

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE MARTHA HIGDEN ESTATE, ET AL TRUST TO POWHATAN CROSSING, INC. BY DEED DATED DECEMBER 11, 1996 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 AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT KNOWN AS MONTICELLO WOODS LOTS 19-30 AND 39-54 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

C. Lewis Waitrip II 3-6-03 DATE FOR POWHATAN CROSSING, INC. PRINTED NAME

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN CROSSING, INC TO THE MONTICELLO WOODS OWNERS ASSOCIATION BY DEED DATED JUNE 10, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 020014539.

OWNER'S CERTIFICATE

THE SUBDIVISION AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT KNOWN AS MONTICELLO WOODS LOTS 19-30 AND 39-54 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

C. Lewis Waitrip II 3-6-03 DATE FOR THE MONTICELLO WOODS OWNERS ASSOCIATION PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF James City, Robert M. Olier 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 6th DAY OF March 2003. MY COMMISSION EXPIRES 9/9/03 SIGNATURE

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.

G. T. WILSON, JR., C.L.S. 11/3/03 DATE

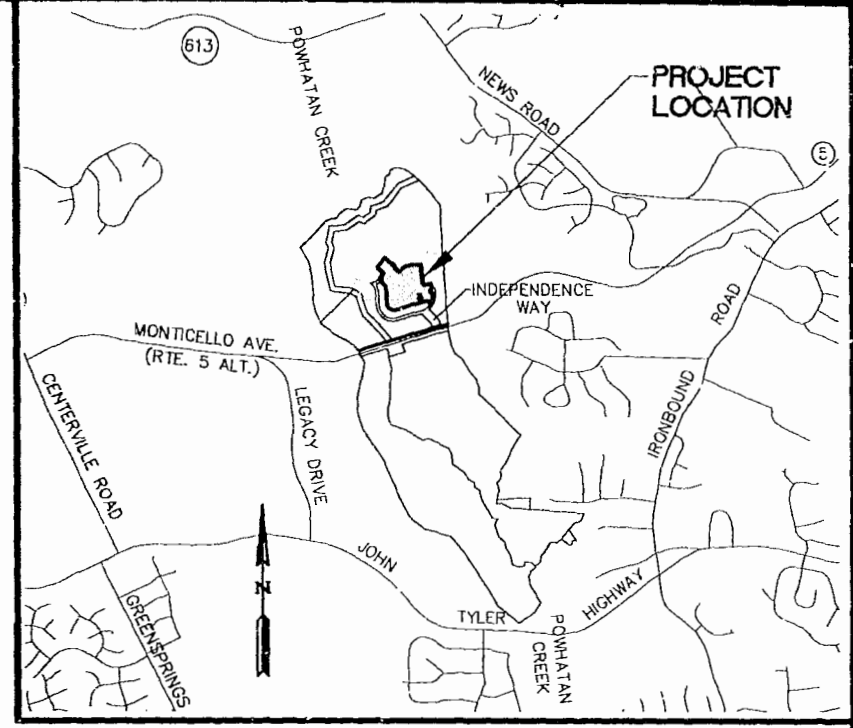
CERTIFICATE OF APPROVAL

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

Virginia Department of Transportation 3/7/2003 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES

- 1. PROPERTY IS ZONED PUD-R, RESIDENTIAL PLANNED COMMUNITY. 2. PROPERTY IS PART OF TAX PARCEL (37-4)(1-9). ADDRESS: 74100 MONTICELLO AVENUE. 3. INTERIOR SETBACKS: PER POWHATAN CROSSING, INC. AND THE MONTICELLO WOODS ARCHITECTURAL REVIEW BOARD FRONT 20' SIDE 5' REAR 10' FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATIONS REQUIREMENTS PURSUANT TO SECTION 24-281 OF THE JAMES CITY COUNTY ZONING ORDINANCE... 4. THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY. 5. ALL UTILITIES ARE TO BE PLACED UNDERGROUND. 6. THESE STREETS ARE HEREBY DEDICATED FOR PUBLIC USE. 7. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. 8. THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.L.R.L. 510201-00358, DATED 2/6/91. 9. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. 10. THIS PROPERTY IS SUBJECT TO CONDITIONS AND PROFFERS PURSUANT TO JAMES CITY COUNTY ZONING CASE NO. Z-12-97. (SEE DOC. #970019406 FOR PROFFERS) 11. 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. 12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



LOCATION MAP SCALE: 1"=2000'

AREA TABULATION MONTICELLO WOODS LOTS 19-30 AND 39-54

Table with columns: AREA, SQUARE FEET, ACRES. Includes rows for Residential Lots, Right of Way, Common Open Space, and Total Area Subdivided.

NOTE: LOT 53 INCLUDES 0.02 OF AN ACRE OF COMMON OPEN SPACE PARCEL "C" PREVIOUSLY RECORDED IN P.B. 86, PAGES 64-67.

Table with columns: NUMBER OF LOTS, AVERAGE LOT SIZE, SMALLEST LOT (LOT 48), LARGEST LOT (LOT 43), GROSS LOTS PER ACRE.

STATE OF VIRGINIA COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 31 DAY OF March, 2003. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. Betsy B. Woolridge, CLERK PLAT BOOK 90, PAGE 344

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 31 March 2003 at 11:26 AM/P.M. PB 90 PG 344 DOCUMENT # 230029335 Betsy B. Woolridge, CLERK

Table with columns: JFS, BY, REVISION / COMMENT / NO. E, DATE, No.



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

PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT MONTICELLO WOODS LOTS 19-30 AND 39-54 OWNED BY: POWHATAN CROSSING, INC. BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Table with columns: Designed AES, Drawn JFS, Scale 1"=60', Date 1/03/03, Project No. 8130-01, Drawing No. 1 OF 2