

NOW OR FORMERLY  
SETTLEMENT AT POWHATAN CREEK  
COMMUNITY ASSOCIATION INC.  
LRSN: 29975  
ZONE: PUD-R  
(INST.# 090028093)

**LOT 41**  
4,493 S.F.  
0.103 AC.  
LRSN: 29988  
TAX ID: 4621900041  
ZONE: PUD-R

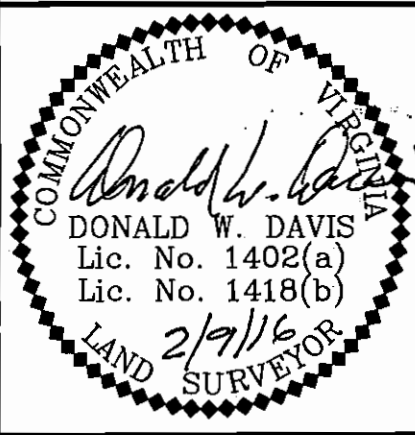
LOT 40  
NOW OR FORMERLY  
FEOROWSKI  
LRSN: 29987  
ZONE: PUD-R  
(INST.# 100021858)

**POGGIO FIELD**  
42' PRIVATE R/W

**NOTES:**

- PROPERTY SHOWN HEREON IS LOCATED IN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510201, MAP NUMBER: 51095C0119D, REVISED DATE: DECEMBER 16, 2015  
-THE LOT SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
- TAX ID: 4621900041
- PURSUANT TO SECTION 24-98 OF THE COUNTY CODE FOR THE PURPOSE OF COMPLIANCE WITH YARD REGULATIONS (EXCEPT FOR SETBACKS SPECIFIED IN 24-498) THERE SHALL BE NO MINIMUM 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
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY
- ALL LOTS 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.

LOCATION: 4101 POGGIO FIELD



REFERENCES
INST. #060011192
INST. #060022211

SHEET 1 OF 3

**PLAT OF REAR BUILDING SETBACK LINE VACATION**  
PROJECT: VACATION OF 18' REAR BUILDING SETBACK LINE  
THE SETTLEMENT AT POWHATAN CREEK  
PHASE I - LOT 41  
JAMES CITY COUNTY, VIRGINIA

SCALE: 1"=20'      DATE: FEBRUARY 9, 2016

**DAVIS & ASSOCIATES, P.C.**  
SURVEYORS - PLANNERS  
3630 GEO. WASH. MEM. HWY - SUITE "G"  
YORKTOWN, VIRGINIA 23693