

#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, 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.

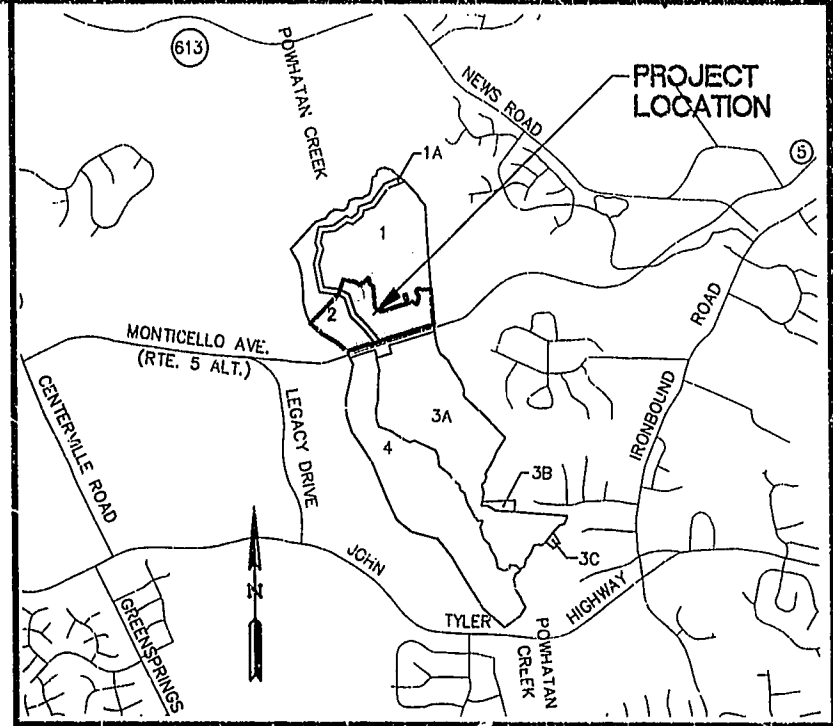
OWNER'S CERTIFICATE

THE SUBDIVISION 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.



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.

CERTIFICATE OF APPROVAL

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

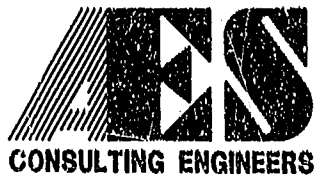
Signature: John G. ... DATE: 6/4/2002, VIRGINIA DEPARTMENT OF TRANSPORTATION, L. T. E., Signature: ... DATE: 6/6/02, SUBDIVISION AGENT OF JAMES CITY COUNTY

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

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: 154.5' 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 MAINTAINANCE.
11. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
12. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
13. ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 510201 0035 B, THE SITE IS RATED ZONE X, A & AE. BASE FLOOD ELEVATION DETERMINED TO BE 21'.
14. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
15. THIS PROPERTY IS SUBJECT TO CONDITIONS AND PROFFERS PURSUANT TO JAMES CITY COUNTY ZONING CASE NO. Z-12-97. (SEE DOC. #970019408 FOR PROFFERS)
16. 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.

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

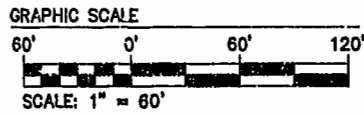
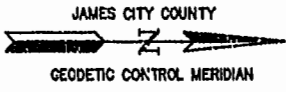


Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY

Table with columns: Designed AES, Drawn JFS, Scale, Date, Project No., Drawing No.

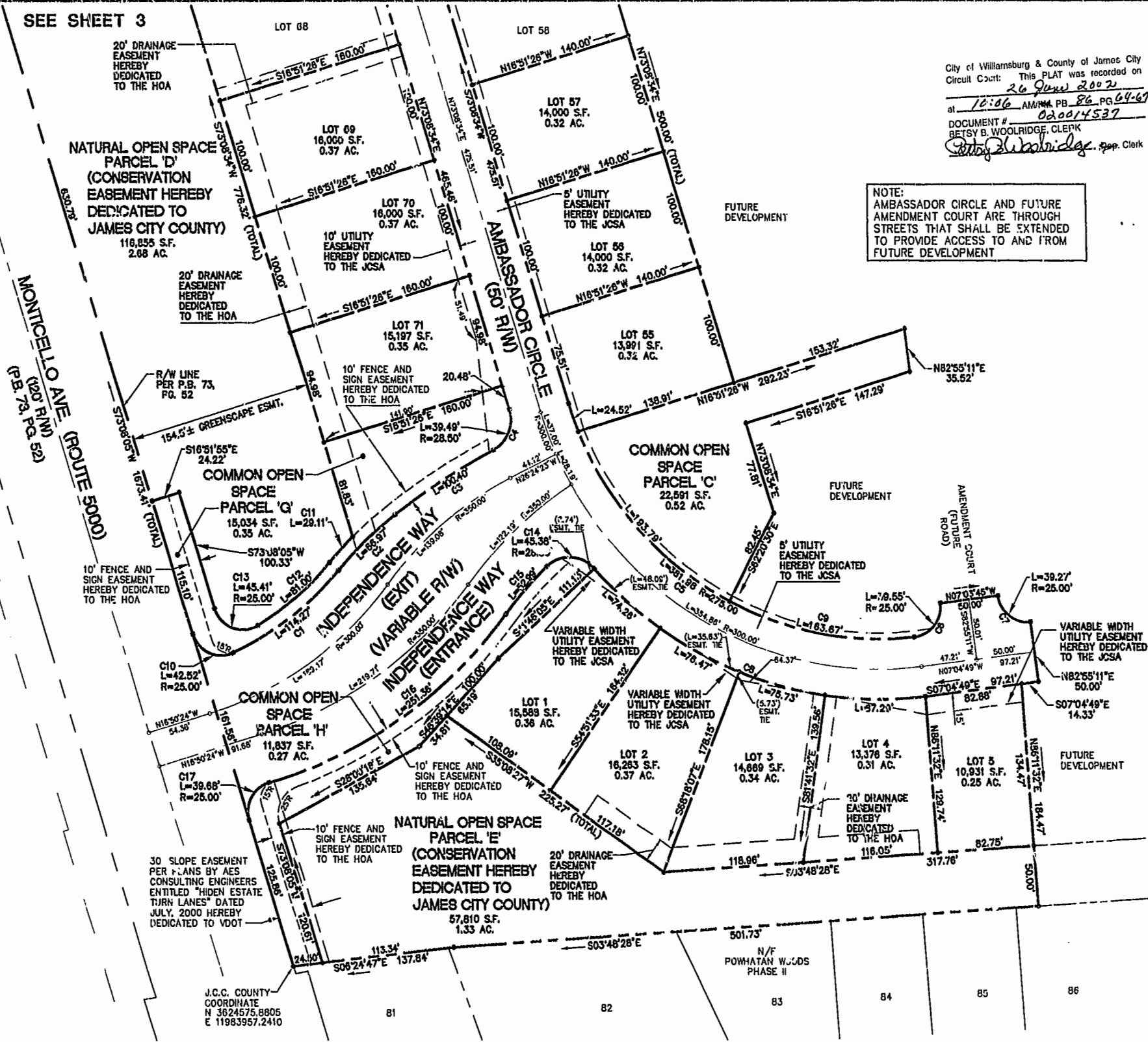
#02.0014537

86 PAGE 65



LOT CURVE TABLE						
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
1	13°05'26"	325.00	74.28	37.29	74.10	N41°41'11"E
2	13°26'53"	325.00	78.47	38.41	78.29	N28°24'01"E
3	13°21'06"	325.00	75.73	38.04	75.56	N14°59'01"E
4	15°23'17"	325.00	87.29	43.91	87.02	N00°36'50"E
55	8°08'33"	275.00	24.52	12.27	24.51	S70°35'18"W
PARCEL 'C'	40°22'31"	275.00	103.79	101.11	189.80	S47°50'45"W
PARCEL 'D' C11	5°15'42"	317.00	29.11	14.57	29.10	S48°52'25"E
'D' C12	18°33'43"	250.02	81.00	40.88	80.65	S40°13'25"E
'D' C13	104°04'38"	25.00	45.41	32.04	39.42	S21°05'46"W

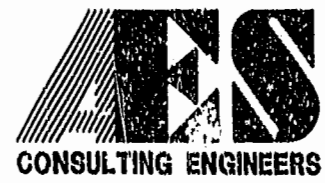
RIGHT-OF-WAY CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
1	25°10'49"	280.02	114.27	58.07	113.38	N36°34'52"W
2	12°29'54"	307.00	66.97	33.62	66.84	N43°15'19"W
3	9°31'50"	603.58	100.40	50.31	100.28	N32°14'26"W
4	79°22'55"	28.50	39.49	21.65	38.40	N67°09'56"W
5	79°35'03"	275.00	381.96	229.08	352.00	N33°21'02"E
6	90°38'21"	25.00	39.85	25.28	35.55	N51°49'39"W
7	90°30'00"	25.00	39.27	25.00	35.38	N37°55'11"E
8	55°18'44"	325.00	313.75	170.31	301.71	S20°34'33"W
9	34°05'59"	275.00	163.67	84.34	161.26	N10°36'30"E
10	97°27'32"	25.00	42.52	28.49	37.58	N24°24'19"E
14	91°13'43"	28.50	45.38	29.12	40.73	S02°37'03"W
15	9°48'35"	309.50	52.99	26.56	52.92	S47°54'05"E
16	36°52'48"	390.50	251.36	130.20	247.04	N34°21'56"W
17	90°58'20"	25.00	39.88	25.41	35.64	S61°23'45"E



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
 Betsy Woolridge, Prop. Clerk

NOTE:
 AMBASSADOR CIRCLE AND FUTURE
 AMENDMENT COURT ARE THROUGH
 STREETS THAT SHALL BE EXTENDED
 TO PROVIDE ACCESS TO AND FROM
 FUTURE DEVELOPMENT

THIS SHEET ADDRESSES LOTS 1-5, 55-57 AND 69-71



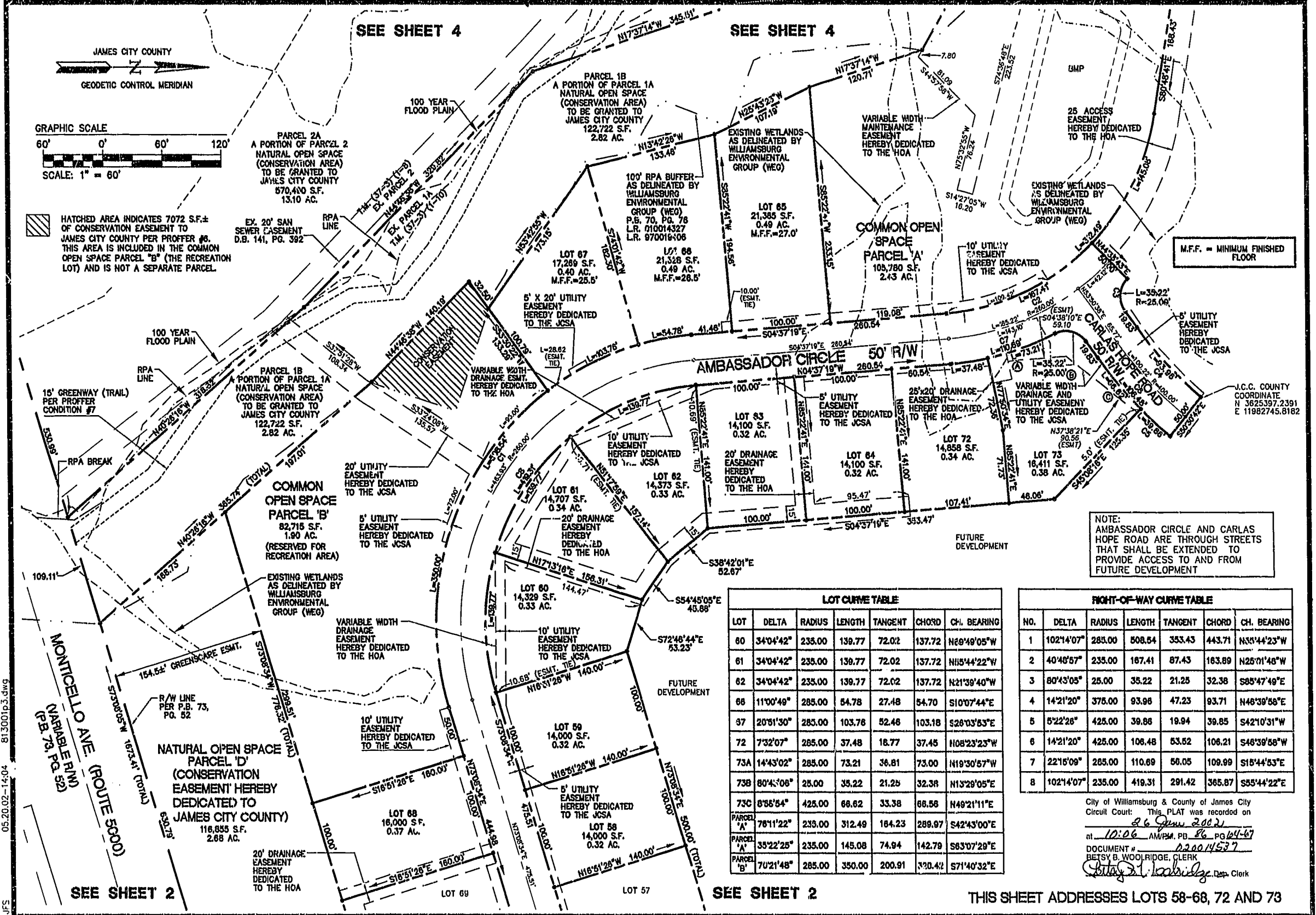
5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

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



No.	DATE	REVISION / COMMENT / NOTE	BY
3	5/20/02	REVISED PER COUNTY COMMENTS	JFS
2	4/19/02	REVISED PER VDOT	JFS
1	4/18/02	REVISED PER COUNTY COMMENTS	JFS

Designed	Drawn
AES	JFS
Scale	Date
1"=60'	3/6/02
Project No.	
8130-1	
Drawing No.	
2 OF 4	



NOTE:
 AMBASSADOR CIRCLE AND CARLAS HOPE ROAD ARE THROUGH STREETS THAT SHALL BE EXTENDED TO PROVIDE ACCESS TO AND FROM FUTURE DEVELOPMENT

LOT CURVE TABLE

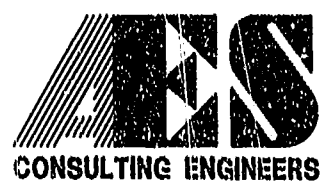
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
60	34°04'42"	235.00	139.77	72.02	137.72	N89°49'05"W
61	34°04'42"	235.00	139.77	72.02	137.72	N115°44'22"W
62	34°04'42"	235.00	139.77	72.02	137.72	N21°39'40"W
66	11°00'49"	285.00	54.78	27.48	54.70	S10°07'44"E
67	20°51'30"	285.00	103.78	52.46	103.18	S26°03'53"E
72	7°32'07"	285.00	37.48	18.77	37.45	N08°23'23"W
73A	14°43'02"	285.00	73.21	36.81	73.00	N19°30'57"W
73B	80°43'06"	25.00	35.22	21.25	32.38	N13°29'05"E
73C	8°55'54"	425.00	66.62	33.38	66.56	N49°21'11"E
PARCEL 'A'	78°11'22"	235.00	312.49	184.23	289.97	S42°43'00"E
PARCEL 'A'	35°22'25"	235.00	145.08	74.94	142.79	S63°07'29"E
PARCEL 'B'	70°21'48"	285.00	350.00	200.91	320.42	S71°40'32"E

RIGHT-OF-WAY CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
1	102°14'07"	285.00	508.64	353.43	443.71	N33°44'23"W
2	40°48'57"	235.00	167.41	87.43	163.89	N25°01'46"W
3	80°43'05"	25.00	35.22	21.25	32.38	S85°47'49"E
4	14°21'20"	375.00	93.96	47.23	93.71	N48°39'58"E
5	5°22'28"	425.00	39.86	19.94	39.85	S42°10'31"W
6	14°21'20"	425.00	106.48	53.62	106.21	S48°39'58"W
7	22°16'09"	285.00	110.69	56.05	109.99	S15°44'53"E
8	102°14'07"	235.00	419.31	291.42	365.87	S55°44'22"E

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
 Betsy B. Woolridge, Dep. Clerk

THIS SHEET ADDRESSES LOTS 58-68, 72 AND 73



2548 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



No.	DATE	REVISION / COMMENT / NOTE	BY
3	5/20/02	REVISED PER COUNTY COMMENTS	JFS
2	4/19/02	REVISED PER VDOT	JFS
1	4/16/02	REVISED PER COUNTY COMMENTS	JFS

Designed	Drawn
AES	JFS
Scale	Date
1"=60'	3/6/02
Project No.	
8130-1	
Drawing No.	
3 OF 4	

