

# 040029651

**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 PHASE II, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*C. Lewis Waitrip II* 7-27-04  
 FOR POWHATAN CROSSING, INC. DATE  
 C. Lewis Waitrip II  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF JAMES CITY, 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 21st DAY OF July 2004, MY COMMISSION EXPIRES 7/30/07.  
*Robert M Oliver*  
 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.* 7/9/04  
 G. T. WILSON, JR., L.S. DATE

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
23 November 2004  
 at 12:52 AM/PM, PG.       
 DOCUMENT # 040029651  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

**CERTIFICATE OF APPROVAL**

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

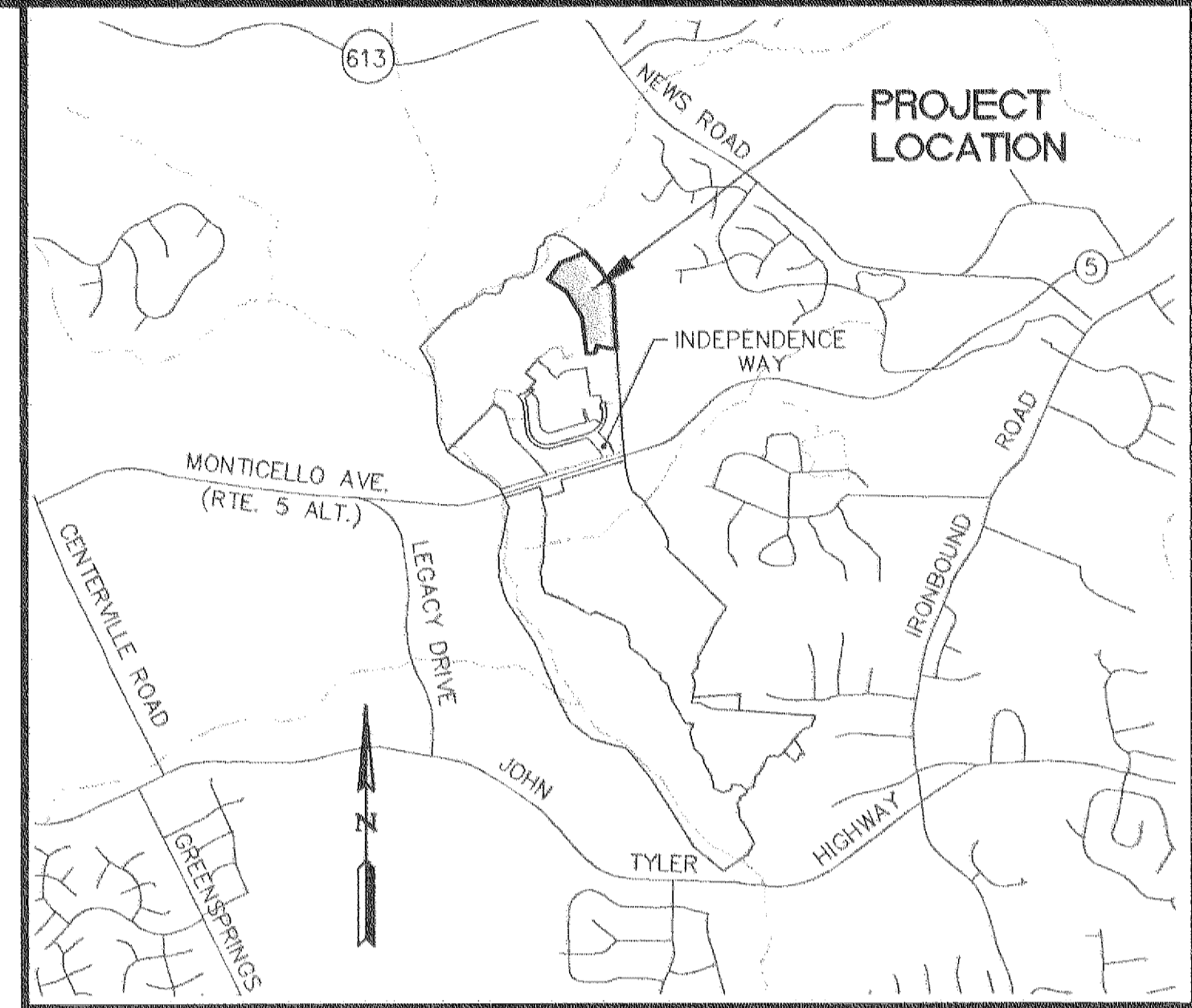
*Asst. State* 07/27/04  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
*C. Lewis Waitrip II* 11/23/04  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**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-10-03 (SEE DOC. 040002149 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.
- ALL LOTS TO CONTAIN A 5' PERIMETER DRAINAGE EASEMENT TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THESE EASEMENTS ARE TO PROVIDE RELIEF OF LOT TO LOT DRAINAGE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c)(1) OF THE JAMES CITY COUNTY CODE.



LOCATION MAP

SCALE: 1"=2000'

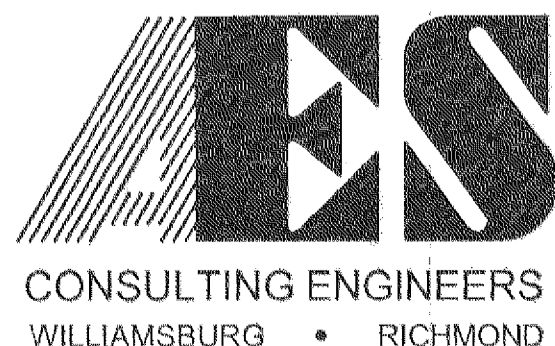
**AREA TABULATION  
MONTICELLO WOODS**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	422,105 S.F.	9.69 AC.±
AREA OF RIGHT OF WAY	50,522 S.F.	1.16 AC.±
AREA OF COMMON OPEN SPACE	138,060 S.F.	3.17 AC.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>610,687 S.F.</b>	<b>14.02 AC.±</b>
NUMBER OF LOTS	20	
AVERAGE LOT SIZE	21,105 S.F.	0.48 AC.±
SMALLEST LOT (LOT 136)	12,554 S.F.	0.29 AC.±
LARGEST LOT (LOT 140)	50,793 S.F.	1.17 AC.±
GROSS LOTS PER ACRE	1.43	

**CERTIFICATE OF APPROVAL**

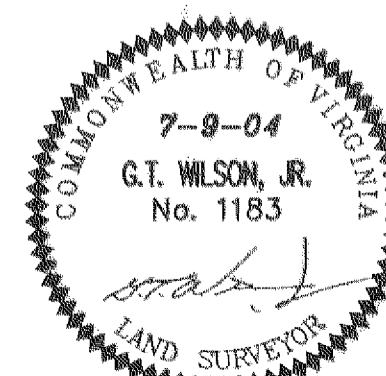
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

SUBDIVISION AGENT OF JAMES CITY COUNTY DATE  
 STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 23 DAY OF November, 2004.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:52 AM/PM  
 INSTRUMENT # 040029651  
 TESTE: *Betsy B. Woolridge* By *Claudia Horvath*, Dep. Clerk  
 BETSY B. WOOLRIDGE, CLERK



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

PLAT OF SUBDIVISION  
**MONTICELLO WOODS**  
 PHASE II, LOTS 131-150  
 OWNED BY: POWHATAN CROSSING, INC.  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



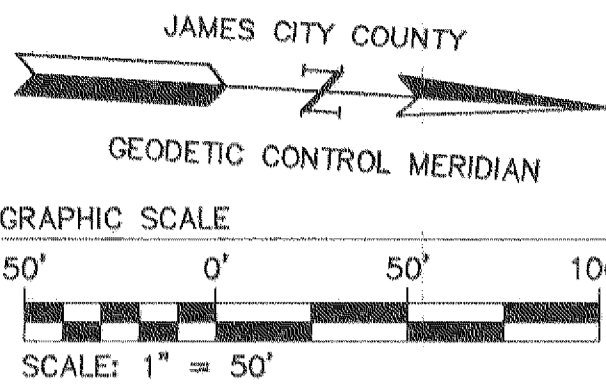
No.	DATE	REVISION / COMMENT / NOTE	BY
2	11/2/04	REVISED PER COUNTY COMMENT LETTER DATED 10/20/04	VMB
1	7/9/04	REVISED PER CLIENT'S COMMENTS	VMB

Designed VMB/JAG	Drawn AWT
Scale AS SHOWN	Date 7/2/04
Project No. 8130-6	
Drawing No. 1 OF 3	

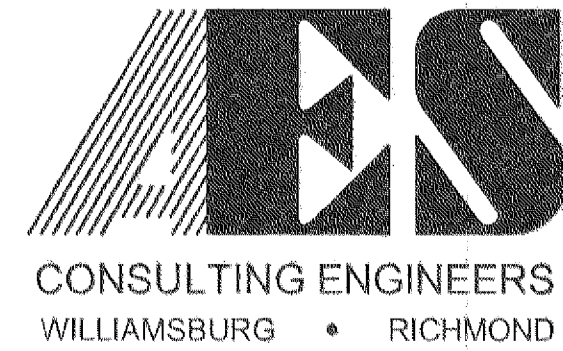
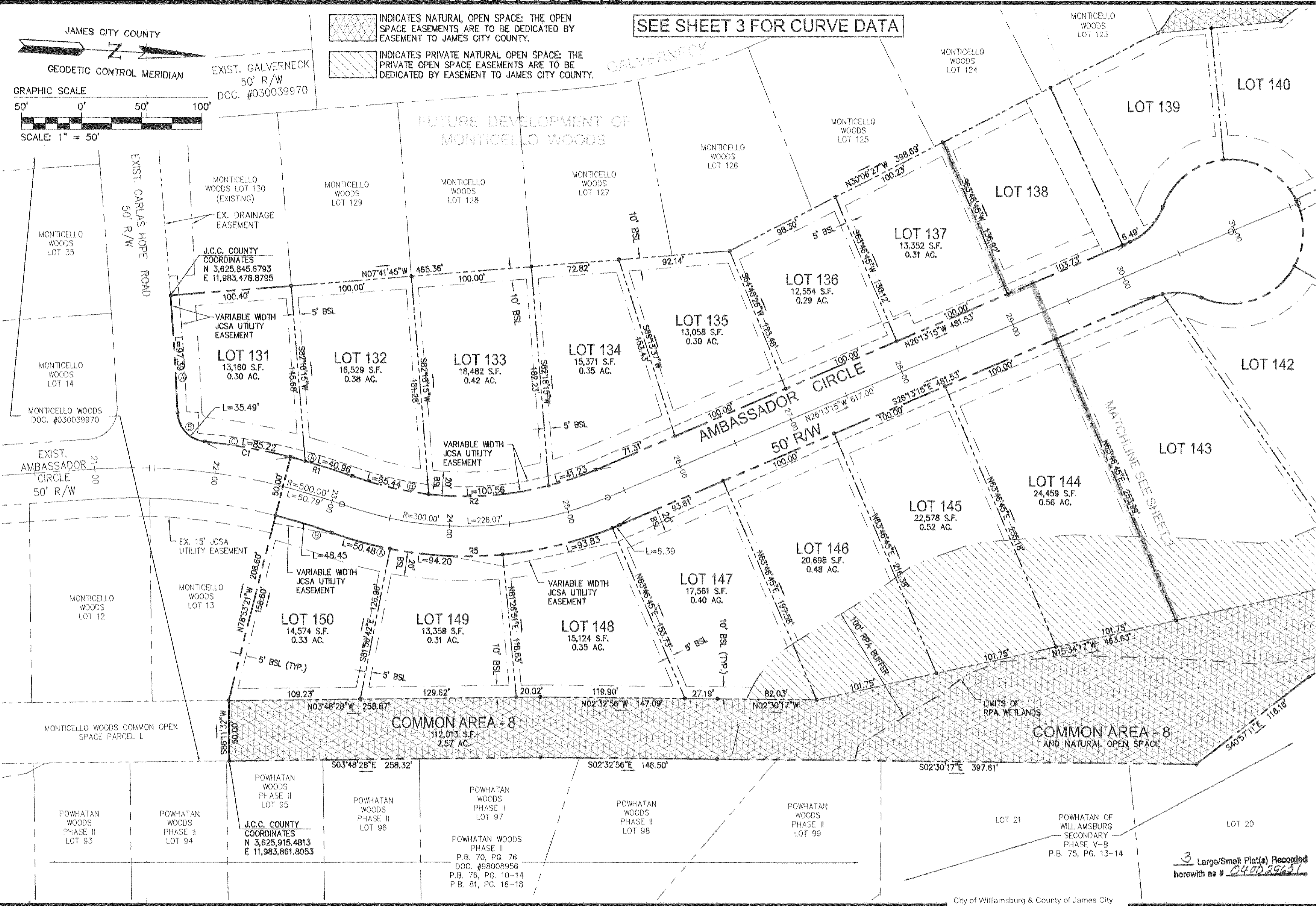


#040029651

SEE SHEET 3 FOR CURVE DATA

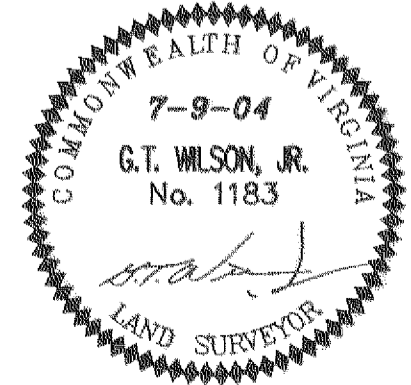


INDICATES NATURAL OPEN SPACE: THE OPEN SPACE EASEMENTS ARE TO BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY.  
INDICATES PRIVATE NATURAL OPEN SPACE: THE PRIVATE OPEN SPACE EASEMENTS ARE TO BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY.



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**MONTICELLO WOODS**  
PHASE II, LOTS 131-150  
OWNED BY: POWHATAN CROSSING, INC.  
BERKELEY DISTRICT      JAMES CITY COUNTY      VIRGINIA



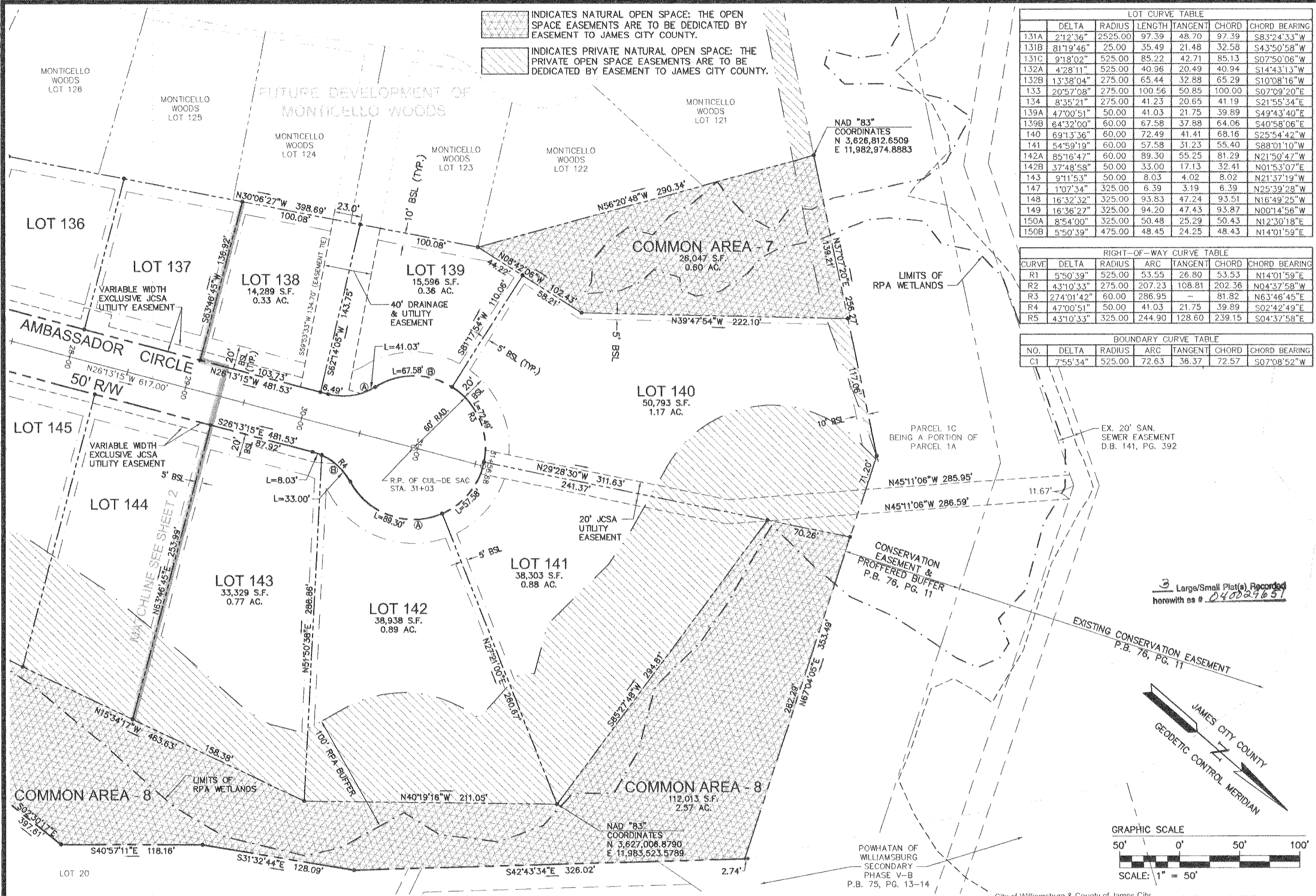
City of Williamsburg & County of James City Circuit Court		This PLAT was recorded on	
at 12:52 AM		13 November 2004	
DOCUMENT #		040029651	
BETSY B. WOOLRIDGE, CLERK		Betsy B. Woolridge, Clerk	
No.	DATE	REVISION / COMMENT / NOTE	BY
2	11/2/04	REVISED PER COUNTY COMMENT LETTER DATED 10/26/04	VMB
1	7/9/04	REVISED PER CLIENT'S COMMENTS (NO CHANGE THIS SHEET)	BY

Designed	Drawn
VMB/JAG	AWT
Scale	Date
1"=50'	7/2/04
Project No.	
8130-6	
Drawing No.	
2 OF 3	

3 Large/Small Plat(s) Recorded herewith as # 040029651



#040029651



LOT CURVE TABLE

	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
131A	2'12"36"	2525.00	97.39	48.70	97.39	S83°24'33"W
131B	81°19'46"	25.00	35.49	21.48	32.58	S43°50'58"W
131C	9°18'02"	525.00	85.22	42.71	85.13	S07°50'06"W
132A	4°28'11"	525.00	40.96	20.49	40.94	S14°43'13"W
132B	13°38'04"	275.00	65.44	32.88	65.29	S10°08'16"W
133	20°57'08"	275.00	100.56	50.85	100.00	S07°09'20"E
134	8°35'21"	275.00	41.23	20.65	41.19	S21°55'34"E
139A	47°00'51"	50.00	41.03	21.75	39.89	S49°43'40"E
139B	64°32'00"	60.00	67.58	37.88	64.06	S40°58'06"E
140	69°13'36"	60.00	72.49	41.41	68.16	S25°54'42"W
141	54°59'19"	60.00	57.58	31.23	55.40	S88°01'10"W
142A	85°16'47"	60.00	89.30	55.25	81.29	N21°50'47"W
142B	37°48'58"	50.00	33.00	17.13	32.41	N01°53'07"E
143	9°11'53"	50.00	8.03	4.02	8.02	N21°37'19"W
147	1°07'34"	325.00	6.39	3.19	6.39	N25°39'28"W
148	16°32'32"	325.00	93.83	47.24	93.51	N16°49'25"W
149	16°36'27"	325.00	94.20	47.43	93.87	N00°14'56"W
150A	8°54'00"	325.00	50.48	25.29	50.43	N12°30'18"E
150B	5°50'39"	475.00	48.45	24.25	48.43	N14°01'59"E

RIGHT-OF-WAY CURVE TABLE

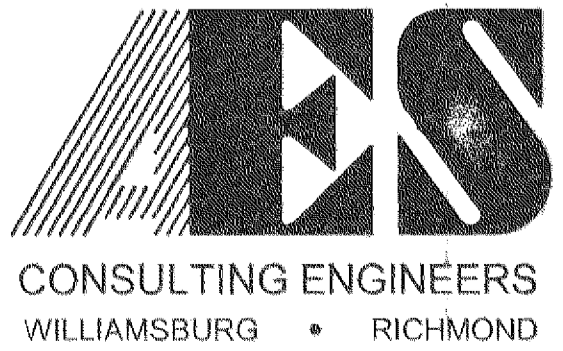
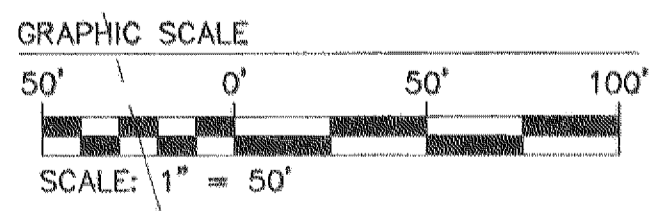
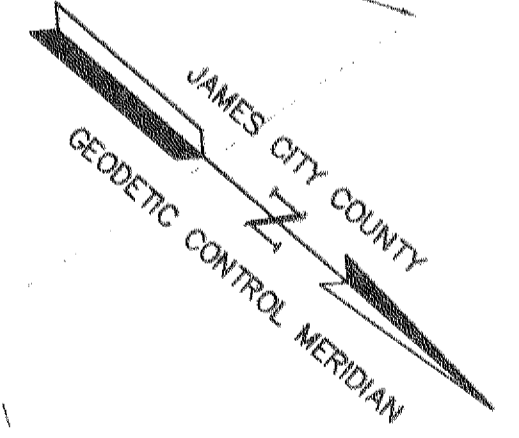
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	5°50'39"	525.00	53.55	26.80	53.53	N14°01'59"E
R2	43°10'33"	275.00	207.23	108.81	202.36	N04°37'58"W
R3	274°01'42"	60.00	286.95	-	81.82	N63°46'45"E
R4	47°00'51"	50.00	41.03	21.75	39.89	S02°42'49"E
R5	43°10'33"	325.00	244.90	128.60	239.15	S04°37'58"E

BOUNDARY CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	7°55'34"	525.00	72.63	36.37	72.57	S07°08'52"W

3 Large/Small Plat(s) Recorded herewith as # 040029651

EXISTING CONSERVATION EASEMENT P.B. 76, PG. 11

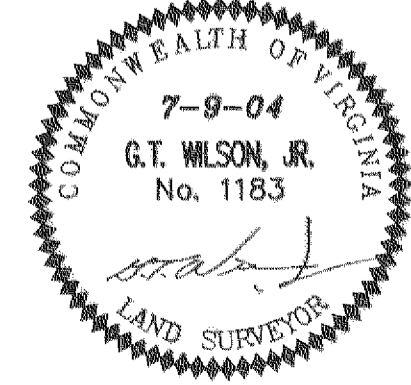


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CONSULTING ENGINEERS  
WILLIAMSBURG • RICHMOND

PLAT OF SUBDIVISION  
**MONTICELLO WOODS**  
PHASE II, LOTS 131-150  
OWNED BY: POWHATAN CROSSING, INC.

BERKELEY DISTRICT      JAMES CITY COUNTY      VIRGINIA



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
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BETSY B. WOOLRIDGE, CLERK  
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1	7/9/04	REVISED PER CLIENT'S COMMENTS	VMB

Designed VMB/JAG	Drawn AWT
Scale 1"=50'	Date 7/2/04
Project No. 8130-6	
Drawing No. 3 OF 3	