120005813

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN CROSSING, INC A VIRGINIA CORPORATION TO MONTICELLO WOODS ACTIVE ADULT, LLC A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 8, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT NO. 030034814.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE SETTLEMENT AT POWHATAN CREEK PHASE II, LOTS 134–144, 183–185 AND CA–5 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

2/13/12

FOR MONTICELLO WOODS ACTIVE ADULT, LLC — DATE

C. LEWIS WATRIP II

PRINTED NAME

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY

I, ROBERT OLIVER A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS

13 DAY OF FEBRUARY, 20 12

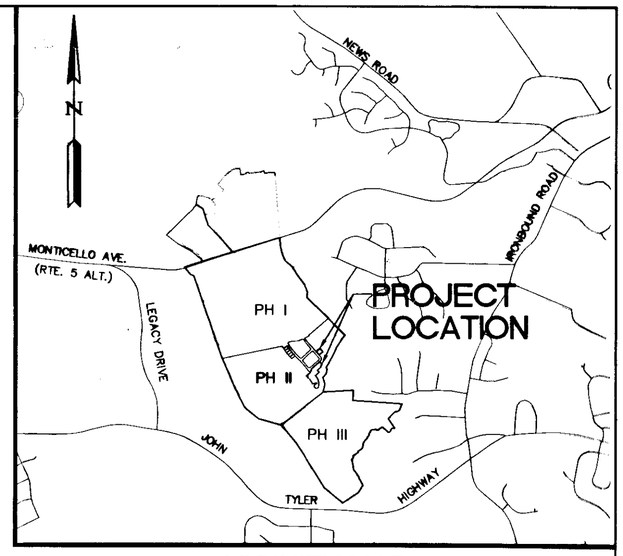
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 9/30/15

NOTARY REGISTRATION NUMBER: 277502

NOTES:

1. PROPERTY IS ZONED PUD–R, (PLANNED UNIT DEVELOPMENT DISTRICT), WITH PROFFERS.
2. PROPERTY IS PART OF TAX PARCEL (37–4)(1–10). ADDRESS: 4101 MONTICELLO AVENUE. AND PART OF TAX PARCEL (37–3)(1–9). ADDRESS 3901 MONTICELLO AVENUE.
3. PURSUANT TO SECTION 24–498 OF THE JAMES CITY COUNTY ZONING ORDINANCE FOR THE PURPOSE OF COMPLIANCE WITH YARD REGULATIONS (EXCEPT FOR SETBACKS SPECIFIED IN 24–498 (a) AND (b)) THERE SHALL BE NO MIMUMUM LOT SIZE NOR MINIMUM FRONT, SIDE OR REAR YARD REQUIREMENTS FOR ANY LOT WITHIN A PLANNED UNIT DEVELOPMENT DISTRICT OTHER THAN AS SPECIFIED IN APPROVED FINAL PLANS.
   INTERIOR SETBACKS: PER POWHATAN CROSSING, INC. AND THE SETTLEMENT AT POWHATAN CREEK ARCHITECTURAL REVIEW BOARD.
   FRONT: AS SHOWN
   SIDE: AS SHOWN
   NOTE: ANY DWELLING WITHIN 5' OF A PROPERTY LINE WILL REQUIRE ADDITIONAL FIRE RATING ON THE EXTERIOR WALLS PER THE INTERNATIONAL BUILDING CODE (IBC) CHAPTER 7.
   OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE SETTLEMENT AT POWHATAN CREEK AND THE SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SETTLEMENT AT POWHATAN CREEK" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
4. THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
5. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE AND HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. THE LOTS SHOWN LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0210C DATED 9/28/07.
9. IN ACCORDANCE WITH SECTION 19–14 OF THE SUBDIVISION ORDINANCE THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
10. ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19–34 THRU 19–36 OF JAMES CITY COUNTY ORDINANCE.
11. 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.
12. THIS PLAT IS BASED ON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
13. WETLAND AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23–7 (c)(1) OF THE JAMES CITY COUNTY CODE.
14. CASE NO. Z–12–97 (PROFFER INSTRUMENT NO. 97019408), AMENDED CASE NO. Z–02–03 (PROFFER INSTRUMENT NO. 030021212) AND SECOND AMENDED CASE NO. Z–10–03 (PROFFER INSTRUMENT NO. 040002149).
15. ALL LOTS TO CONTAIN A 5' PERIMETER DRAINAGE EASEMENT (EXCEPT ALONG THE COMMON BUILDING WALL ON ATTACHED UNITS) TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THESE EASEMENTS ARE TO PROVIDE RELIEF OF LOT TO LOT DRAINAGE.
16. THERE SHALL BE NO BUILDING GREATER THAN TWO–AND–ONE–HALF STORIES IN HEIGHT LOCATED WITHIN 300 FEET OF THE POWHATAN CROSSING SUBDIVISION.
17. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
18. LOTS 124–128, LOTS 153–155 AND 236.79' OF PRIVATE RIGHT–OF–WAY DESIGNATED AS SOUTH SQUARE WERE PLATTED BY INSTRUMENT #100013938 ON JULY 7, 2010. LOTS 124 TO 128 THE PROPERTY LINES ARE UNCHANGED, THE EXISTING 20' DRAINAGE EASEMENT AFFECTING THESE LOTS IS EXTINGUISHED BY THIS PLAT AND RELOCATED AS SHOWN. YARD SETBACKS FOR LOTS 124–128 HAVE BEEN REVISED AS SHOWN HEREON. LOTS 153 TO 155 ARE HEREBY RESUBDIVIDED BY THIS BOUNDARY LINE ADJUSTMENT AND YARD SETBACKS HAVE BEEN EXTINGUISHED OR REVISED AS SHOWN HEREON.



VICINITY MAP
SCALE 1"=2000'

AREA TABULATION
THE SETTLEMENT AT POWHATAN CREEK
PHASE II
LOTS 134-144 , 183-185, AND COMMON AREA 5

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS (134–144,183–185)	66,435 S.F.	1.525 AC.±
AREA OF RIGHT OF WAY (THIS PLAT)	19,842 S.F.	0.455 AC.±
AREA OF COMMON AREA 5 (CA–5)	591,626 S.F.	13.582 AC.±
TOTAL AREA SUBDIVIDED	677,903 S.F.	15.562 AC.±
AREA REMAINING IN PHASE II	397,388 S.F.	9.123 AC.±
NUMBER OF LOTS		14
AVERAGE LOT SIZE	4,745 S.F.	0.109 AC.±
SMALLEST LOT (LOT 184)	2,800 S.F.	0.064 AC.±
LARGEST LOT (LOT 137)	6,321 S.F.	0.145 AC.±

SURVEYOR'S 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.

Thomas C. Sublett — 02/09/12

THOMAS C. SUBLETT, L.S. #1886 — DATE

CERTIFICATE OF APPROVAL

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

3-15-12

DATE

SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

LEGEND

- RIGHT–OF–WAY LINE
- PROPERTY LINE
- EASEMENT
- BUILDING SETBACK LINE (BSL TYP.)
- BSL BUILDING SETBACK LINE FOR PRINCIPLE RESIDENCE
- RPA BUFFER LINE

4 Large/Small Plat(s) Recorded herewith as # 120005813

"THE MASTER PLAN MP–10–03 APPROVED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS PERMITS 73 SINGLE FAMILY UNITS IN PHASE II. WITH THE APPROVAL OF THIS PLAT OF 14 LOTS (43 LOTS HAVING BEEN PREVIOUSLY APPROVED) THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN PHASE II IS 16."

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 16 DAY OF March, 2012.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:51 AM/PM
INSTRUMENT # 120005813

TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK
By Claudia Whitehead, Dep Clerk

Rev.	Date	Description	Revised By
1	02/09/12	REVISED PER COUNTY COMMENTS	RMS

THOMAS C. SUBLETT
Lic. No. 1886
02/09/12
LAND SURVEYOR

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Williamsburg, Virginia 23188
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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION

THE SETTLEMENT AT POWHATAN CREEK
PHASE II
LOTS 134-144, 183-185 AND CA-5

BERKELEY DISTRICT — JAMES CITY COUNTY — VIRGINIA

Project Contacts:	TRS/RMS
Project Number:	9254-08
Scale: 1"=40'	Date: 10/28/11
Sheet Number	1 of 4