

#020014537

86 PAGE 64

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE MARTHA HIDDEN ESTATE, ET AL TRUST TO POWHATAN CROSSING, INC. BY DEED DATED DECEMBER 11, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 819, PAGE 564.

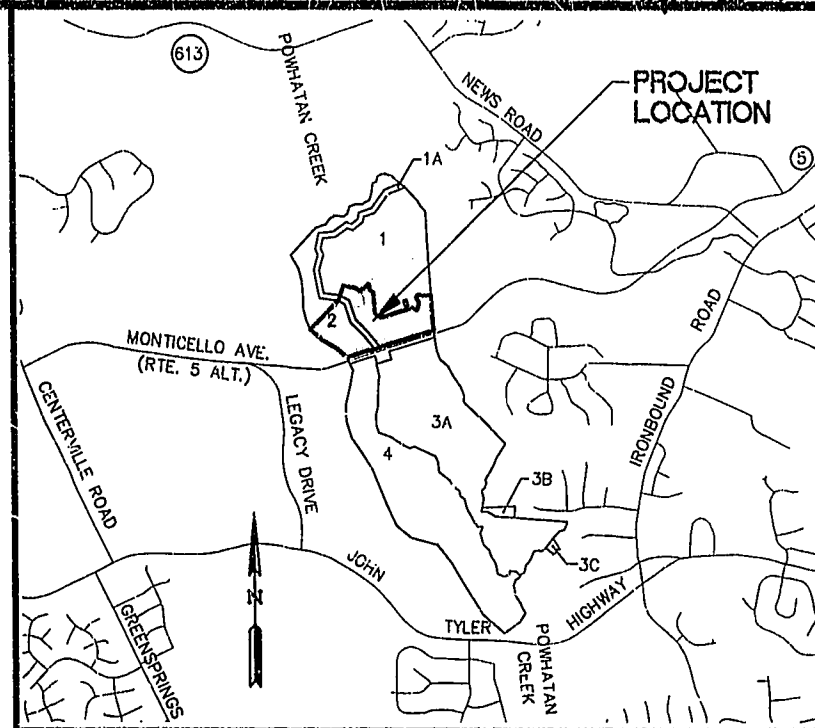
OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS MONTICELLO WOODS LOTS 1-5 AND 55-73 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: C. Lewis Waltrip II, DATE: 5-28-02, FOR POWHATAN CROSSING, INC., PRINTED NAME: C. Lewis Waltrip II

AREA TABULATION MONTICELLO WOODS LOTS 1-5 AND 55-73

Table with 3 columns: Description, SQUARE FEET, ACRES. Includes rows for Residential Lots, Right of Way, Natural Open Space, Common Open Space, Total Area Subdivided, Number of Lots, Average Lot Size, Smallest Lot, Largest Lot, and Gross Lots per Acre.



LOCATION MAP

SCALE: 1"=2000'

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF WILLIAMSBURG, Notary Public: ROBERT M. OLIVER, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 28th DAY OF MAY, 2002. MY COMMISSION EXPIRES 9/30/03.

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.

Signature: G. T. Wilson, Jr., DATE: 5/6/02, G. T. WILSON, JR., C.L.S.

GENERAL NOTES

- 1. PROPERTY IS ZONED PUD-R, RESIDENTIAL PLANNED COMMUNITY.
2. PROPERTY IS PART OF TAX PARCEL (37-4)(1-9), (37-3)(1-10) AND TAX PARCEL (37-3)(1-8)
3. PERIMETER LANDSCAPE SETBACKS: 154.8' ALONG MONTICELLO AVE. (ALT. RT. 5) 50' BUFFER ALONG PERIMETER PROPERTY LINES
10. PER THE PROFFERS THE CONSERVATION AREA WILL BE MAINTAINED BY THE OWNER UNLESS THE WILLIAMSBURG LAND CONSERVANCY OR ANOTHER COUNTY APPROVED LAND CONSERVATION ENTITY OR THE COUNTY ASSUMES RESPONSIBILITY THEREOF UNDER ITS EASEMENT OR THE CONSERVATION AREA IS CONVEYED TO AN OWNERS ASSOCIATION, AT WHICH TIME THE ASSOCIATION WILL ASSUME RESPONSIBILITY FOR ITS MAINTENANCE.
11. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

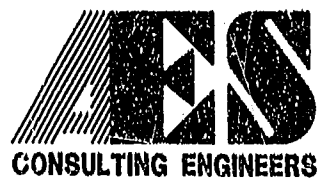
CERTIFICATE OF APPROVAL

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

Signature: John G. ... DATE: 6/4/2002, VIRGINIA DEPARTMENT OF TRANSPORTATION, L. T. E., SUBDIVISION AGENT OF JAMES CITY COUNTY, DATE: 6/6/02

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 26 June 2002 at 10:06 AM/PM. PB 86 PG 64-67 DOCUMENT # 020014537 BETSY B. WOOLRIDGE, CLERK

STATE OF VIRGINIA COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 26th DAY OF June, 2002. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:06 AM TESTE: Betsy Woolridge CLERK PLAT BOOK 86, PAGE 64-67



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

PLAT OF SUBDIVISION MONTICELLO WOODS LOTS 1-5 AND 55-73 OWNED BY: POWHATAN CROSSING, INC. BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY

Table with columns: Designed AES, Drawn JFS, Scale, Date NOTED, Project No. 8130-1, Drawing No. 1 OF 4

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