

090011049

OWNERS CERTIFICATE

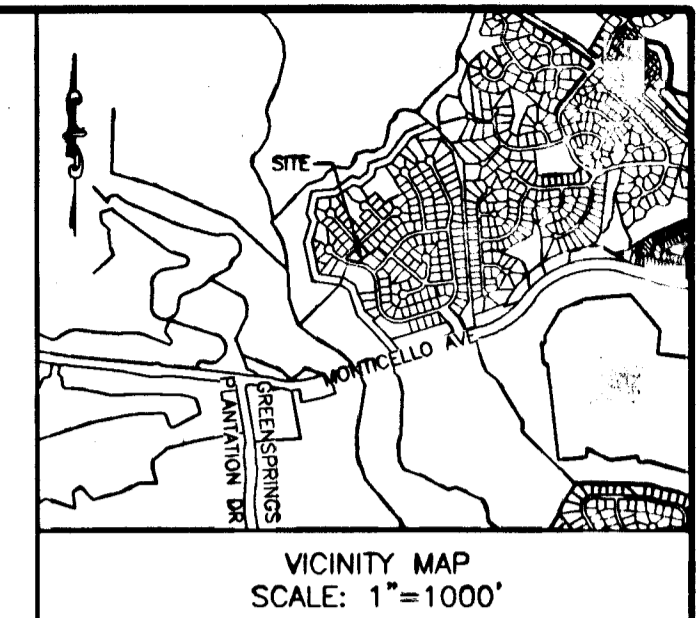
THE LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.
Wayne Harbin TITLE *4/01/09* DATE
 WAYNE HARBIN BUILDER, INC.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN CROSSING, INC. TO WAYNE HARBIN BUILDER, INC. BY DEED DATED AUGUST 18TH, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT # 060023115.

CERTIFICATE OF APPROVAL

THIS SUBMISSION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
Ellen Cook DATE *4/14/09*
 SUBDIVISION AGENT OF JAMES CITY COUNTY



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF *York* I, *Charles A. Calhoun*,
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID,
 DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE
 FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE
 CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS *9th* DAY
 OF *April*, 2009.

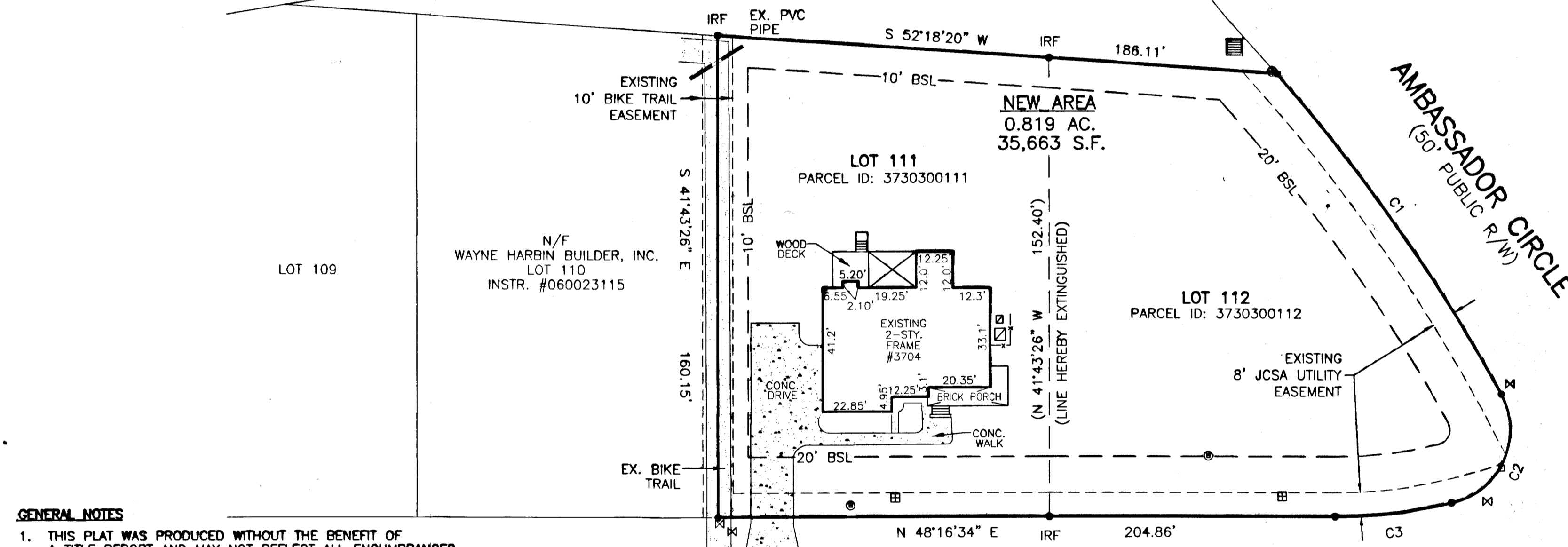
ENGINEERS OR SURVEYORS CERTIFICATE

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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

MY COMMISSION EXPIRES *1/31/2011*

Charles A. Calhoun #7071651 REGISTRATION NO.
 NOTARY PUBLIC
 Commonwealth of Virginia
 Charles A. Calhoun - Notary Public
 Registration # 7071651
 Commission Expires 1-31-2011

Charles A. Calhoun DATE *4/9/09*
 CHARLES A. CALHOUN, LIC. NO. 2554



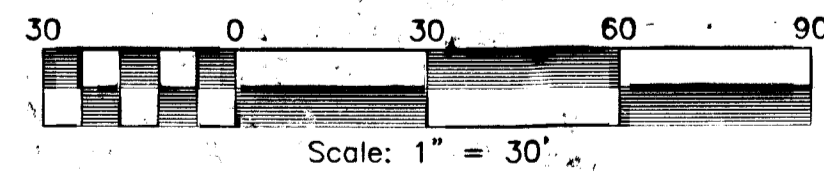
GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, SETBACKS, AND EASEMENTS AFFECTING THE PROPERTY.
2. THE PURPOSE OF THIS PLAT IS TO VACATE THE INTERIOR PROPERTY LINES AS SHOWN.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
5. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. PARCEL IS SERVED BY PUBLIC WATER AND SEWER.
8. PARCELS LIE IN F.I.R.M. ZONE 'X' ACCORDING TO COMMUNITY PANEL #51095C0120C, DATED SEPTEMBER 28, 2007.
9. 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.

LEGEND

- ⊕ CABLE PEDESTAL
- ⊙ TELEPHONE PEDESTAL
- ⊗ WATER METER
- ⊙ SEWER CLEAN OUT
- ⊠ HVAC UNIT
- ⊞ CATCH BASIN
- ⊗ WATER VALVE
- IRF = IRON ROD FOUND

MESA RIVER
 (50' PUBLIC R/W)



CURVE TABLE

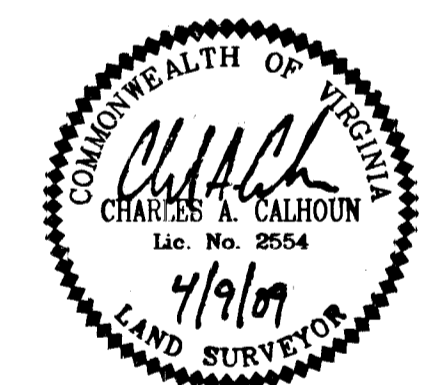
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	575.00'	130.12'	129.84'	N 76°38'44" W	12°57'56"	65.34'
C2	25.00'	46.12'	39.85'	N 17°19'35" W	105°41'21"	32.99'
C3	175.00'	38.99'	38.91'	N 41°53'35" E	12°45'57"	19.58'

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS *21* DAY OF *April*, 2009.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT *11:07* A.M., 2009.
 INSTRUMENT # *090011049* *Large (Standard) Plats* Recorded
Wayne Harbin *090011049*
 TESTE *Wayne Harbin* CLERK OF CIRCUIT COURT
 By: *Dee Ann Hallman D.C.*

OWNER
 WAYNE HARBIN BUILDER, INC.
 INSTR. #060023115 (DEED)
 INSTR. #050017132 (PLAT)

PROPERTY INFORMATION
 LOT 111 = 0.395 AC.
 LOT 112 = 0.424 AC.
 TOTAL AREA: 0.819 AC.
 PARCEL ID: 3730300112 - 3700 MESA RIVER
 3730300111 - 3704 MESA RIVER
 ZONING DISTRICT: PR PUD
 BUILDING SETBACK (SBL)
 FRONT = 20'
 REAR = 10'
 SIDE = 5'



PLAT OF
 PROPERTY LINE EXTINGUISHMENT
 LOTS 111 & 112
 MONTICELLO WOODS
 STANDING IN THE NAME OF
 WAYNE HARBIN BUILDER, INC.
 LOCATED IN THE BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 DATE: 04/09/09 SCALE 1" = 50' JOB: 09-036
 SHEET 1 OF 1



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