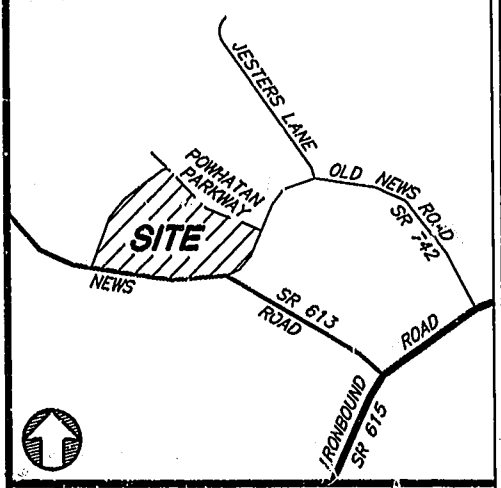
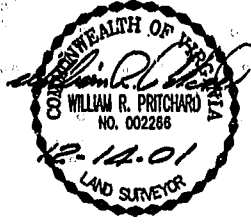


I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

12-14-01
DATE

William R. Pritchard
WILLIAM R. PRITCHARD
VIRGINIA LAND SURVEYOR NO. 002266



THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DREAMCO, A NORTH CAROLINA GENERAL PARTNERSHIP TO MOPOW LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED, DATED DECEMBER 10, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NUMBER 99025992. THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "MONTICELLO AT POWHATAN APARTMENTS, PARCEL A, AREA DESIGNATION D, 21.7638 ACRES TOTAL", AS SHOWN ON SUBDIVISION PLAT APARTMENT PARCEL NORTH SIDE OF NEWS ROAD POWHATAN OF WILLIAMSBURG SECONDARY, BERKELEY DISTRICT - JAMES CITY COUNTY, VA. PLAT RECORDED IN M.B. 74, PG. 5, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, OR JAMES CITY COUNTY, VIRGINIA IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

NOTES

- 1. MERIDIAN SOURCE FOR THIS PLAT IS BASED UPON M.B. 74, PG. 5 (JAMES CITY COUNTY, VA.)
- 2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 3. THIS PLAT DOES NOT INTEND TO DEPICT ANY UNDERGROUND UTILITIES, WETLANDS, HAZARDOUS WASTE, AND ENVIRONMENTAL FEATURES THAT MAY AFFECT SAID PROPERTY SHOWN HEREON EXCEPT AS SHOWN.
- 4. EXAMINATION OF TITLE INFORMATION SUPPLIED BY LAWYERS TITLE INSURANCE CORPORATION. COMMITMENT FOR TITLE INSURANCE CASE NUMBER C0011886, DATED SEPTEMBER 7, 1999.
- 5. OMITTED.
- 6. OMITTED.
- 7. SUBJECT PROPERTY MAY BE SUBJECT TO COVENANTS AND RESTRICTIONS RECORDED IN DEED BOOK 736, PAGE 787 AND INSTRUMENT NO. 99016139.
- 8. VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY DETENTION/RETENTION POND OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE CAUSED BY FAILURE OF THE DAM AND ITS OVERFLOW STRUCTURE, AS NOTED ON SUBDIVISION PLAT OF RECORD.
- 9. REFERENCES: INSTRUMENT NO. 990016140 M.B. 74, PG. 5
- 10. VARIABLE LANDSCAPE BUFFER AS SHOWN ON APPROVED "MONTICELLO AT POWHATAN" CONSTRUCTION DRAWINGS.
- 11. 35' BUILDING SETBACK AS SHOWN ON APPROVED "MONTICELLO AT POWHATAN" CONSTRUCTION DRAWINGS.
- 12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAN SHALL REMAIN PRIVATE.
- 13. ALL NEW UTILITIES MUST BE PLACED UNDERGROUND.
- 14. ALL MONUMENTS SHALL BE SET ACCORDING TO SECTION 19-34 TO 19-36 OF THE JAMES CITY COUNTY ORDINANCE.
- 15. THE PROPERTY SHOWN HEREON IS ZONED R-4.
- 16. AREA OF PROPERTY SHOWN HEREON = 948,018 SQ. FT. OR 21.7635 AC. (CALCULATED).
- 17. THE SITE SHOWN HEREON IS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 18. THE FOLLOWING PROPERTY IS SHOWN ON JAMES CITY COUNTY TAX MAP 38-3, PARCEL NUMBER 3830100033
- 19. THE PROPERTY SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X" (OUTSIDE) (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR JAMES CITY COUNTY, VIRGINIA, COMMUNITY PANEL NO. 510'221 0035B DATED FEBRUARY 6, 1991
- 20. MUTUAL PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL A-1 AND A-2 (N/F MOPOW LLC)

OWNERS SIGNATURE

SIGNED: *Bradley J. Waitzer* DATE: 12/13/01
BRADLEY J. WAITZER
MOPOW LLC, PRESIDENT

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Virginia Beach, to wit:
I, Margaret D. Aracho, A NOTARY IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Bradley J. Waitzer WHOSE NAMES, AS SUCH, ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 13th DAY OF December 2001.
Margaret D. Aracho MY COMMISSION EXPIRES 10/31/2003.
NOTARY PUBLIC

TRUSTEES SIGNATURE

SIGNED: *Donna M. Weeks* DATE: 12-13-01
AGENT FOR TRUSTEE
NEW SALEM OF VIRGINIA, INC.

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Virginia Beach, to wit:
I, Christine S. Smith, A NOTARY IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Donna M. Weeks WHOSE NAMES, AS SUCH, ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 13th DAY OF December 2001.
Christine S. Smith MY COMMISSION EXPIRES 12/31/05.
NOTARY PUBLIC

NOTEHOLDERS SIGNATURE

SIGNED: *Donna M. Weeks* DATE: 12-13-01
AGENT FOR NOTEHOLDER
WACHOVIA BANK, N.A.

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Virginia Beach, to wit:
I, Christine S. Smith, A NOTARY IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Donna M. Weeks WHOSE NAMES, AS SUCH, ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 13th DAY OF December 2001.
Christine S. Smith MY COMMISSION EXPIRES 12/31/05.
NOTARY PUBLIC

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

Richard Bar
DATE: 12/14/01 VIRGINIA DEPARTMENT OF TRANSPORTATION
W. J. ...
DATE: VIRGINIA DEPARTMENT OF HEALTH
...
DATE: 12/28/01 SUBDIVISION AGENT OF JAMES CITY COUNTY

SHEET 1 OF 6
SUBDIVISION
OF
MONTICELLO AT POWHATAN APARTMENTS
PARCEL A
AREA DESIGNATION D
21.7638 ACRES TOTAL

AS SHOWN ON
SUBDIVISION PLAT
APARTMENT PARCEL NORTH SIDE OF NEWS ROAD
POWHATAN OF WILLIAMSBURG SECONDARY
BERKELEY DISTRICT - JAMES CITY COUNTY, VA.
PLAT RECORDED IN M.B. 74, PG. 5, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, OF JAMES CITY COUNTY, VIRGINIA

DATE: DECEMBER 13, 2001

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 21, 2001
at 2:15 AM, PB 34, PG 27-42
DOCUMENT # 010024015
BETSY B. WOODRIDGE, CLERK
Betsy Woodridge, Dep. Clerk