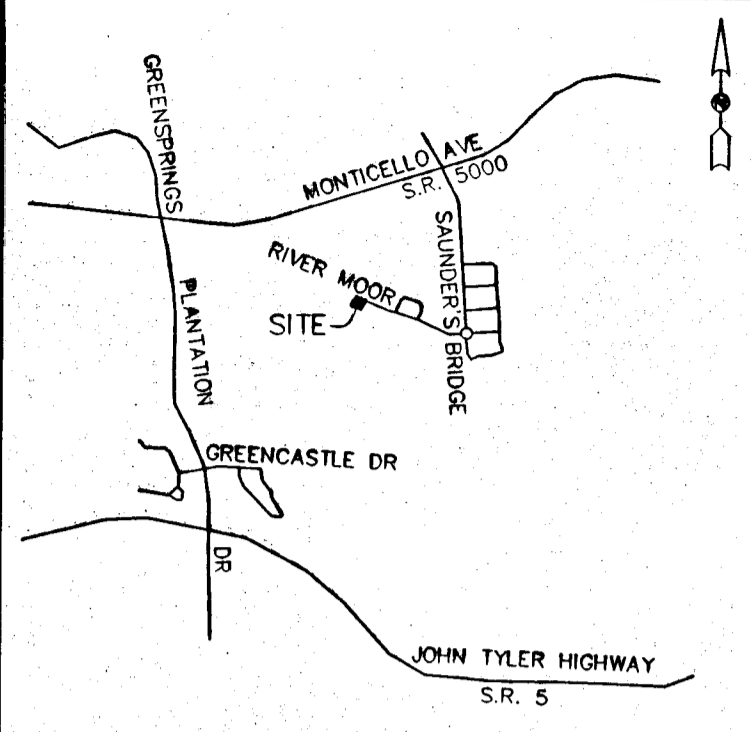


090010706



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.

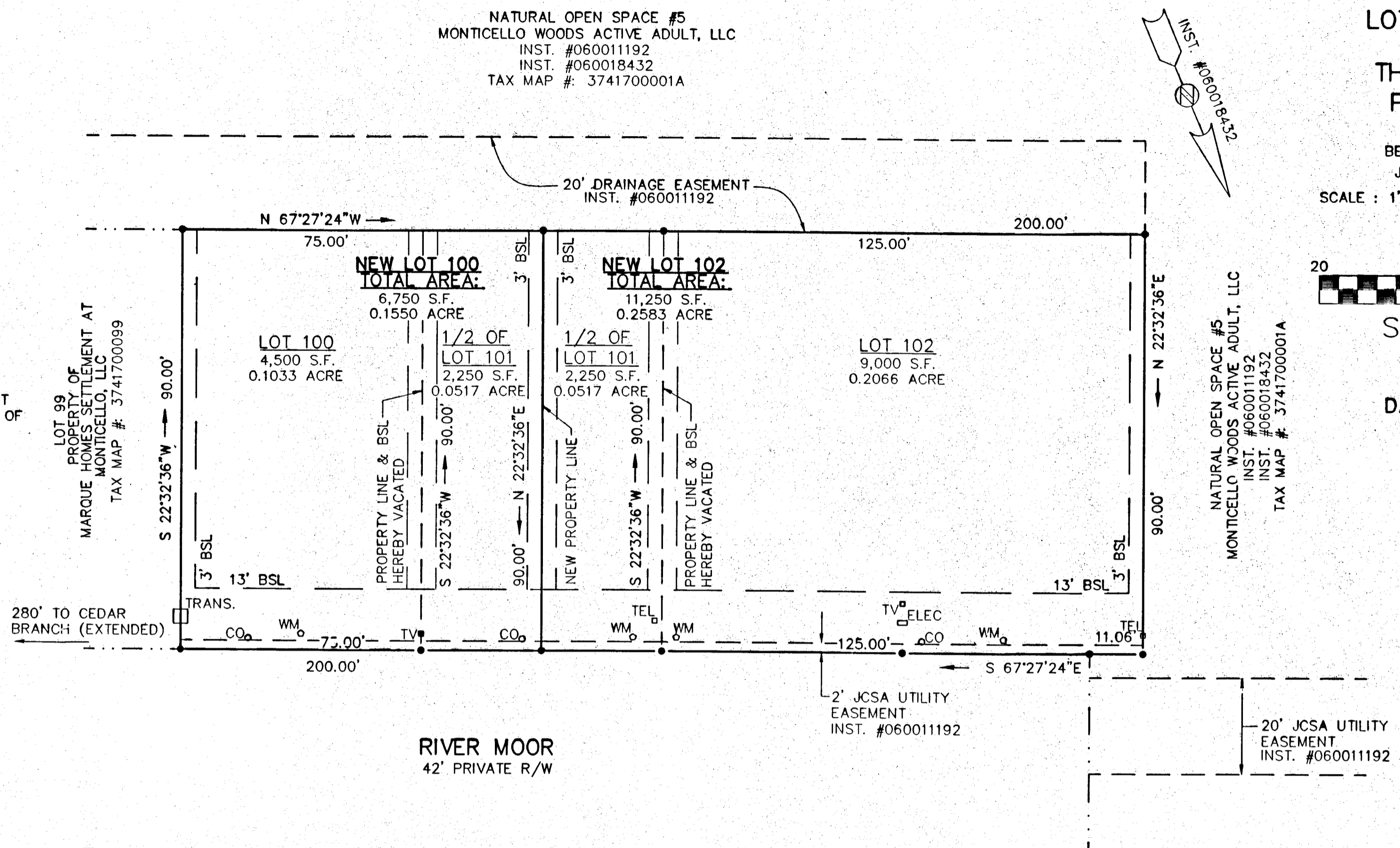
TAX MAP #S: 3730500102 & 3730500103  
SUSAN M. FRANCIS, TRUSTEE OF THE SUSAN M. FRANCIS TRUST, AND WAS ACQUIRED FROM MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC BY DEED DATED FEBRUARY 2, 2009 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY,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

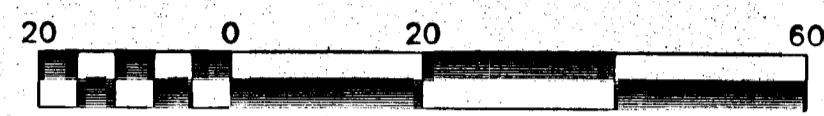
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

*[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

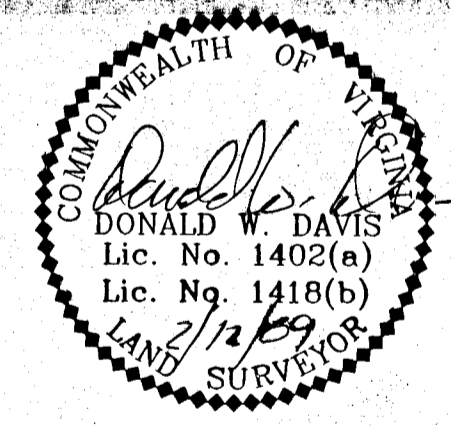


Scale 1" = 20 ft

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

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 PB PG  
DOCUMENT # 090010706  
BETSY B. WOOLRIDGE, CLERK  
*[Signature]* Clerk



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

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.

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

3/27/09 DATE  
*[Signature]* SUBDIVISION AGENT OF:  
JAMES CITY COUNTY