

130008756 + 130008757

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SETTLEMENT AT POWHATAN CREEK, L.L.C. TO MARCIA K. WEINLAND BY DEED DATED AUGUST 31, 2011 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. 110018715.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE SETTLEMENT AT POWHATAN CREEK PHASE I, LOT 58 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Marcia K. Weinland 2/12/2013
 MARCIA K. WEINLAND DATE

MARCIA K. WEINLAND
 PRINTED NAME

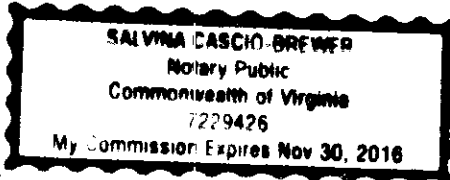
CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City

I, Salvina Cascio-Brewer 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
12th DAY OF February, 20 13

Salvina Cascio-Brewer
 NOTARY PUBLIC SIGNATURE



MY COMMISSION EXPIRES: November 30, 2016

NOTARY REGISTRATION NUMBER: 7229426

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SETTLEMENT AT POWHATAN CREEK, L.L.C. TO GARY D. JONES AND REBECCA L. JONES BY DEED DATED JANUARY 31, 2013 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. 130003517.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE SETTLEMENT AT POWHATAN CREEK PHASE I, LOT 59 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Gary D. Jones 14 Feb 13
 GARY D. JONES DATE

Gary Jones
 PRINTED NAME

Rebecca L. Jones 2/14/13
 REBECCA L. JONES DATE

Rebecca L. Jones
 PRINTED NAME

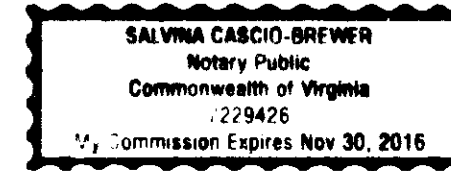
CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City

I, Salvina Cascio-Brewer 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.

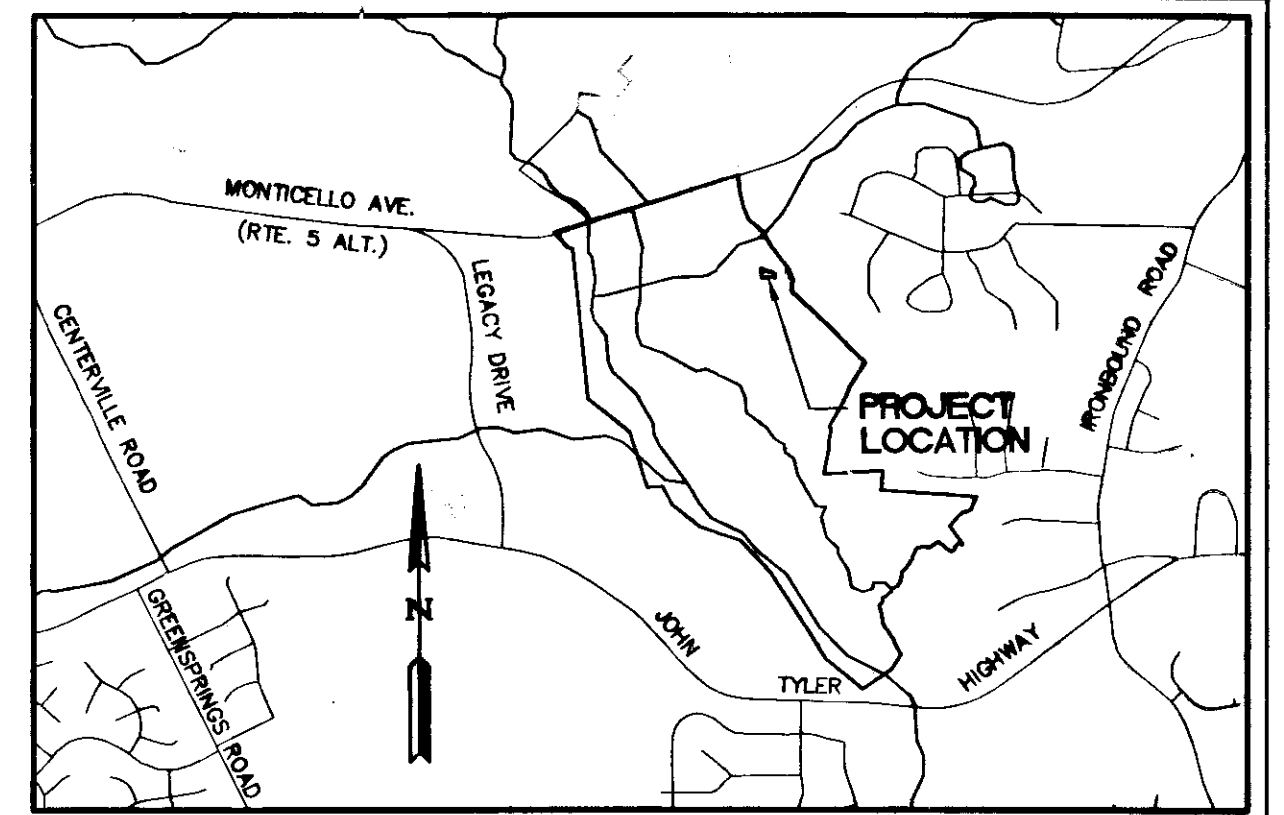
GIVEN UNTO MY HAND THIS
14th DAY OF February, 20 13

Salvina Cascio-Brewer
 NOTARY PUBLIC SIGNATURE



MY COMMISSION EXPIRES: November 30, 2016

NOTARY REGISTRATION NUMBER: 7229426



VICINITY MAP
 SCALE 1"=2000'

NOTES:

1. THIS PLAT IS TO REVISE THE BUILDING SETBACK LINES ON LOTS 58 AND 59. IMPROVEMENTS AS SHOWN ARE BASED ON A CURRENT FIELD SURVEY DATED 12-5-2012.
2. THESE PROPERTIES ARE ZONED PR-PUD RESIDENTIAL.
3. THESE PARCELS SHALL BE SERVED BY PUBLIC SEWER AND WATER.
4. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS MAY EXIST THAT ENCUMBER THE PROPERTY THAT ARE NOT SHOWN.
7. BASED ON CURRENT FIRE CODE REGULATIONS IN JAMES CITY COUNTY, ALL DWELLINGS WITHIN 5' OF A PROPERTY LINE SHALL COORDINATE THE FIRE RATED WALLS WITH JAMES CITY COUNTY BUILDING SAFETY AND PERMITS DIVISION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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 02/11/13
 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.

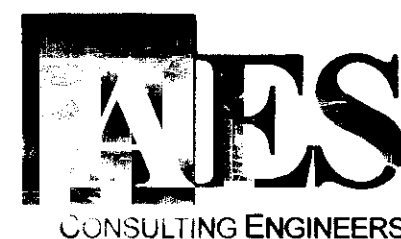
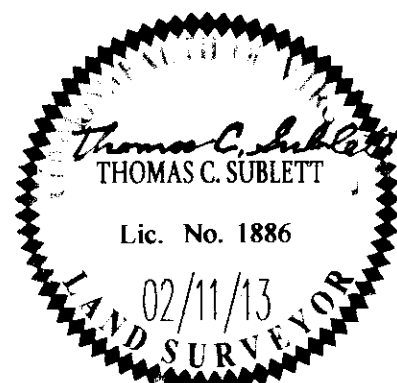
Patricia A. Jones 2-15-13
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

2 L.S. Records
 130008756 +
 130008757

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 29 DAY OF March, 2013
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS, 9 AM/PM
 INSTRUMENT # 130008756 + 130008757

TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK
 By Claudia St. Onick / 3/13/13

Rev	Date	Description	Revised By



5248 Olde Towne Road, Suite 1
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 Fax: (757) 220-8994
 www.asesva.com

PLAT SHOWING BUILDING SETBACK ADJUSTMENTS
THE SETTLEMENT AT POWHATAN CREEK
 PHASE I
 LOTS 58 AND 59
 JCC #S-0001-2013
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: HWP/TCS
 Project Number: 0254-02
 Scale: 1"=10' Date: 02-11-13
 Sheet Number
1 of 2