

120011727

CERTIFICATION OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MONTECELLO WOODS ACTIVE ADULT, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO NVR INC BY DEED DATED FEBRUARY 23, 2012 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 120004670.

OWNER'S CERTIFICATE
 THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE SETTLEMENT AT POWHATAN CREEK PHASE II, LOTS 186-189 AND BMP ACCESS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Jeffrey C. Ambrose 5/23/12
 FOR NVR INC DATE
 PRINTED NAME

CERTIFICATE OF NOTARIZATION:
 COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City

I, Kelly Lynn Wroten 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 23 DAY OF May, 2012 My Commission Expires May 31, 2015

Kelly Lynn Wroten
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 5/31/15
 NOTARY REGISTRATION NUMBER: 7149229

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 2/03/12
 THOMAS C. SUBLETT, L.S. #1886 DATE

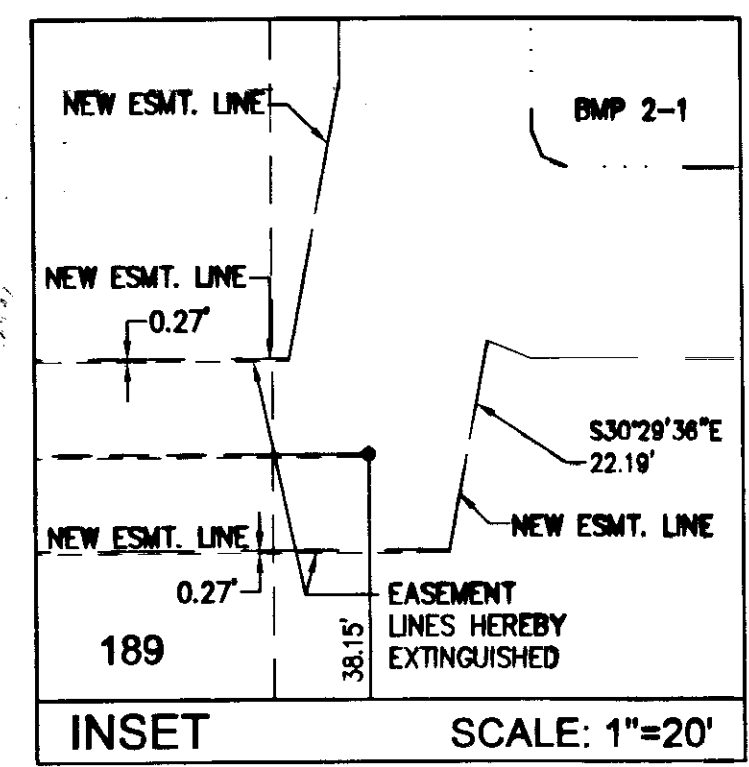
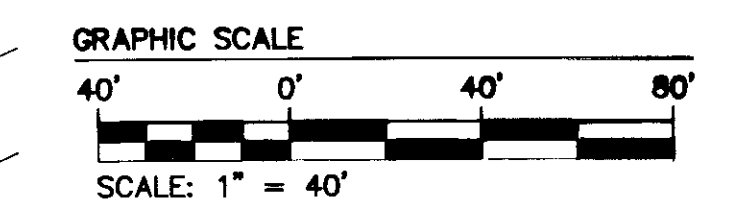
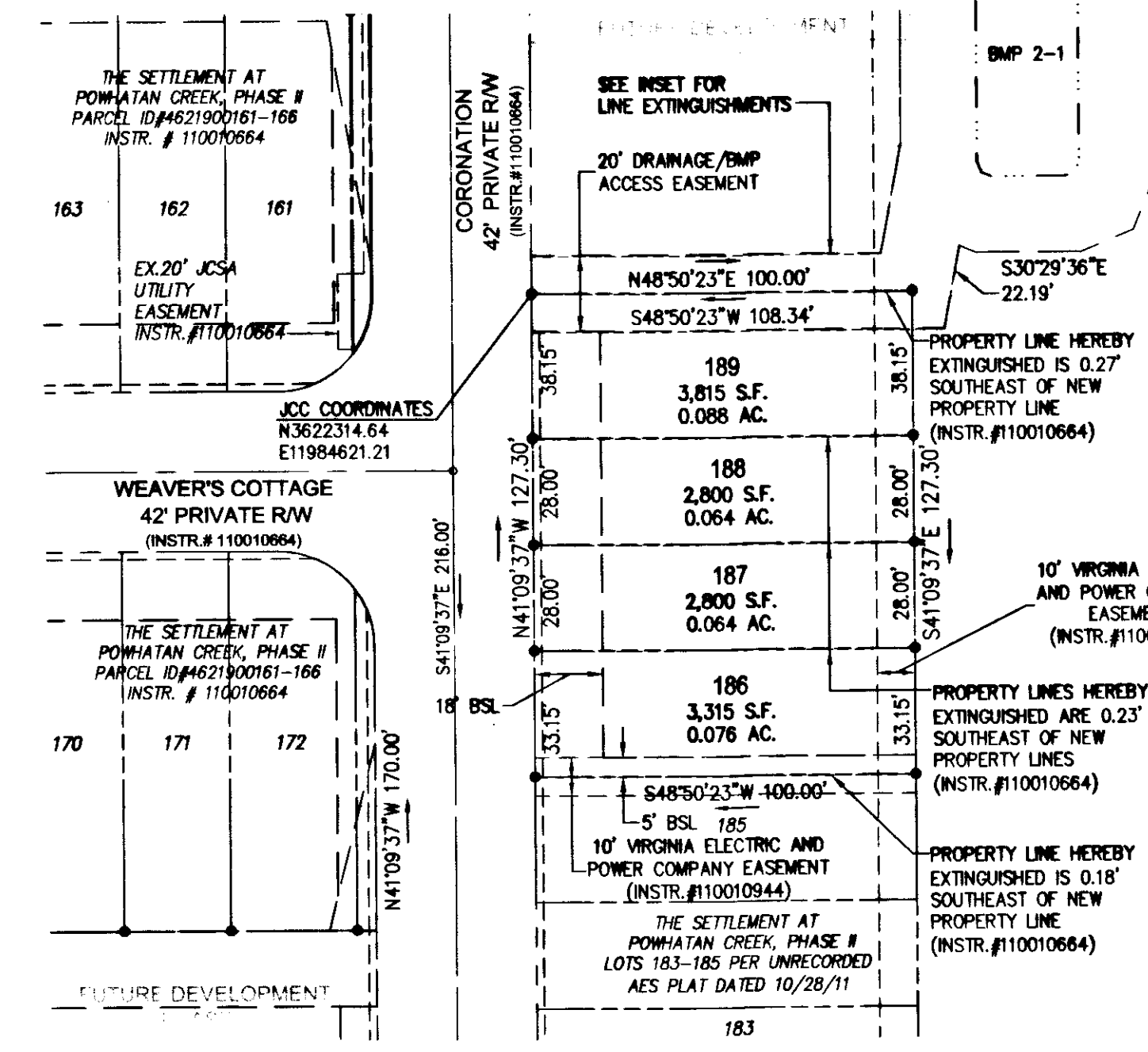
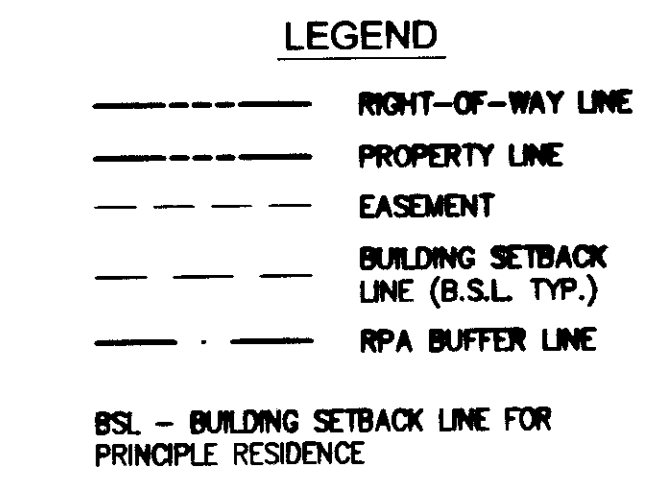
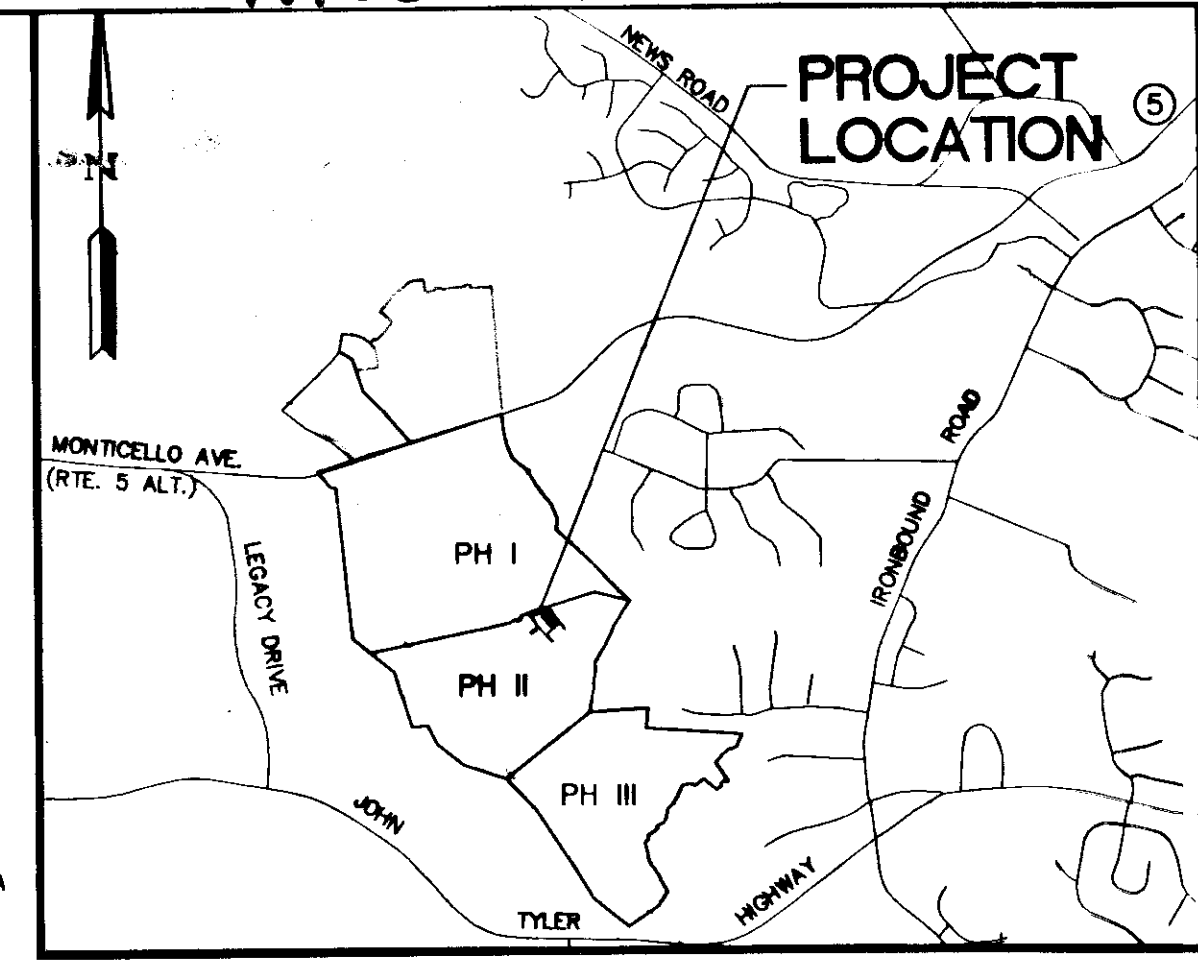
CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

5/29/12 DATE
[Signature]
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

AREA TABULATION
 THE SETTLEMENT AT POWHATAN CREEK PHASE II LOTS 186 THRU 189

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	12,730 S.F.	0.292 AC.±
TOTAL AREA SUBDIVIDED	12,730 S.F.	0.292 AC.±
NUMBER OF LOTS	4	
AVERAGE LOT SIZE	3,183 S.F.	0.731 AC.±
SMALLEST LOT (LOT 187 & 188)	2,800 S.F.	0.064 AC.±
LARGEST LOT (LOT 189)	3,815 S.F.	0.088 AC.±

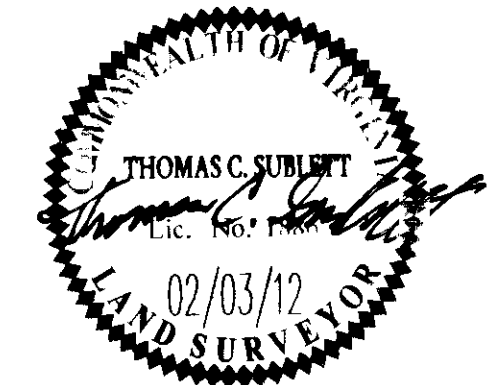
- NOTES:**
- PROPERTY IS ZONED PUD-R, (PLANNED UNIT DEVELOPMENT DISTRICT), WITH PROFFERS.
 - PROPERTY IS ALL OF TAX PARCELS:
 PID# 4621900186, 4067 CORONATION
 PID# 4621900187, 4065 CORONATION
 PID# 4621900188, 4063 CORONATION
 PID# 4621900189, 4061 CORONATION
 - INTERIOR SETBACKS: PER POWHATAN CROSSING, INC. AND THE SETTLEMENT AT POWHATAN CREEK ARCHITECTURAL REVIEW BOARD.
 FRONT: AS SHOWN
 SIDE: AS SHOWN
 REAR: AS SHOWN
- 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 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.
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
 - ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
 - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
 - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 - THE LOTS SHOWN LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER F.I.R.M. #01095C0210C DATED 9/28/07.
 - 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.
 - ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY ORDINANCE.
 - 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.
 - 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.
 - 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.
 - 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).
 - ALL LOTS TO CONTAIN A 5' PERIMETER DRAINAGE EASEMENT (EXCEPT ALONG THE COMMON BUILDING WALL ON ATTACHED LOTS) TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THESE EASEMENTS ARE TO PROVIDE RELIEF OF LOT TO LOT DRAINAGE.
 - THERE SHALL BE NO BUILDING GREATER THAN TWO-AND-ONE-HALF STORIES IN HEIGHT LOCATED WITHIN 300 FEET OF THE POWHATAN CROSSING SUBDIVISION.
 - NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.



STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 1ST DAY OF June 2012
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 01:05 AM/PM
 INSTRUMENT # 120011727

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

Rev	Date	Description	Revised By



Large/Small Plat(s) Recorded herewith as # 120011727

AES
 CONSULTING ENGINEERS

5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF BOUNDARY LINE ADJUSTMENT
THE SETTLEMENT AT POWHATAN CREEK
 PHASE II
 LOTS 186 THRU 189 AND BMP ACCESS

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS
 Project Number: 9254-08
 Scale: 1"=40' Date: 02/03/12
 Sheet Number
1 of 1