

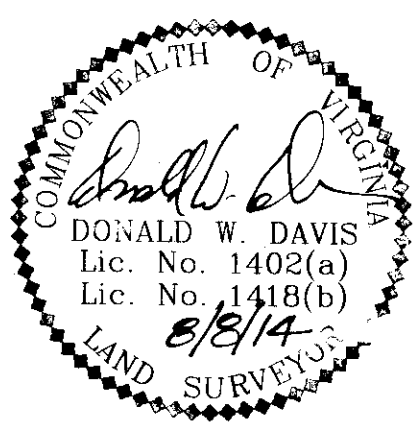
140017968

NOTES:

- 1) THIS PROPERTY IS IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP  
COMMUNITY NUMBER: 51095  
MAP NUMBER: 510950210C
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.  
PROPERTY MAY BE SUBJECT TO EASEMENTS AND SERVITUDES OF RECORD.
- 3) PROPERTY IS ZONED PUD-R(PLANNED UNIT DEVELOPMENT DISTRICT).
- 4) SETBACKS:  
SIDE: 3'  
FRONT: 7'  
REAR: 13'
- 5) CURRENT OWNER: MARQUE HOMES SETTLEMENT AT MONTICELLO, L.L.C.
- 6) WATER METER BOXES AND WATER SERVICE LINES SERVICING LOT 13, PROPOSED AS "ABANDONED", SHALL BE REMOVED. WATER SERVICE LINES SHALL BE DISCONNECTED FROM THE WATER MAIN WHICH SHALL INVOLVE REMOVAL OF THE SERVICE SADDLE AND INSTALLING A FULL CIRCLE STAINLESS STEEL REPAIR BAND ON THE EXISTING WATER MAIN. FOR SEWER SERVICE LATERAL REMOVAL, THE CONTRACTOR SHALL EITHER LINE THE MAIN WITH A 2 FT. CIPP LINER CENTERLINED AT THE LATERAL CONNECTION OR CAP THE LATERAL AT THE WYE CONNECTION AND THE MAIN. REMOVE THE CLEANOUT ASSEMBLY TO A MINIMUM OF 4 FT. BELOW GRADE AND BACK FILL.
- 7) MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
October 31, 2014  
 at 1:24 PM, PB PG  
 Document # 140017968  
 BETSY B. WOOLRIDGE, CLERK  
Amy Storey, Dep. Clerk

3 Large/Small Plat(s) Recorded  
 herewith as # 140017968



LOTS 12A & 14A  
 PROPERTY LINE VACATION  
 & BOUNDARY ADJUSTMENT  
 LOTS 12, 13 & 14  
 THE SETTLEMENT AT POWHATAN CREEK  
 PHASE I  
 BERKELEY DISTRICT - JAMES CITY COUNTY, VIRGINIA  
 INSTRUMENT #: 060011192

DAVIS & ASSOCIATES, P.C.  
 SURVEYORS - PLANNERS