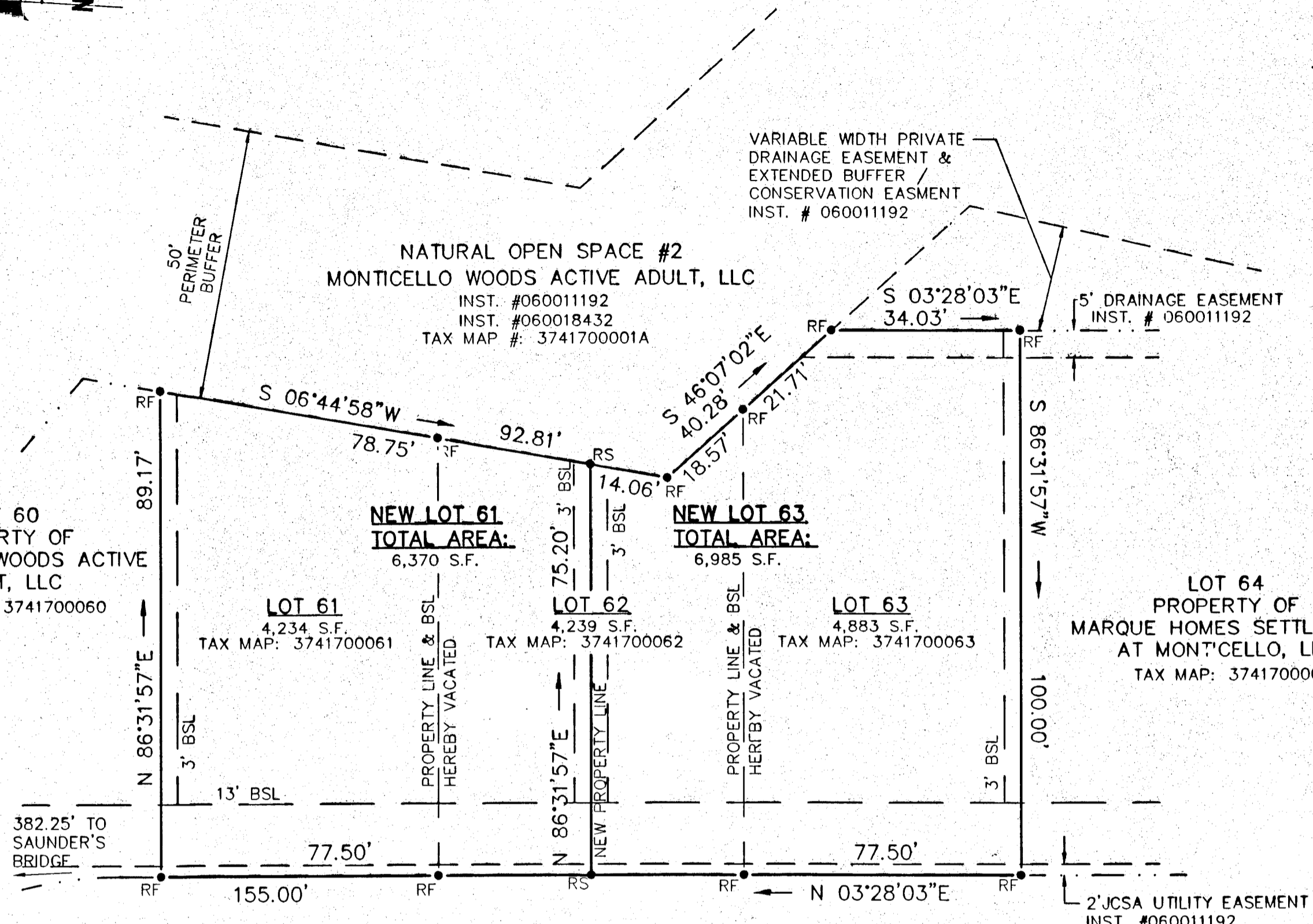
Signature of Evelyn S. Bowles DATE 29 February 2012 NOTARY PUBLIC REGISTRATION NO. 288619

NOTARY PUBLIC FOR OWNERS: MONTICELLO WOODS ACTIVE ADULT, LLC STATE OF VIRGINIA TO WIT: Shannon M. Holden, 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 14th DAY OF April 2009.

Signature of Shannon M. Holden DATE 3/31/2011 NOTARY PUBLIC REGISTRATION NO. 334262

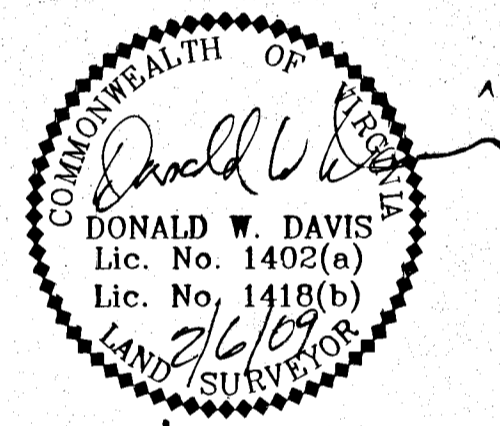
TAX MAP #'S: 3741700063 MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC, AND WAS ACQUIRED FROM MONTICELLO WOODS ACTIVE ADULT, LLC BY DEED DATED MAY 18, 2006 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT # 060022211.

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. DATE 2/6/09 Signature of Donald W. Davis DONALD W. DAVIS



CORONATION 42' PRIVATE R/W

- GENERAL NOTES: 1. PROPERTY IS ZONED PUD-R. 2. BUILDING SETBACKS: FRONT: 13' 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: 3741700061, 3741700062 & 3741700063. 4. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51095 C 0120 C, EFFECTIVE DATE: SEPTEMBER 28, 2007. 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. LOTS 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.



Large/Small Plat(s) Recorded herewith as # 090018820

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 7-1-2009 at 1:48 PM, PG. DOCUMENT # 090018820 BETSY B. WOOLRIDGE, CLERK Signature of Betsy B. Woolridge Clerk

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

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 DATE 4/22/09 Signature of Ellen Looke SUBDIVISION AGENT OF: JAMES CITY COUNTY