

#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
 C. Lewis WALTRIP
 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
 C. Lewis WALTRIP
 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

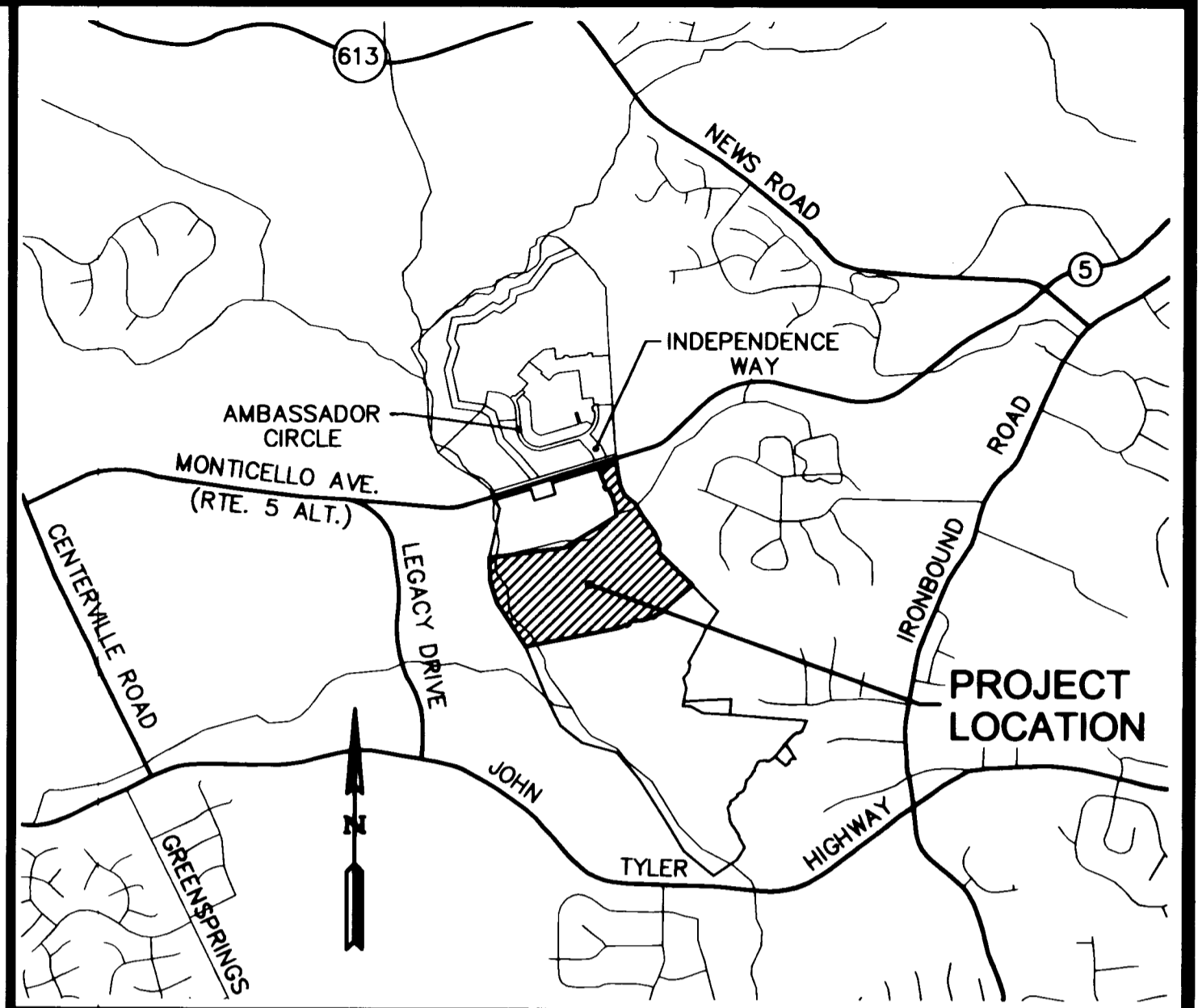
CERTIFICATE OF APPROVAL

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
[Signature] 5/12/06
 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.±
TOTAL AREA SUBDIVIDED	2,895,501 S.F.	66.47 AC.±
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
TOTAL NATURAL OPEN SPACE AREA	1,835,811	37.54

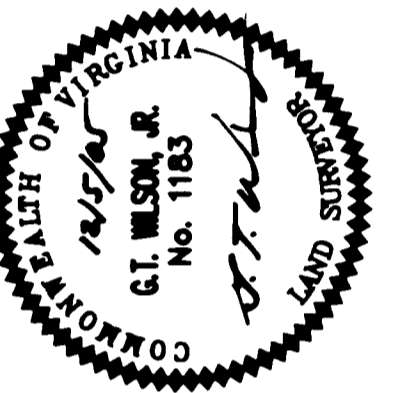
SHEET INDEX

- 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

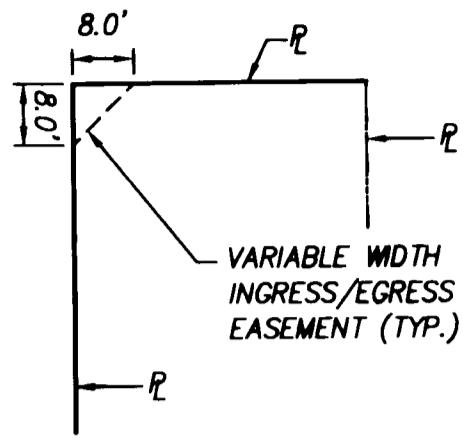
Designed AES	Drawn AWT
Scale N/A	Date 12/5/05
Project No. 9254-2	
Drawing No. 1 of 5	

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#06001192

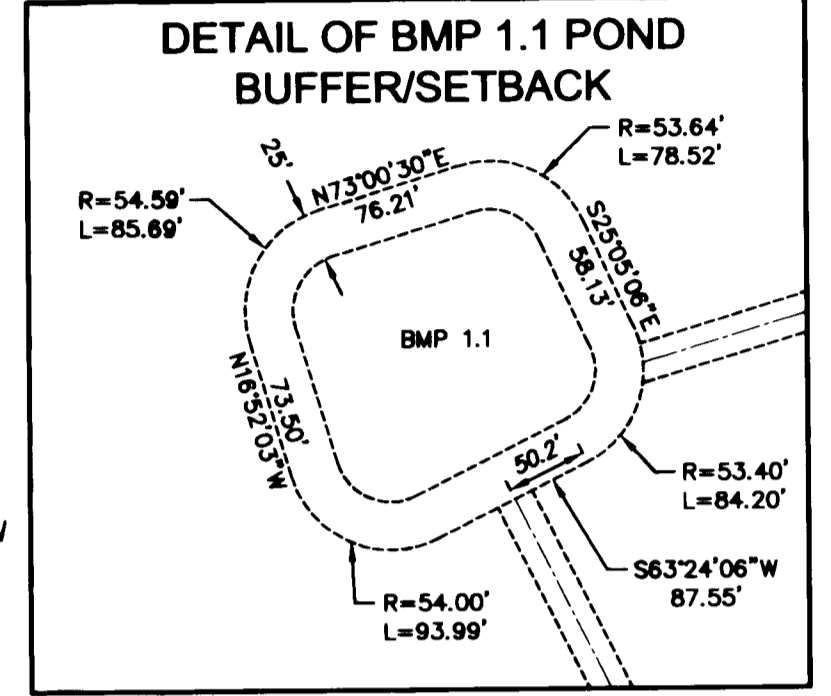
DETAIL OF TYPICAL VARIABLE WIDTH INGRESS/EGRESS EASEMENT

(LOTS 1,4,5,9,10,14,15,18,19,23,24, 28,30,31,35,36,47,48,52 & 53)

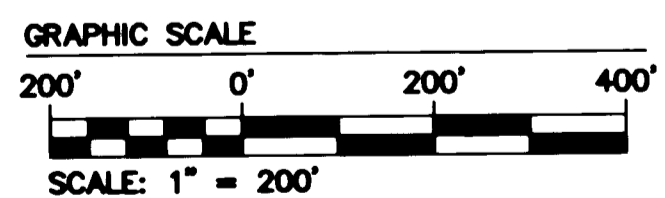
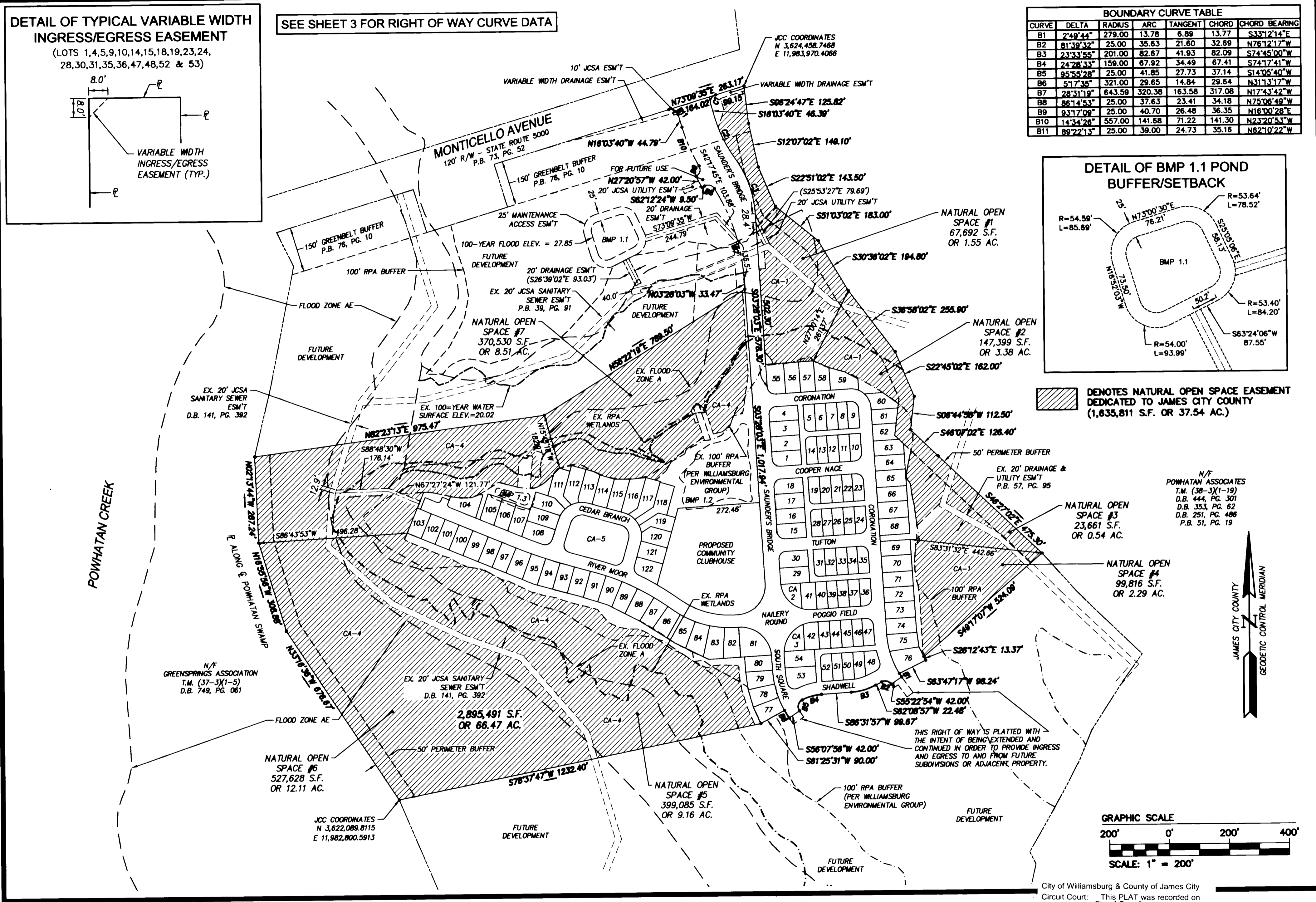


SEE SHEET 3 FOR RIGHT OF WAY CURVE DATA

BOUNDARY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
B1	2°49'44"	279.00	13.78	6.89	13.77	S33°12'14"E
B2	81°39'32"	25.00	35.63	21.60	32.69	N76°12'17"W
B3	23°33'55"	201.00	82.67	41.93	82.09	S74°45'00"W
B4	24°28'33"	159.00	67.92	34.49	67.41	S74°17'41"W
B5	95°55'28"	25.00	41.85	27.73	37.14	S14°05'40"W
B6	5°17'35"	321.00	29.65	14.84	29.84	N31°13'17"W
B7	28°31'19"	643.59	320.38	163.58	317.08	N17°43'42"W
B8	86°14'53"	25.00	37.63	23.41	34.18	N75°08'49"W
B9	93°17'09"	25.00	40.70	26.48	36.35	N16°00'28"E
B10	14°34'28"	557.00	141.68	71.22	141.30	N23°20'53"W
B11	89°22'13"	25.00	39.00	24.73	35.16	N62°10'22"W



DENOTES NATURAL OPEN SPACE EASEMENT DEDICATED TO JAMES CITY COUNTY (1,635,811 S.F. OR 37.54 AC.)

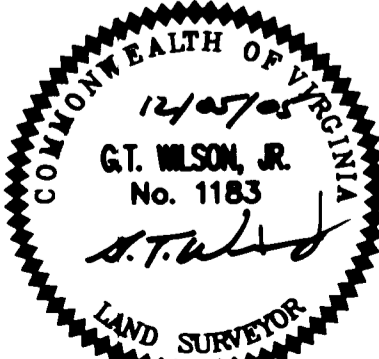


SCALE: 1" = 200'

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 5-12-2006
 at 2:34 PM/PM, PG. 1
 DOCUMENT # 06001192
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk

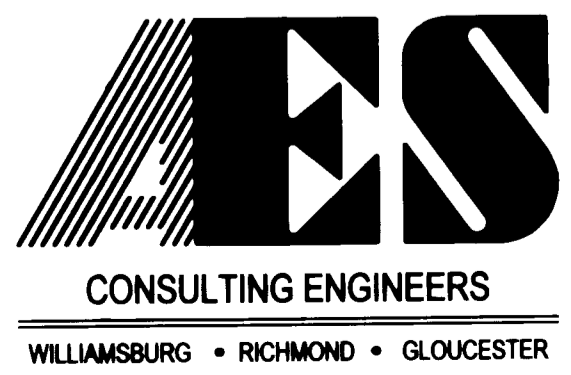
Designed AES	Drawn AWT
Scale 1"=200'	Date 12/5/05
Project No. 9254-2	
Drawing No. 2 of 5	

No.	DATE	REVISION / COMMENT / NOTE	AWT	GTW
2	2/9/06	REVISED PER J.C.C. COMMENT LETTER DATED 2/8/06	AWT	GTW
1	1/3/06	REVISED PER J.C.C. COMMENT LETTER DATED 1/9/06	AWT	GTW



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

5 Large/Small Plat(s) Recorded
 herewith as # 06001192
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

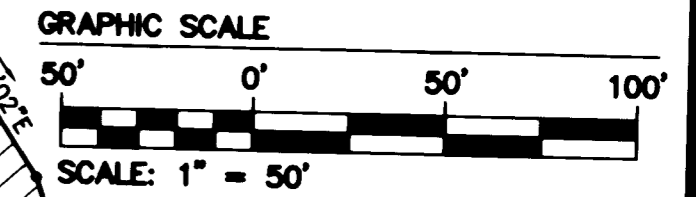


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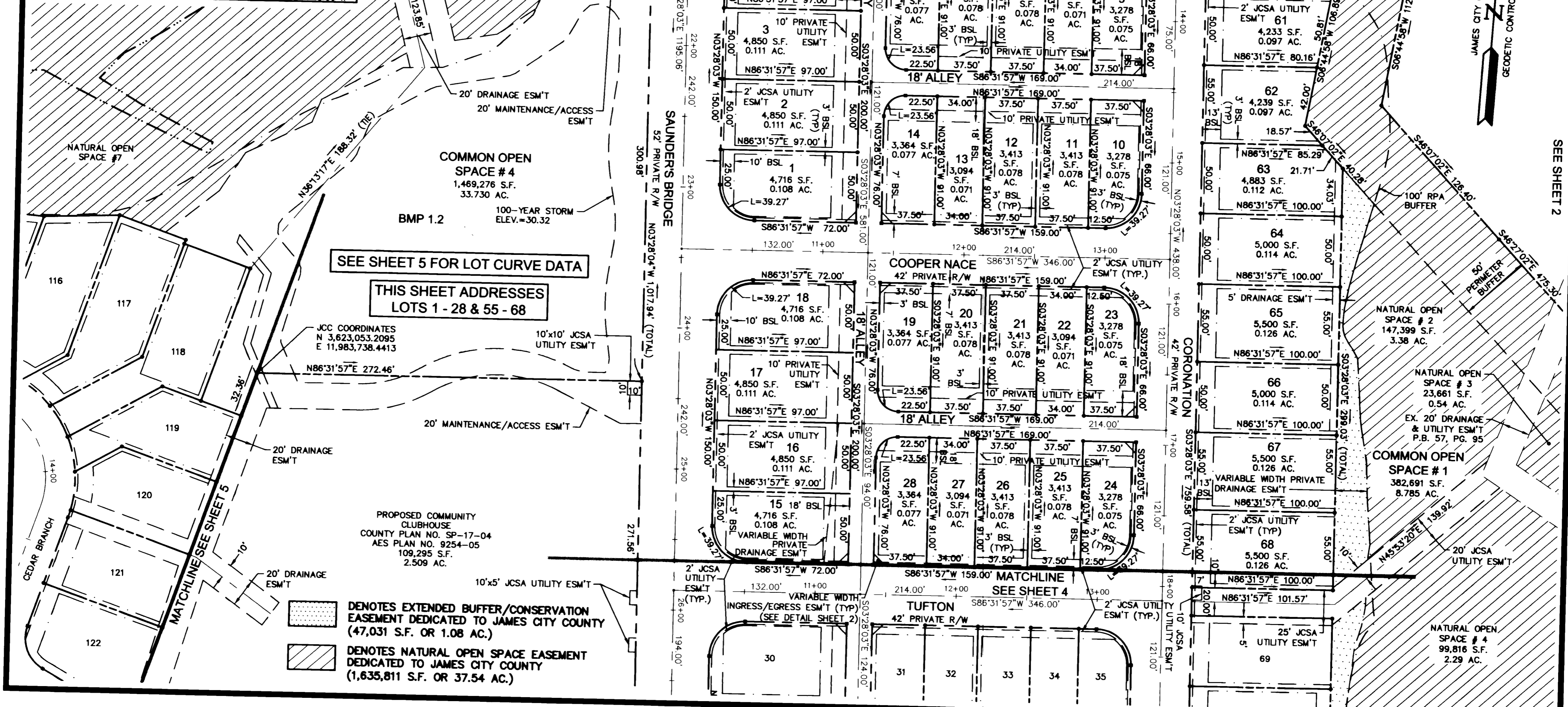
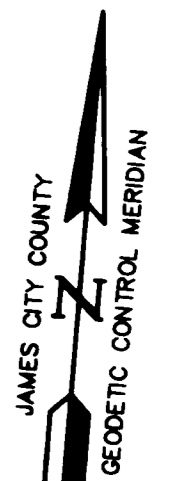
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	89°13'14"	25.00	38.93	24.66	35.11	S28°32'57"W
C2	19°41'36"	443.00	152.27	76.89	151.52	S25°54'28"E
C3	32°17'13"	356.00	200.61	103.05	197.97	S19°36'40"E
C4	90°00'00"	67.00	105.23	67.00	94.75	S48°28'03"E
C5	31°09'03"	279.00	151.69	77.77	149.83	S19°02'34"E
C6	81°39'32"	25.00	35.63	21.60	32.69	N76°12'17"W
C7	23°33'55"	201.00	82.67	41.93	82.09	S74°45'00"W
C8	24°28'33"	159.00	67.92	34.49	67.41	S74°17'41"W
C9	95°55'28"	25.00	41.85	27.73	37.14	S14°05'40"W
C10	30°24'01"	321.00	170.32	87.21	168.33	N18°40'03"W
C11	90°00'00"	103.00	161.78	103.00	145.66	N48°28'03"W
C12	38°18'23"	321.00	214.61	111.49	210.64	N74°18'52"W
C13	19°08'20"	779.00	260.23	131.33	259.01	N64°43'50"W
C14	6°50'36"	1521.00	181.66	90.94	181.56	N70°52'42"W
C15	90°00'00"	10.00	15.71	10.00	14.14	N67°32'36"E
C16	3°12'11"	1479.00	82.68	41.35	82.68	S69°03'29"E
C17	87°33'44"	81.00	123.78	77.62	112.09	N61°55'08"E
C18	90°00'00"	81.00	127.22	81.00	114.55	S29°18'00"E
C19	9°08'51"	821.00	130.60	65.44	130.46	S59°43'06"E
C20	38°18'23"	279.00	186.53	96.90	183.08	S74°18'52"E
C21	90°00'00"	97.00	152.37	97.00	137.18	N41°31'57"E
C22	90°00'00"	39.00	61.26	39.00	55.15	N29°18'00"W
C23	93°44'44"	25.00	40.90	26.69	36.49	N62°34'22"E
C24	3°44'44"	821.00	53.67	26.84	53.66	N72°25'38"W
C25	92°28'16"	25.35	40.89	26.45	36.60	N28°04'52"W
C26	87°33'44"	39.00	59.60	37.37	53.97	N61°55'08"E
C27	90°00'00"	97.00	152.37	97.00	137.18	N41°31'57"W
C28	90°00'00"	103.00	161.79	103.00	145.66	N48°28'03"W
C29	23°33'55"	159.00	65.40	33.17	64.94	S74°45'00"W

THE CONTRACTOR IS TO PLACE AN RPA BUFFER SIGN ON LOTS 55-56, 58-59 & 60. THE STANDARD RPA BUFFER SIGN IS TO BE LOCATED AT THE LIMITS OF THE BUFFER AT THE INTERSECTION OF BUFFER AND LOT LINES.



N/F POWHATAN ASSOCIATES
T.M. (38-3)(1-19)
D.B. 444, PG. 301
D.B. 353, PG. 62
D.B. 251, PG. 486
P.B. 51, PG. 19

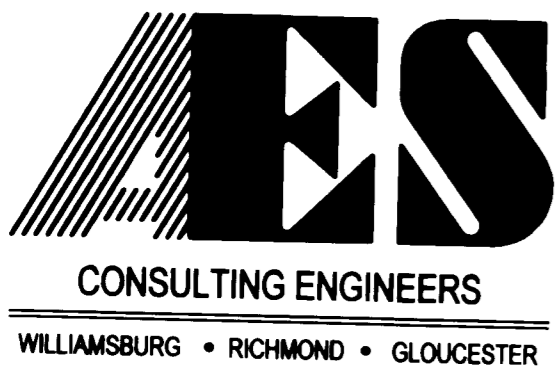
JCC COORDINATES
N 3,623,307.4109
E 11,984,516.2797



SEE SHEET 5 FOR LOT CURVE DATA

THIS SHEET ADDRESSES LOTS 1 - 28 & 55 - 68

DENOTES EXTENDED BUFFER/CONSERVATION EASEMENT DEDICATED TO JAMES CITY COUNTY (47,031 S.F. OR 1.08 AC.)
 DENOTES NATURAL OPEN SPACE EASEMENT DEDICATED TO JAMES CITY COUNTY (1,635,811 S.F. OR 37.54 AC.)



5 Large/Small Plots Recorded herewith as # 06001192
2548 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

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



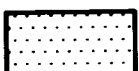
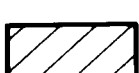
No.	DATE	REVISION / COMMENT / NOTE	AWT	GTW
2	2/9/06	REVISED PER J.C.C. COMMENT LETTER DATED 2/8/06	AWT	GTW
1	1/3/06	REVISED PER J.C.C. COMMENT LETTER DATED 1/9/06	AWT	GTW

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
5-12-2006
at 2:34 PM, PG. _____
DOCUMENT # 06001192
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn AWT
Scale 1"=50'	Date 12/5/05
Project No. 9254-2	
Drawing No. 3 of 5	

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FF 06001192

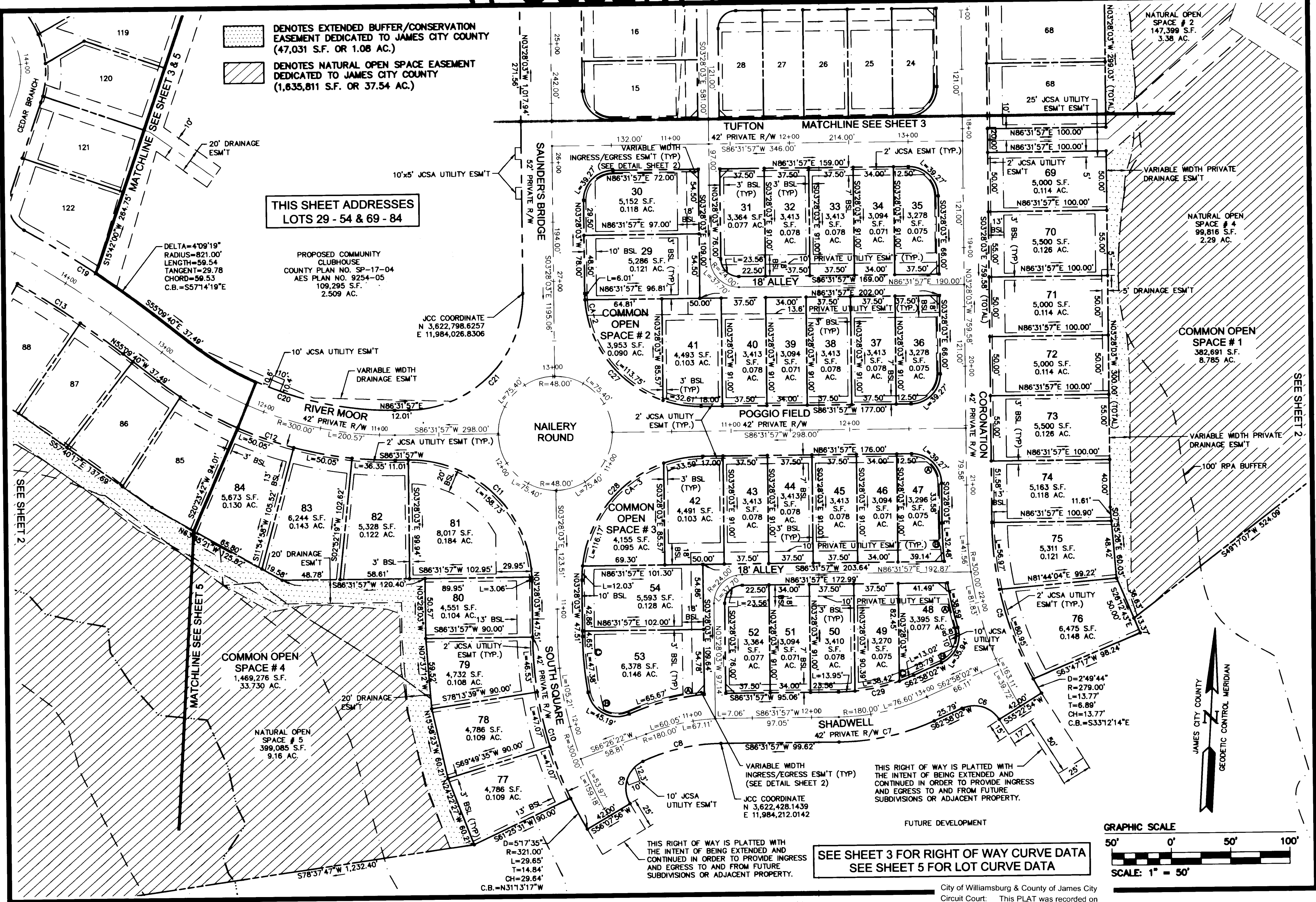
 DENOTES EXTENDED BUFFER/CONSERVATION EASEMENT DEDICATED TO JAMES CITY COUNTY (47,031 S.F. OR 1.08 AC.)
 DENOTES NATURAL OPEN SPACE EASEMENT DEDICATED TO JAMES CITY COUNTY (1,635,811 S.F. OR 37.54 AC.)

THIS SHEET ADDRESSES LOTS 29 - 54 & 69 - 84

PROPOSED COMMUNITY CLUBHOUSE
 COUNTY PLAN NO. SP-17-04
 AES PLAN NO. 9254-05
 109,295 S.F.
 2.509 AC.

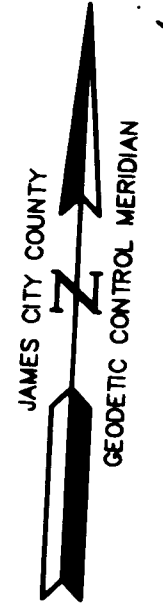
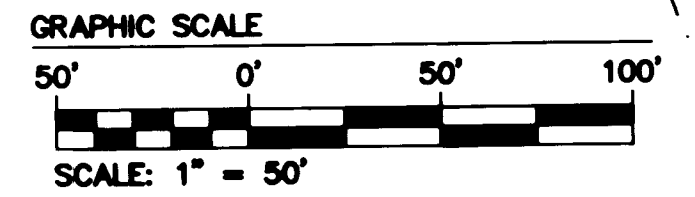
DELTA=4°09'19"
 RADIUS=821.00'
 LENGTH=59.54'
 TANGENT=29.78'
 CHORD=59.53'
 C.B.=557°14'19"E

JCC COORDINATE
 N 3,622,798.6257
 E 11,984,026.8306

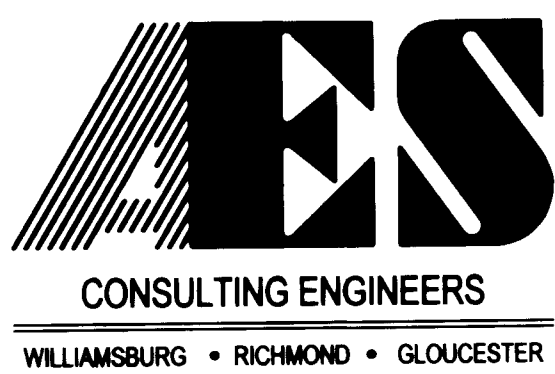


THIS RIGHT OF WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

SEE SHEET 3 FOR RIGHT OF WAY CURVE DATA
 SEE SHEET 5 FOR LOT CURVE DATA



S:\Jobs\9254\102-Hidden Subdivision\dwg\Plat\925402Subd SH4.dwg, 3/22/2006 8:32:16 AM



5 Large/Small Plat(s) Recorded
 herewith as # **06001192**
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

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



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on **5-12-2006** at **2:34** AM/P.M. PG. **1**
DOCUMENT # **06001192**
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	REVIEWED BY
2	2/9/06	REVISED PER J.C.C. COMMENT LETTER DATED 2/8/06	AWT	GTW
1	1/3/06	REVISED PER J.C.C. COMMENT LETTER DATED 1/9/06	AWT	GTW

Designed AES	Drawn AWT
Scale 1"=50'	Date 12/5/05
Project No. 9254-2	
Drawing No. 4 of 5	

