

#030039970

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 6-18, 31-38, 113 AND 130 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

C. Lewis Waitrip II Pres. 11-13-03
 FOR POWHATAN CROSSING, INC. DATE
C. Lewis Waitrip II
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF WILLIAMSBURG, ROBERT M. CLAR
 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 13TH DAY OF NOVEMBER, 2003. MY COMMISSION EXPIRES 9/30/07.
[Signature]
 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.

[Signature] 9/15/03
 G. T. WILSON, JR., 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.

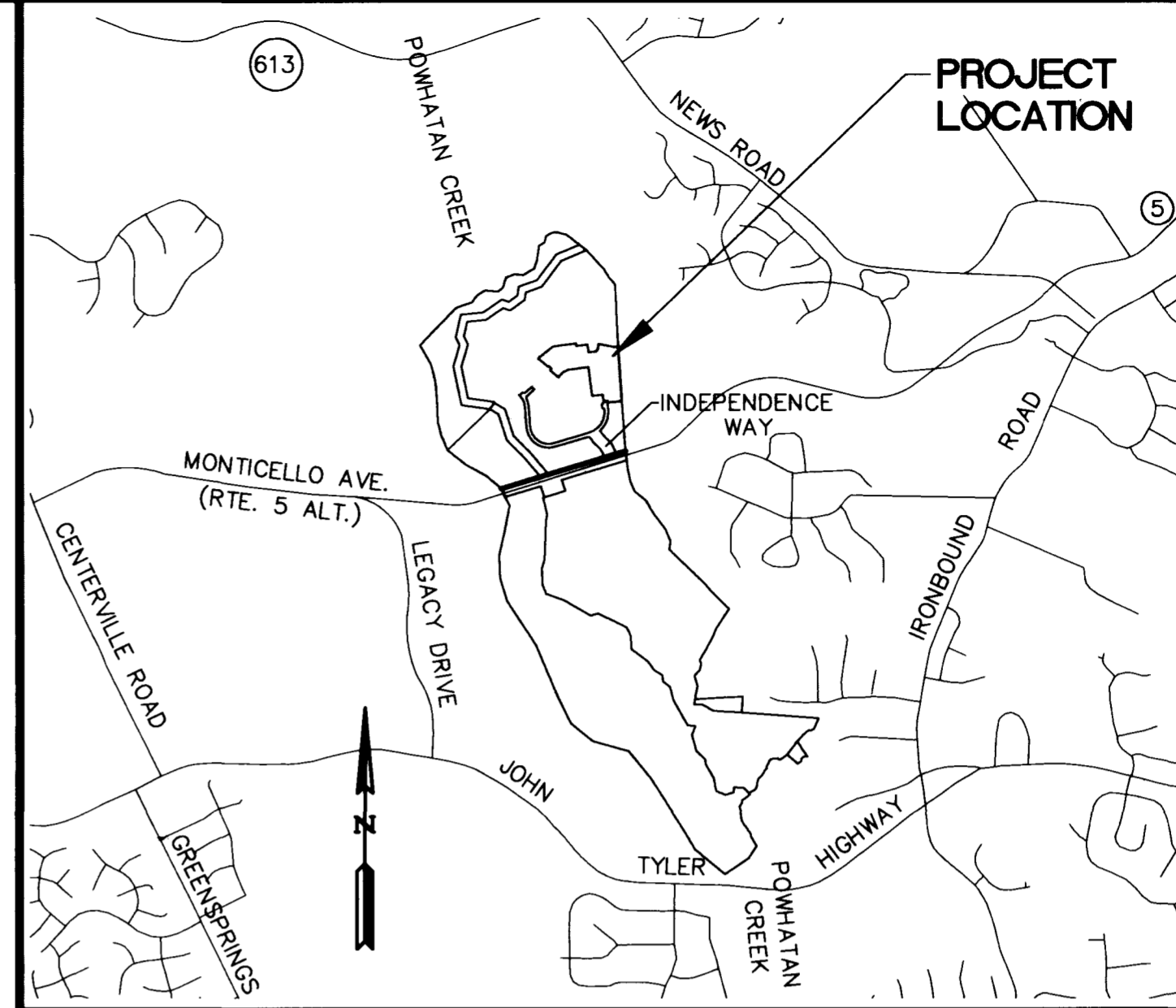
[Signature] 11/14/03
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 12/17/03
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

GENERAL NOTES

- PROPERTY IS ZONED PUD-R, RESIDENTIAL PLANNED COMMUNITY.
- PROPERTY IS PART OF TAX PARCEL (37-4)(1-9). ADDRESS: #4100 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.I.R.M. 510201-0035B, 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) AND ALSO AMENDED PROFFERS PER JAMES CITY COUNTY ZONING CASE Z-2-03/MP-3-03. (SEE DOC. #030021212 FOR AMENDED 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.



LOCATION MAP

SCALE: 1"=2000'

**AREA TABULATION
 MONTICELLO WOODS
 LOTS 6-18, 31-38, 113 AND 130**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	327,513 S.F.	7.52 AC.±
AREA OF RIGHT OF WAY	77,250 S.F.	1.77 AC.±
AREA OF COMMON OPEN SPACE (PARCELS K, L)	37,278 S.F.	0.86 AC.±
TOTAL AREA SUBDIVIDED	442,041 S.F.	10.15 AC.±
NUMBER OF LOTS	23	
AVERAGE LOT SIZE	14,240 S.F.	0.33 AC.±
SMALLEST LOT (LOT 6)	10,941 S.F.	0.25 AC.±
LARGEST LOT (LOT 36)	17,694 S.F.	0.41 AC.±
GROSS LOTS PER ACRE	2.27	

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
18 December 2003
 at 12:16 PM, PG 1
 DOCUMENT # 030039970
 BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
 OF THE COUNTY OF JAMES CITY, THIS 18
 DAY OF December, 2003, THE PLAT SHOWN
 HEREON WAS PRESENTED AND ADMITTED TO THE
 RECORD AS THE LAW DIRECTS.
 WITNESSE: [Signature]
 CLERK
 PLAT BOOK 8130-07, PAGE 10

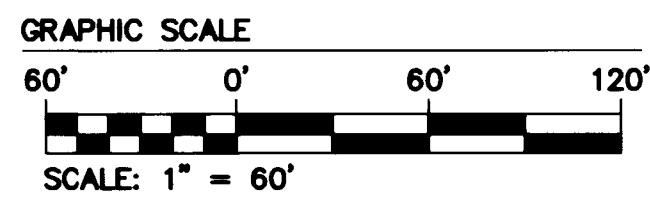
DESIGNED	DRAWN	DATE	REVISION / COMMENT / NOTE
AES	JFS	11/07/03	



**PLAT OF SUBDIVISION
 MONTICELLO WOODS
 LOTS 6-18, 31-38, 113 AND 130**
 OWNED BY: POWHATAN CROSSING, INC.
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Designed	AES	Drawn	JFS
Scale	1"=60'	Date	9/15/03
Project No.	8130-07	Drawing No.	1 OF 2

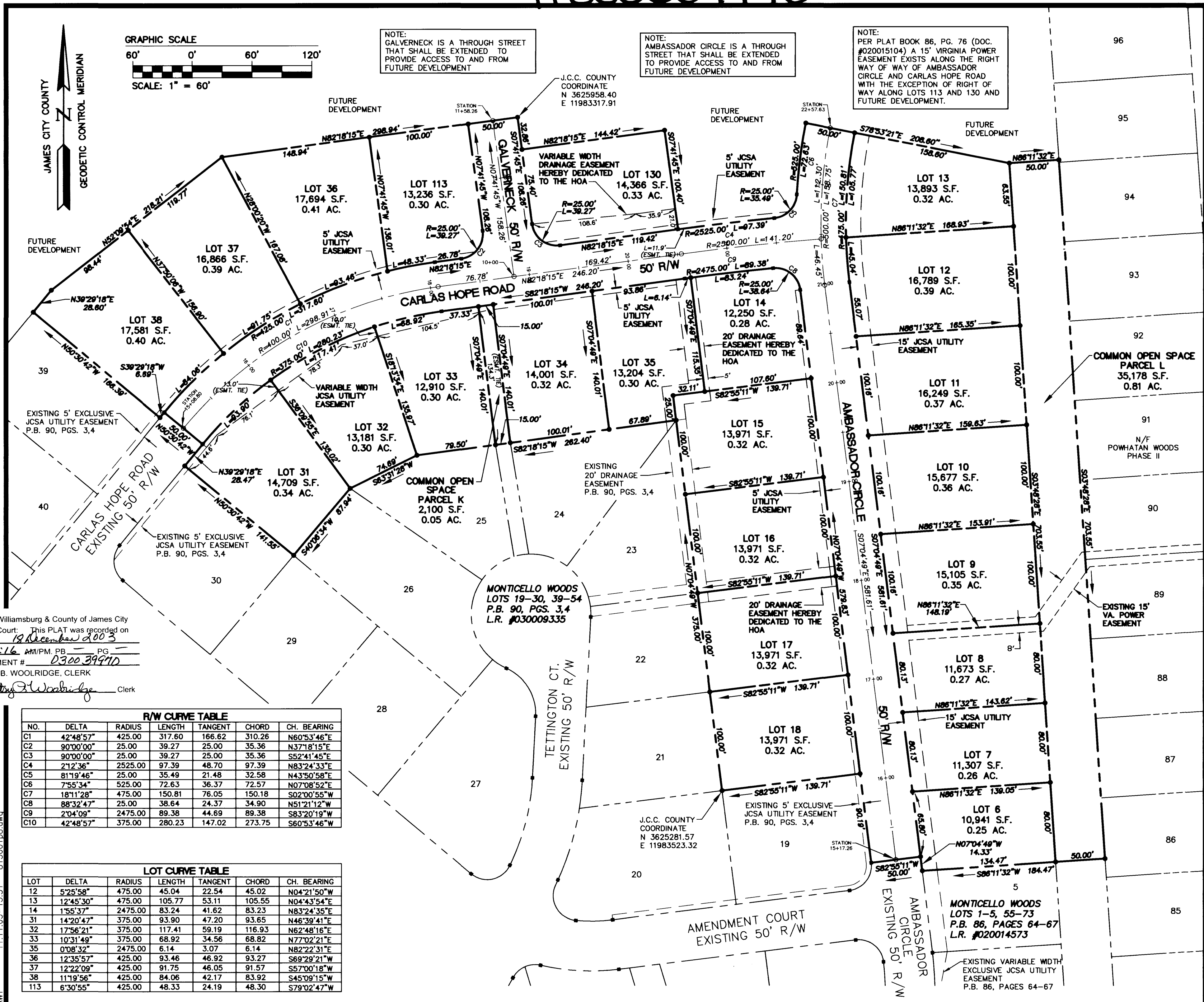
#030039970



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

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

NOTE: PER PLAT BOOK 86, PG. 76 (DOC. #020015104) A 15' VIRGINIA POWER EASEMENT EXISTS ALONG THE RIGHT WAY OF WAY OF AMBASSADOR CIRCLE AND CARLAS HOPE ROAD WITH THE EXCEPTION OF RIGHT OF WAY ALONG LOTS 113 AND 130 AND FUTURE DEVELOPMENT.

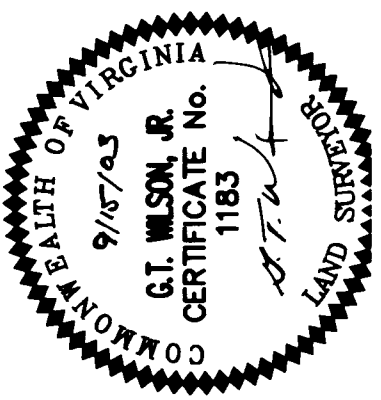


City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
19 December 2003
 at 12:16 AM/PM, PG. 1
 DOCUMENT # 030039970
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	42°48'57"	425.00	317.60	166.62	310.26	N60°53'46"E
C2	90°00'00"	25.00	39.27	25.00	35.36	N37°18'15"E
C3	90°00'00"	25.00	39.27	25.00	35.36	S52°41'45"E
C4	21°2'36"	2525.00	97.39	48.70	97.39	N83°24'33"E
C5	81°19'46"	25.00	35.49	21.48	32.58	N43°50'58"E
C6	7°55'34"	525.00	72.63	36.37	72.57	N07°08'52"E
C7	18°11'28"	475.00	150.81	76.05	150.18	S02°00'55"W
C8	88°32'47"	25.00	38.64	24.37	34.90	N51°21'12"W
C9	2°04'09"	2475.00	89.38	44.69	89.38	S83°20'19"W
C10	42°48'57"	375.00	280.23	147.02	273.75	S60°53'46"W

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
12	5°25'58"	475.00	45.04	22.54	45.02	N04°21'50"W
13	12°45'30"	475.00	105.77	53.11	105.55	N04°43'54"E
14	1°55'37"	2475.00	83.24	41.62	83.23	N83°24'35"E
31	14°20'47"	375.00	93.90	47.20	93.65	N46°39'41"E
32	17°56'21"	375.00	117.41	59.19	116.93	N62°48'16"E
33	10°31'49"	375.00	68.92	34.56	68.82	N77°02'21"E
35	0°08'32"	2475.00	6.14	3.07	6.14	N82°22'31"E
36	12°35'57"	425.00	93.46	46.92	93.27	S69°29'21"W
37	12°22'09"	425.00	91.75	46.05	91.57	S57°00'18"W
38	11°19'56"	425.00	84.06	42.17	83.92	S45°09'15"W
113	6°30'55"	425.00	48.33	24.19	48.30	S79°02'47"W

NO.	DATE	REVISION / COMMENT / NOTE	JFS	BY
1	11/07/03			



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

PLAT OF SUBDIVISION
MONTICELLO WOODS
LOTS 6-18, 31-38, 113 AND 130
 OWNED BY: POWHATAN CROSSING, INC.
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Designed AES	Drawn JFS
Scale 1"=60'	Date 9/15/03
Project No. 8130-07	
Drawing No. 2 OF 2	

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