

#06001192

**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 THE SETTLEMENT AT POWHATAN CREEK PHASE I, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*C. Lewis Waltrip* 3-2-06  
 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 ACTIVE ADULT, LLC 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 THE SETTLEMENT AT POWHATAN CREEK PHASE I, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*C. Lewis Waltrip* 3-2-06  
 FOR THE MONTICELLO WOODS ACTIVE ADULT, LLC DATE  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF Williamsburg, Vernon M. Geddy, III  
 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 2nd DAY OF March, 2006. MY COMMISSION EXPIRES 12/21/09.  
Vernon M. Geddy III  
 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.* 12/5/05  
 G. T. WILSON, JR., L.S. DATE

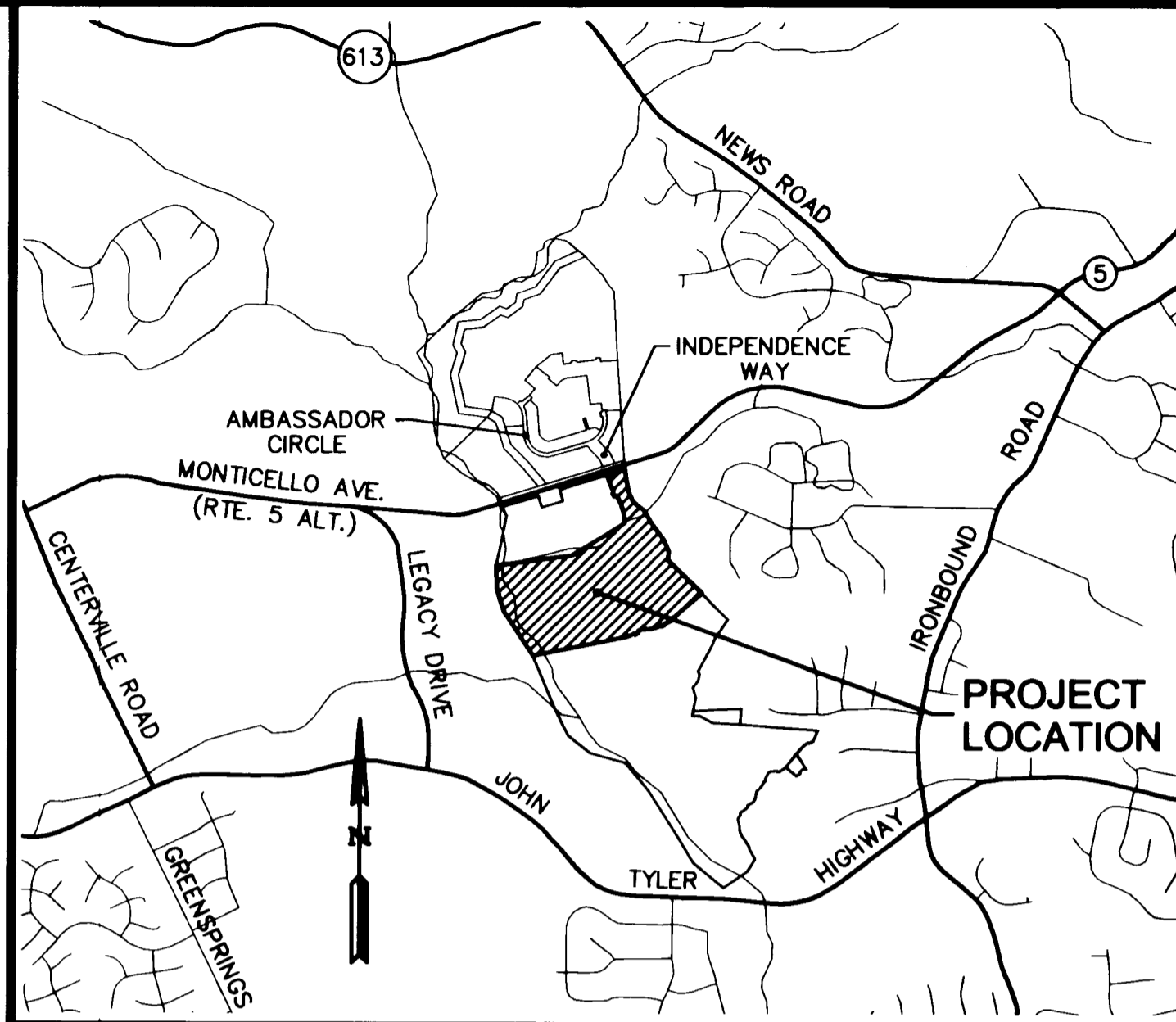
**CERTIFICATE OF APPROVAL**

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

*Burr A. Williams* 4/7/06  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**GENERAL NOTES**

- PROPERTY IS ZONED PUD-R, (PLANNED UNIT DEVELOPMENT DISTRICT), WITH PROFFERS
- PROPERTY IS PART OF TAX PARCEL (37-4)(1-10). ADDRESS: #4100 MONTICELLO AVENUE
- INTERIOR SETBACKS: PER POWHATAN CROSSING, INC. AND THE SETTLEMENT AT POWHATAN CREEK ARCHITECTURAL REVIEW BOARD FRONT AS SHOWN SIDE AS SHOWN REAR AS SHOWN  
 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 FOR THE SETTLEMENT AT POWHATAN CREEK AND THE SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SETTLEMENT AT POWHATAN CREEK" 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.
- IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- LOTS SHOWN LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. 510201-00358, DATED 2/8/91
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- CASE NO. Z-12-97 (PROFFER INSTRUMENT NO. 97019406), AMENDED CASE NO. Z-02-03 (PROFFER INSTRUMENT NO. 030021212) AND SECOND AMENDED CASE NO. Z-10-03 (PROFFER INSTRUMENT NO. 040002140).
- 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.
- UNLESS OTHERWISE SPECIFIED, ALL LOTS TO CONTAIN A 3' PERIMETER DRAINAGE EASEMENT TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THESE EASEMENTS ARE TO PROVIDE RELIEF OF LOT TO LOT DRAINAGE.
- M.F.F. = MINIMUM FINISHED FLOOR FLOOD ELEVATION
- WETLAND AND LAND 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.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- THERE SHALL BE NO BUILDING GREATER THAN TWO-AND-ONE-HALF STORIES IN HEIGHT LOCATED WITHIN 300 FEET OF THE POWHATAN CROSSING SUBDIVISION.
- NATURAL OPEN SPACE EASEMENTS ARE TO BE DEDICATED TO JAMES CITY COUNTY.
- A MINIMUM 35' JAMES CITY COUNTY GREENWAY TRAIL EASEMENT TO BE LOCATED WITHIN CA-4 IS INCLUDED WITH THIS PLAT. EXACT LOCATION TO BE DETERMINED BY JAMES CITY COUNTY PARKS AND RECREATION.



LOCATION MAP SCALE: 1"=2000'

**AREA TABULATION  
 THE SETTLEMENT AT POWHATAN CREEK  
 PHASE I  
 LOTS 1 - 122**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	551,710 S.F.	12.66 AC.±
AREA OF RIGHT OF WAY	348,377 S.F.	8.00 AC.±
AREA OF COMMON OPEN SPACE (INCLUDES NATURAL OPEN SPACE)	1,886,119 S.F.	43.30 AC.±
AREA OF COMMUNITY CLUBHOUSE	109,295 S.F.	2.51 AC.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>2,895,501 S.F.</b>	<b>66.47 AC.±</b>
NUMBER OF LOTS	122	
AVERAGE LOT SIZE	4,522 S.F.	0.10 AC.±
SMALLEST LOT (LOT 8,13,22,27,34,39,46 & 51)	3,094 S.F.	0.07 AC.±
LARGEST LOT (LOT 81)	8,017 S.F.	0.18 AC.±
GROSS LOTS PER ACRE	1.84	

**NATURAL OPEN SPACE EASEMENT TABULATION**

OPEN SPACE AREA	S.F.	AC.
NATURAL OPEN SPACE #1	67,692	1.55
NATURAL OPEN SPACE #2	147,399	3.38
NATURAL OPEN SPACE #3	23,661	0.54
NATURAL OPEN SPACE #4	99,816	2.29
NATURAL OPEN SPACE #5	399,065	9.16
NATURAL OPEN SPACE #6	527,628	12.11
NATURAL OPEN SPACE #7	370,530	8.51
<b>TOTAL NATURAL OPEN SPACE AREA</b>	<b>1,835,811</b>	<b>37.54</b>

**SHEET INDEX**

- SHEET 2 - OVERALL BOUNDARY INCLUDING OFF-SITE EASEMENTS
- SHEET 3 - LOTS 1-28, 55-68
- SHEET 4 - LOTS 29-54, 69-84, CA-2 & CA-3
- SHEET 5 - LOTS 85-122

REFERENCE: P.B. 76, PG. 10

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12 DAY OF May, 2006.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:34 AM/PM  
 INSTRUMENT # 06001192  
 Betsy B. Woolridge, Clerk of Circuit Court  
 TESTE: *Burr A. Williams* Deputy Recorder  
 Betsy B. Woolridge, Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
2	2/9/06	REVISED PER J.C.C. COMMENT LETTER DATED 2/9/06	AWT
1	1/26/06	REVISED PER J.C.C. COMMENT LETTER DATED 1/9/06	AWT



PLAT OF SUBDIVISION  
 THE SETTLEMENT AT POWHATAN CREEK  
 PHASE I  
 LOTS 1 - 122  
 OWNED BY: MONTICELLO WOODS ACTIVE ADULT, LLC  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Designed AES	Drawn AWT
Scale N/A	Date 12/5/05
Project No. 9254-2	
Drawing No. 1 of 5	

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