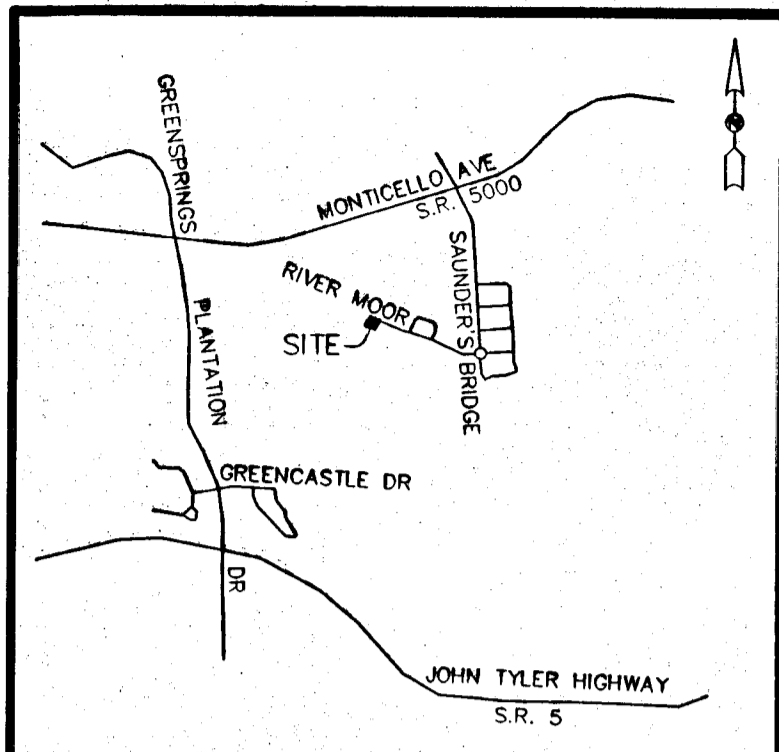


090010706



VICINITY MAP
SCALE: 1" = 2,000'

THIS PROPERTY LINE VACATION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

[Signature] DATE 3-15-09
MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC

[Signature] DATE 3/13/09
SUSAN M. FRANCIS - TRUSTEE OF THE SUSAN M. FRANCIS TRUST

NOTARY PUBLIC FOR OWNERS
MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC
STATE OF VIRGINIA TO WIT:
I, *[Signature]*, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 15th DAY OF March, 2009.
MY COMMISSION EXPIRES: March 31, 2009
[Signature] 351946
NOTARY PUBLIC REGISTRATION NO.

NOTARY PUBLIC FOR TRUSTEE
SUSAN M. FRANCIS
STATE OF VIRGINIA TO WIT:
I, *[Signature]*, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 13th DAY OF March, 2009.
MY COMMISSION EXPIRES: 3/31/2011
[Signature] 334262
NOTARY PUBLIC REGISTRATION NO.

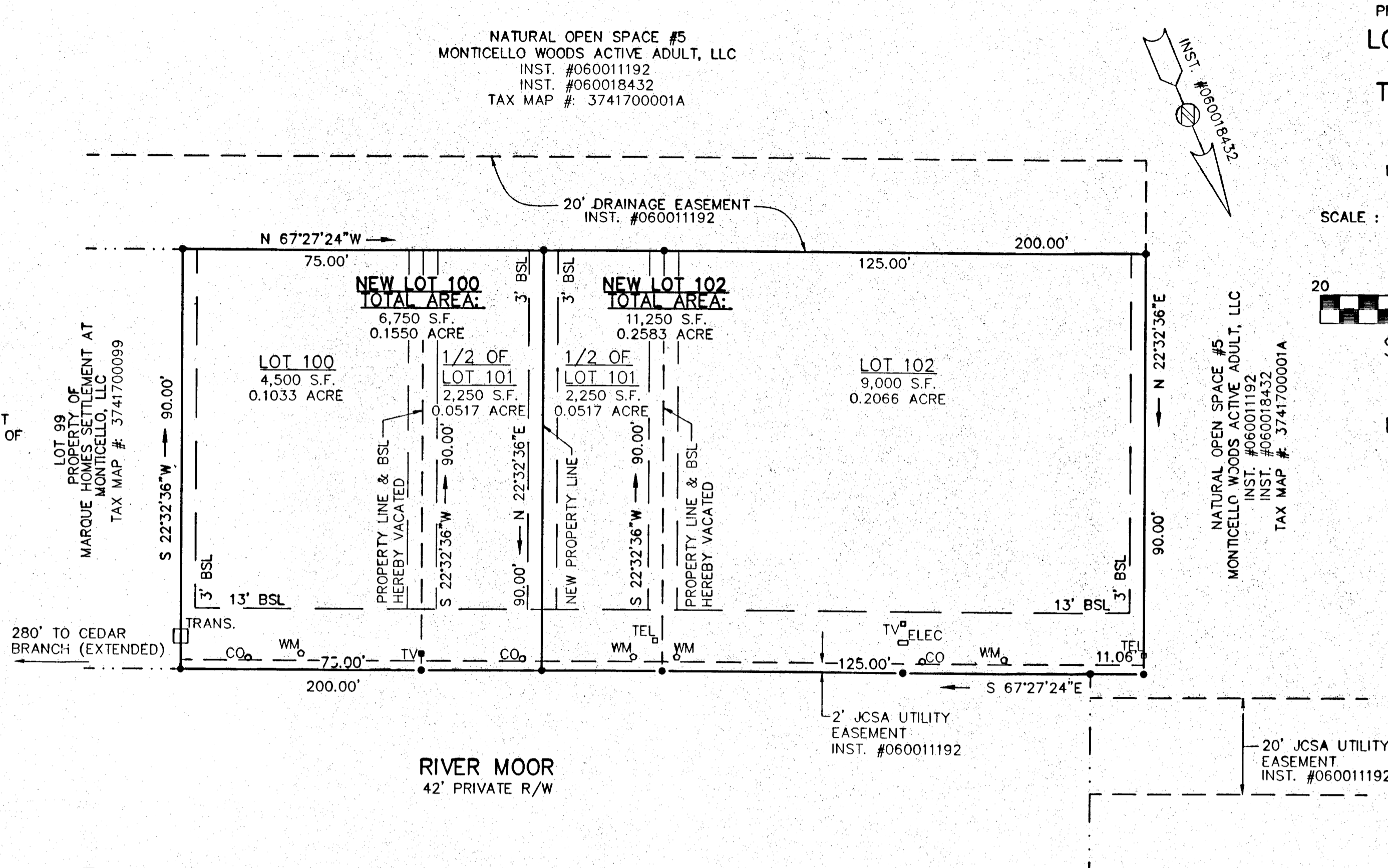
TAX MAP #S: 3730500102 & 3730500103
SUSAN M. FRANCIS, TRUSTEE OF THE SUSAN M. FRANCIS TRUST, AND WAS ACQUIRED FROM MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC BY DEED DATED FEBRUARY 2, 2009 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT # 090003919

TAX MAP #S: 3741700100 & 3730500101
MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC, AND WAS ACQUIRED FROM MONTICELLO WOODS ACTIVE ADULT, LLC BY DEED DATED MAY 18, 2008 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT # 060022211

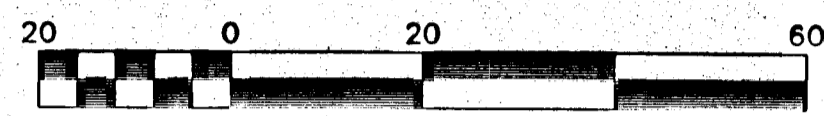
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

[Signature] DATE 2/12/09
DONALD W. DAVIS

- SYMBOLS -
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- ⊙ DENOTES IRON ROD SET
- DENOTES CONCRETE MONUMENT SET



PROPERTY LINE VACATION PLAT OF LOTS 100, 101 & 102
PLAT OF SUBDIVISION
THE SETTLEMENT AT POWHATAN CREEK
PHASE I
BERKELEY MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 20' DATE: FEBRUARY 12, 2009
SHEET 1 OF 1



Scale 1" = 20 ft

DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE "G"
YORKTOWN, VIRGINIA 23693
(757) 867-8583

LOT 104
MONTICELLO WOODS ACTIVE ADULT, LLC
TAX MAP #: 3741700104

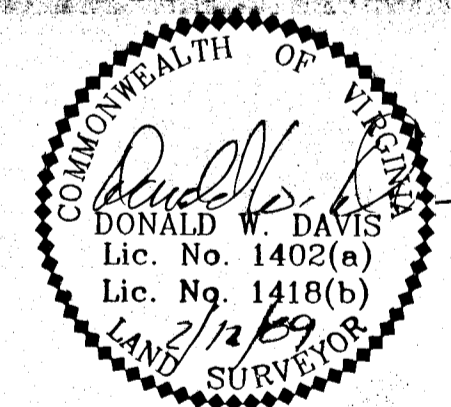
NATURAL OPEN SPACE #7
MONTICELLO WOODS ACTIVE ADULT, LLC
INST. #060011192
INST. #060018432
TAX MAP #: 3741700001A

GENERAL NOTES:

1. PROPERTY IS ZONED PUD-R.
2. BUILDING SETBACKS:
FRONT: 13'
SIDE: 3'
REAR: NONE
- BUILDERS SHOULD CONSULT THE "DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE SETTLEMENT AT POWHATAN CREEK AND THE SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SETTLEMENT AT POWHATAN CREEK FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS.
3. PROPERTY IS DESIGNATED AS TAX PARCELS:
3741700100, 3730500101, 3730500102 & 3730500103
4. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510201 OC35 B, EFFECTIVE DATE: FEBRUARY 6, 1991.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTIONS 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. THE PROPERTY ENCOMPASSED BY THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE RESOURCE MANAGEMENT AREA (RMA)
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
8. PARCEL SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
9. ALL NEW MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY 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 JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

Large Plat(s) Recorded herewith as # 090010706

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
16 April 2009
at 10:47 AM/PM PG. 1
DOCUMENT # 090010706
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk



REFERENCES:
INSTRUMENT #: 060011192
INSTRUMENT #: 060022211
INSTRUMENT #: 080021743
INSTRUMENT #: 090003919

CERTIFICATE OF APPROVAL
THIS PLAT OF PROPERTY LINE VACATION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD
DATE 3/27/09
SUBDIVISION AGENT OF: JAMES CITY COUNTY
[Signature]