

#050017132

**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, 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 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.

[Signature] 6-8-05  
FOR POWHATAN CROSSING, INC. DATE

C. Lewis WALTRIP IV  
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 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.

[Signature] 6-8-05  
FOR THE MONTICELLO WOODS OWNERS ASSOCIATION DATE

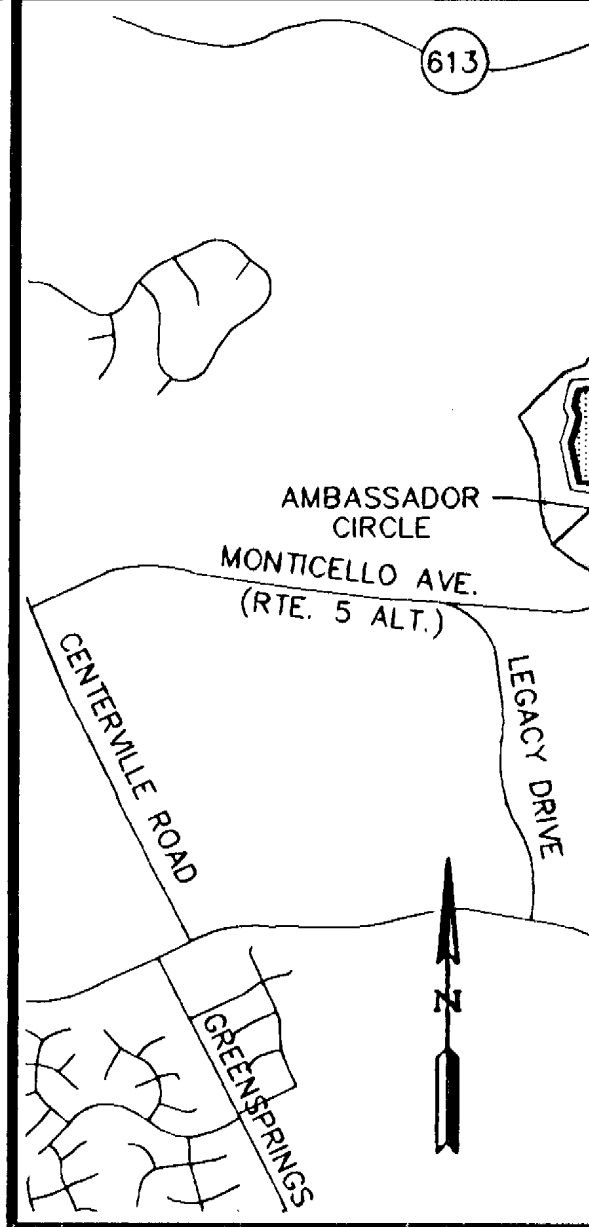
C. Lewis WALTRIP IV  
PRINTED NAME

**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 8TH DAY OF JUNE, 2005. MY COMMISSION EXPIRES 9-30-07.

**GENERAL NOTES**

1. PROPERTY IS ZONED PUD-R, RESIDENTIAL PLANNED COMMUNITY.
2. PROPERTY IS PART OF TAX PARCEL (37-4)(1-9). ADDRESS: #4100 MONTICELLO AVENUE
3. 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.
4. THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
5. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
6. THESE STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
7. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AND IN ZONE AE, (BASE FLOOD ELEVATIONS DETERMINED) PER F.I.R.M. 510201-0035B, DATED 2/6/91
9. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. THIS PROPERTY IS SUBJECT TO CONDITIONS AND PROFFERS PURSUANT TO JAMES CITY COUNTY ZONING CASE NO. Z-12-97. (SEE DOC. #970019408 FOR PROFFERS)
11. 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.
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. 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.



LOCATION MAP

AREA MONTICELLO

AREA OF RESIDENTIAL LOTS  
 AREA OF RIGHT OF WAY  
 AREA OF COMMON OPEN SPACE