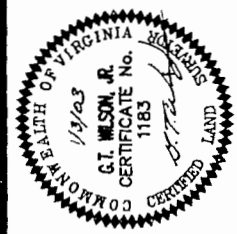


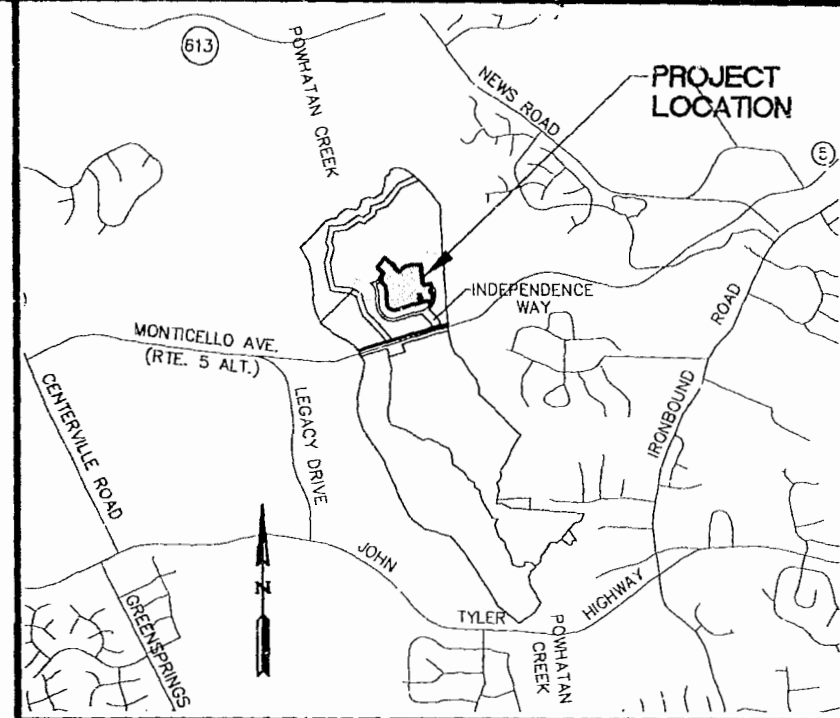
DESIGNED	DATE	BY
AES	1/3/03	JFS
SCALE	REVISION / COMMENT / NO.	
1"=60'		



CONSULTING ENGINEERS
 5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8984

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

Project No.	8130-01
Drawing No.	1 OF 2



LOCATION MAP SCALE: 1"=2000'

AREA TABULATION	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	455,127 S.F.	10.45 AC.±
AREA OF RIGHT OF WAY	111,387 S.F.	2.56 AC.±
AREA OF COMMON OPEN SPACE (PARCELS F, J)	5,861 S.F.	0.13 AC.±
TOTAL AREA SUBDIVIDED	572,375 S.F.	13.14 AC.±

NOTE:	NUMBER OF LOTS	SMALLEST LOT (LOT 48)	LARGEST LOT (LOT 43)	GROSS LOTS PER ACRE
LOT 53 INCLUDES 0.02 OF AN ACRE OF COMMON OPEN SPACE PARCEL "C" PREVIOUSLY RECORDED IN P.B. 86, PAGES 64-67.	28	11,211 S.F.	23,784 S.F.	2.13

GENERAL NOTES

- PROPERTY IS ZONED PUD-R, RESIDENTIAL PLANNED COMMUNITY.
 - PROPERTY IS PART OF TAX PARCEL (37-4)(1-9). ADDRESS: 74100 MONTICELLO AVENUE
 - 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, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LIMITS AND SETBACK LINES REFERRED TO THEREIN ARE HEREBY COINCIDENT WITH THE PROPERTY LOT LINES. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF COVENANTS AND RESTRICTIONS, FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR MONTICELLO WOODS AND THE SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MONTICELLO WOODS" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
 - ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
 - THESE STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
 - MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 - 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.
 - UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 - THIS PROPERTY IS SUBJECT TO CONDITIONS AND PROFFERS PURSUANT TO JAMES CITY COUNTY ZONING CASE NO. Z-12-97. (SEE DOC. #970019406 FOR PROFFERS)
 - 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.
 - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

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, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 819, PAGE 584.

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
 FOR POWHATAN CROSSING, INC. DATE
 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
 FOR THE MONTICELLO WOODS OWNERS ASSOCIATION DATE
 PRINTED NAME

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF James City, Robert M. O'Leary
 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

Robert M. O'Leary
 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.

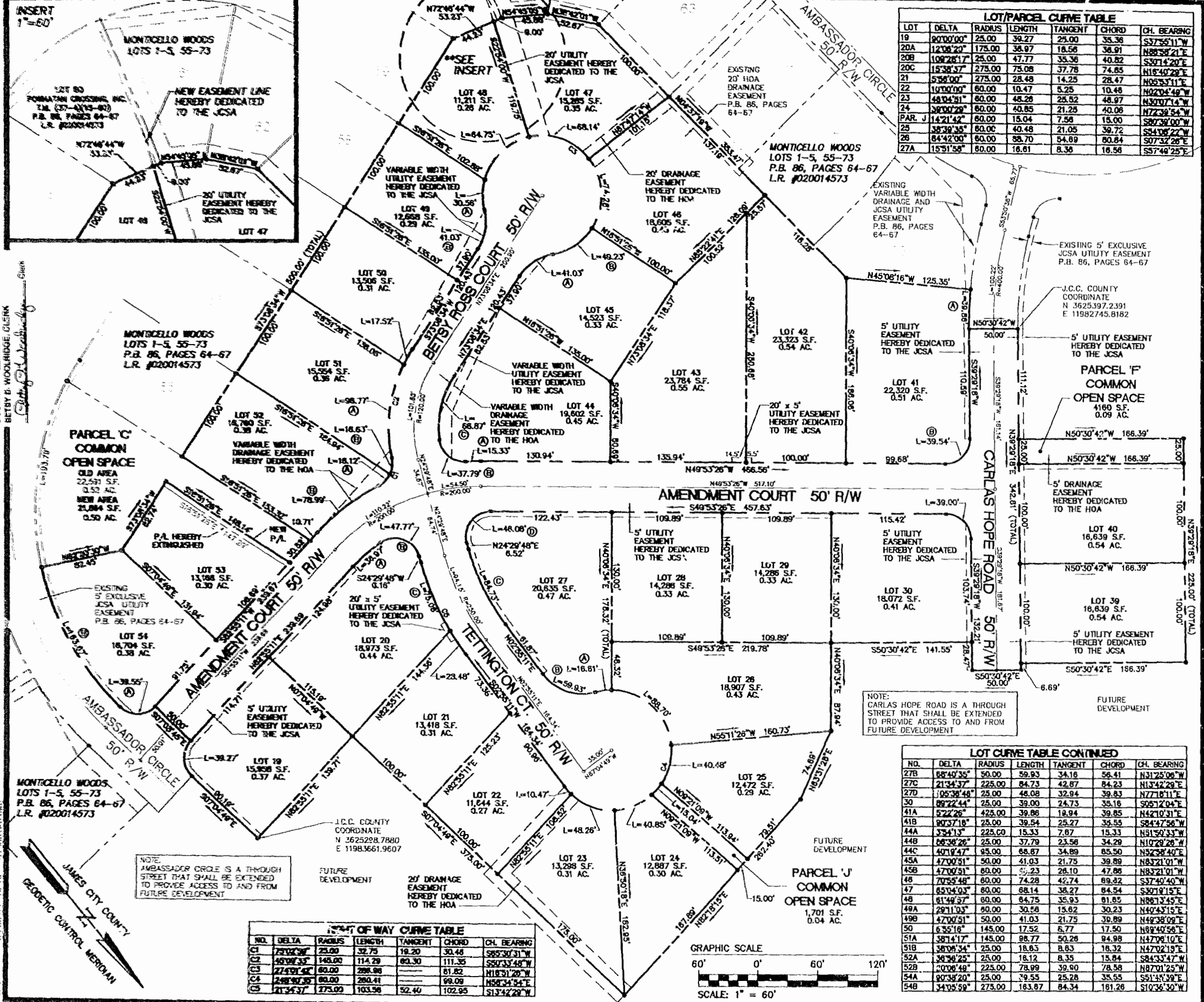
G. T. Wilson, Jr. 1/3/03
 G. T. WILSON, JR., C.L.S. DATE

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

Johnnie Egan 3/7/2003
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
31 March 2003
 at 11:26 AM/PM, PB 90, PG 3+4
 DOCUMENT # 230029335
 BETSY B. WOOLRIDGE, CLERK
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 31 DAY OF March, 2003, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:26 AM
 TESTE: Betsy B. Woolridge
 CLERK
 PLAT BOOK 90, PAGE 3+4



LOT/PARCEL CURVE TABLE

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
19	90°00'00"	25.00	39.27	25.00	35.36	S37°55'11"W
20A	12°08'20"	175.00	36.97	18.56	36.91	N88°58'21"E
20B	108°28'17"	25.00	47.77	35.36	40.82	S30°14'28"E
20C	15°38'57"	275.00	75.08	37.78	74.85	N18°40'28"E
21	5°58'00"	275.00	28.48	14.25	28.47	N05°33'11"E
22	1°00'00"	80.00	10.47	5.25	10.48	N02°04'49"W
23	48°04'31"	80.00	48.28	25.52	48.97	N30°07'14"W
24	38°00'28"	80.00	40.85	21.28	40.08	N72°38'54"W
PAR. J	14°21'42"	80.00	15.04	7.58	15.00	S92°38'00"W
25	35°39'35"	80.00	40.48	21.05	39.72	S84°08'22"W
26	84°42'00"	80.00	88.70	54.89	80.84	S07°32'28"E
27A	15°51'58"	80.00	16.61	8.36	16.56	S37°48'25"E

NO.	DATE	REVISION / COMMENT / NOTE
1	3/06/03	JCS COMMENTS
		REVISION / COMMENT / NOTE



CO. SULLING ENGINEERS
 52-48 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8694

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

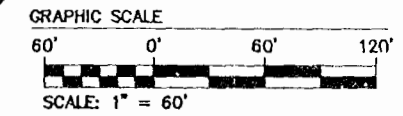
Designed: AES Drawn: JFS
 Scale: 1"=60' Date: 1/03/03
 Project No: 8130-01
 Drawing No: 2 OF 2

LOT CURVE TABLE CONTINUED

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
27B	68°40'35"	50.00	59.93	34.16	58.41	N31°25'06"W
27C	21°34'37"	225.00	84.73	42.87	84.23	N13°42'28"E
27D	1°05'38'48"	25.00	48.08	32.94	39.83	N77°18'11"E
30	89°22'44"	25.00	39.00	24.73	35.18	S05°21'04"E
41A	5°22'26"	425.00	39.86	19.84	39.85	N42°10'31"E
41B	90°37'18"	25.00	39.54	25.27	35.55	S84°47'56"W
44A	3°54'13"	225.00	15.33	7.87	15.33	N51°50'33"W
44B	68°38'28"	25.00	37.79	23.58	34.29	N10°28'28"W
44C	40°14'47"	95.00	68.87	34.89	65.50	N32°58'40"E
45A	47°00'51"	50.00	41.03	21.75	39.89	N83°21'01"W
45B	47°00'51"	80.00	35.23	28.10	47.86	N83°21'01"W
48	7°55'48"	80.00	74.28	42.74	89.82	S37°40'40"W
47	85°04'03"	80.00	88.14	38.27	84.54	S30°19'15"E
48	81°48'57"	80.00	84.75	35.93	81.85	N88°13'45"E
49A	29°11'03"	80.00	30.58	15.62	30.23	N40°43'15"E
49B	47°00'51"	50.00	41.03	21.75	39.89	N49°38'09"E
50	6°55'16"	145.00	17.52	8.77	17.50	N89°40'58"E
51A	38°14'17"	145.00	98.77	50.28	94.98	N47°08'10"E
51B	38°05'34"	25.00	18.63	8.83	18.32	N47°02'19"E
52A	38°08'25"	25.00	18.12	8.35	15.84	S84°33'47"W
52B	2°00'48"	225.00	78.99	39.90	78.58	N87°01'25"W
54A	90°38'20"	25.00	39.55	25.28	35.55	S51°18'39"E
54B	34°05'59"	275.00	183.87	84.34	181.28	S10°36'30"W

17'-0" OF WAY CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	72°00'00"	25.00	32.75	18.20	30.48	S85°30'31"W
C2	45°00'33"	145.00	114.29	60.30	111.35	S50°33'48"W
C3	27°49'42"	60.00	288.98	81.82	288.98	N18°31'29"W
CA	248°00'00"	80.00	280.41	99.09	280.41	N58°34'54"E
CB	21°34'37"	275.00	103.36	52.40	102.95	S13°42'29"W



NOTE: AMBASSADOR CIRCLE IS A THROUGH STREET THAT SHALL BE EXTENDED TO PROVIDE ACCESS TO AND FROM FUTURE DEVELOPMENT

NOTE: CARLOS HOPE ROAD IS A THROUGH STREET THAT SHALL BE EXTENDED TO PROVIDE ACCESS TO AND FROM FUTURE DEVELOPMENT

J.C.C. COUNTY COORDINATE
 N 3625298.7880
 E 11983661.9607

City of Williamsburg & County of James City
 Circuit Court
 J. David P. III
 JUDGE
 DOCUMENT # 2001-0114
 BETSY G. WOOLRIDGE, CLERK

MONTICELLO WOODS LOTS 1-5, 55-73
 P.B. 86, PAGES 64-67
 L.R. #020014573

JAMES CITY COUNTY
 GEODETIC CONTROL MERIDIAN