

100013938

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN CROSSING, INC A VIRGINIA CORPORATION TO MONTICELLO WOODS ACTIVE ADULT, LLC A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 8, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 030034814.

**OWNER'S CERTIFICATE**

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE SETTLEMENT AT POWHATAN CREEK PHASE II, LOTS 123-128 AND 153-155 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*[Signature]* 6-15-2010  
 FOR MONTICELLO WOODS ACTIVE ADULT, LLC DATE  
 C. Lewis WATRIP II  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

I, Amy Santiago A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS  
15<sup>th</sup> DAY OF June, 20 10

*[Signature]*  
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 12/31/2012  
 NOTARY REGISTRATION NUMBER: 346952

**SURVEYOR'S 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.

*[Signature]* 2/24/10  
 THOMAS C. SUBLETT, L.S. #1886 DATE

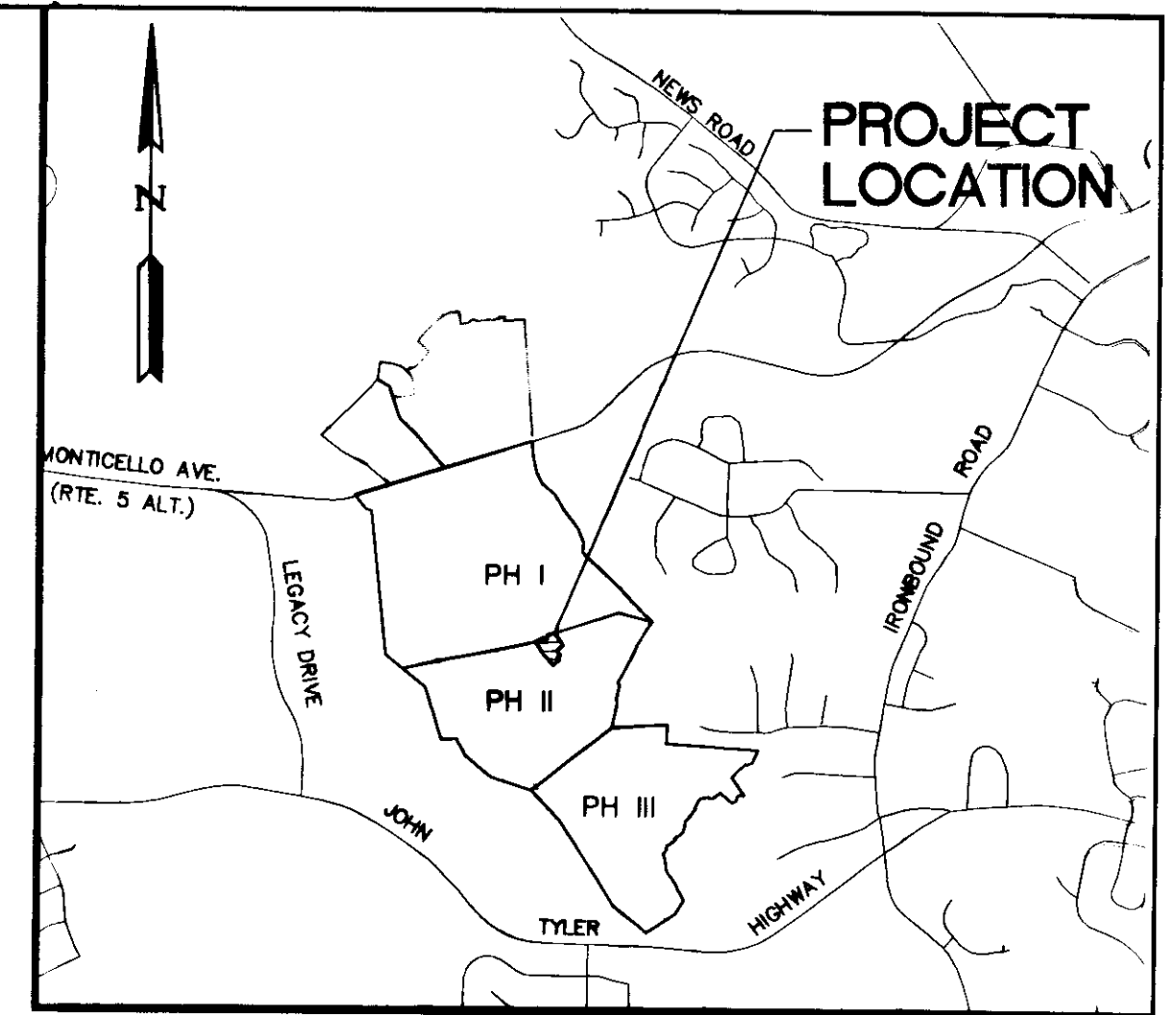
**CERTIFICATE OF APPROVAL**

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

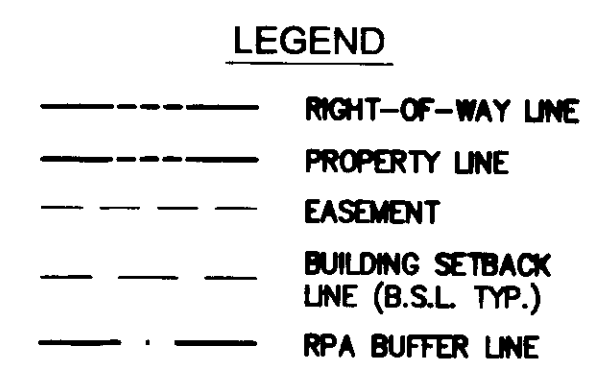
7-2-10 *[Signature]*  
 DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

**NOTES:**

- PROPERTY IS ZONED PUD-R, (PLANNED UNIT DEVELOPMENT DISTRICT), WITH PROFFERS.
  - PROPERTY IS PART OF TAX PARCEL (37-4)(1-10). ADDRESS: 4101 MONTICELLO AVENUE AND PART OF TAX PARCEL (37-3)(1-9). ADDRESS 3901 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.
  - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
  - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
  - THE LOTS SHOWN LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0210C DATED 9/28/07.
  - 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.
  - ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY ORDINANCE.
  - 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.
  - THIS PLAT IS BASED ON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
  - 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.
  - 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. 040002149).
  - ALL LOTS TO CONTAIN A 5' PERIMETER DRAINAGE EASEMENT (EXCEPT ALONG THE COMMON BUILDING WALL ON ATTACHED LOTS) TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THESE EASEMENTS ARE TO PROVIDE RELIEF OF LOT TO LOT DRAINAGE.
  - 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 SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.



VICINITY MAP  
 SCALE 1"=2000'



**AREA TABULATION**  
 THE SETTLEMENT AT POWHATAN CREEK  
 PHASE II  
 LOTS 123 - 128 AND LOTS 153 - 155, COMMON AREA 5

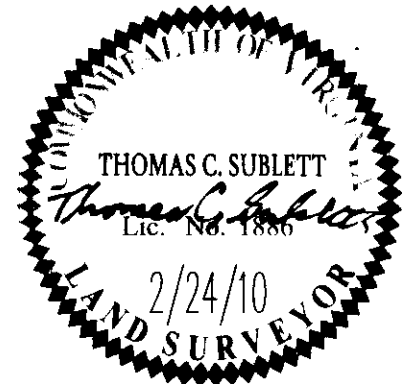
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	45,202 S.F.	1.038 AC.±
AREA OF RIGHT OF WAY	9,945 S.F.	0.228 AC.±
COMMON AREA 5 (CA-5)	870,742 S.F.	19.989 AC.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>925,889 S.F.</b>	<b>21.255 AC.±</b>
AREA REMAINING IN PHASE II	1,854,963 S.F.	42.585 AC.±
NUMBER OF LOTS	9	
AVERAGE LOT SIZE	5,022 S.F.	0.115 AC.±
SMALLEST LOT (LOT 128)	4,500 S.F.	0.103 AC.±
LARGEST LOT (LOT 155)	6,000 S.F.	0.138 AC.±

3 Large/Small Plat(s) Recorded  
 herewith as # 100013938

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
 THIS 7 DAY OF JULY, 2010  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 01:29 AM/RM  
 INSTRUMENT # 100013938

TESTE: *[Signature]*  
 BETSY B. WOOLRIDGE, CLERK  
 By: *[Signature]* Dep. Clerk

Rev.	Date	Description	Revised By
1	4/27/10	REVISED PER COUNTY COMMENTS	JFS

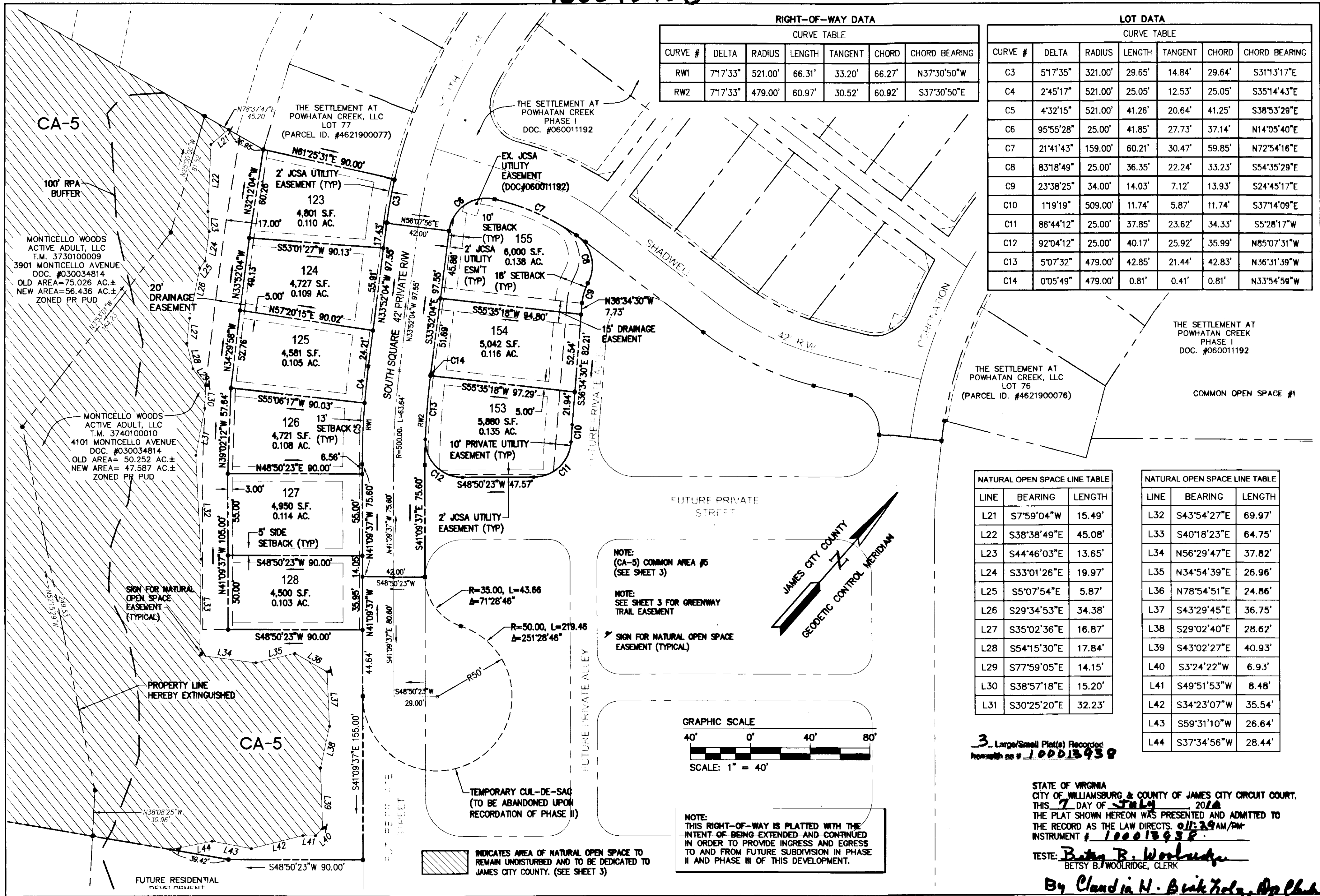


**AES**  
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 5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.aesva.com

PLAT OF SUBDIVISION  
**THE SETTLEMENT AT POWHATAN CREEK**  
 PHASE II  
 LOTS 123-128 AND 153-155  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS/RDM  
 Project Number: 9254-08  
 Scale: 1"=40' Date: 02/23/10  
 Sheet Number  
**1 of 3**

100013938



**RIGHT-OF-WAY DATA**

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RW1	71°7'33"	521.00'	66.31'	33.20'	66.27'	N37°30'50"W
RW2	71°7'33"	479.00'	60.97'	30.52'	60.92'	S37°30'50"E

**LOT DATA**

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C3	51°7'35"	321.00'	29.65'	14.84'	29.64'	S31°13'17"E
C4	2°45'17"	521.00'	25.05'	12.53'	25.05'	S35°14'43"E
C5	4°32'15"	521.00'	41.26'	20.64'	41.25'	S38°53'29"E
C6	95°55'28"	25.00'	41.85'	27.73'	37.14'	N14°05'40"E
C7	21°41'43"	159.00'	60.21'	30.47'	59.85'	N72°54'16"E
C8	83°18'49"	25.00'	36.35'	22.24'	33.23'	S54°35'29"E
C9	23°38'25"	34.00'	14.03'	7.12'	13.93'	S24°45'17"E
C10	11°19'19"	509.00'	11.74'	5.87'	11.74'	S37°14'09"E
C11	86°44'12"	25.00'	37.85'	23.62'	34.33'	S5°28'17"W
C12	92°04'12"	25.00'	40.17'	25.92'	35.99'	N85°07'31"W
C13	5°07'32"	479.00'	42.85'	21.44'	42.83'	N36°31'39"W
C14	0°05'49"	479.00'	0.81'	0.41'	0.81'	N33°54'59"W

**NATURAL OPEN SPACE LINE TABLE**

LINE	BEARING	LENGTH
L21	S7°59'04"W	15.49'
L22	S38°38'49"E	45.08'
L23	S44°46'03"E	13.65'
L24	S33°01'26"E	19.97'
L25	S5°07'54"E	5.87'
L26	S29°34'53"E	34.38'
L27	S35°02'36"E	16.87'
L28	S54°15'30"E	17.84'
L29	S77°59'05"E	14.15'
L30	S38°57'18"E	15.20'
L31	S30°25'20"E	32.23'

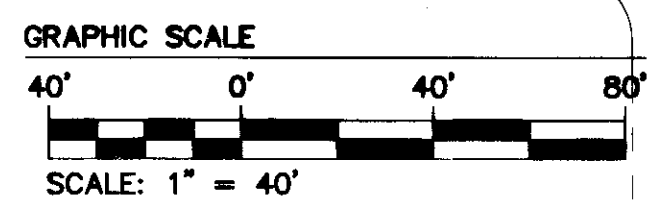
**NATURAL OPEN SPACE LINE TABLE**

LINE	BEARING	LENGTH
L32	S43°54'27"E	69.97'
L33	S40°18'23"E	64.75'
L34	N56°29'47"E	37.82'
L35	N34°54'39"E	26.98'
L36	N78°54'51"E	24.86'
L37	S43°29'45"E	36.75'
L38	S29°02'40"E	28.62'
L39	S43°02'27"E	40.93'
L40	S3°24'22"W	6.93'
L41	S49°51'53"W	8.48'
L42	S34°23'07"W	35.54'
L43	S59°31'10"W	26.64'
L44	S37°34'56"W	28.44'

NOTE:  
(CA-5) COMMON AREA #5  
(SEE SHEET 3)

NOTE:  
SEE SHEET 3 FOR GREENWAY  
TRAIL EASEMENT

NOTE:  
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 SUBDIVISION IN PHASE  
II AND PHASE III OF THIS DEVELOPMENT.

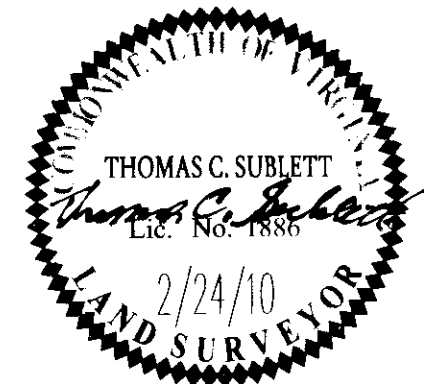


3. Large/Small Plat(s) Recorded  
Instrument # 100013938

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TESTE: *Betsy B. Woolridge*  
BETSY B. WOOLRIDGE, CLERK  
*By Claudia H. Binkley, App. Clerk*

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**LOTS 123-128 AND 153-155**

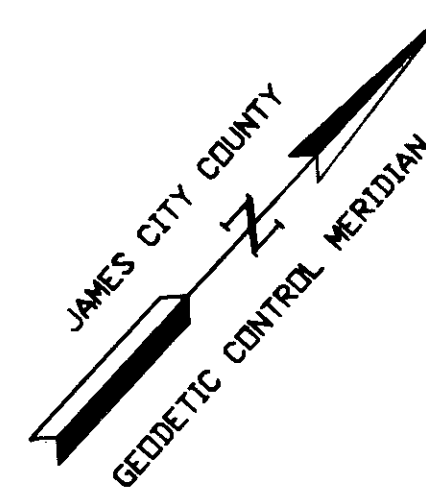
BERKELEY DISTRICT      JAMES CITY COUNTY      VIRGINIA

Project Contacts: TRS/RDM  
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**2 of 3**

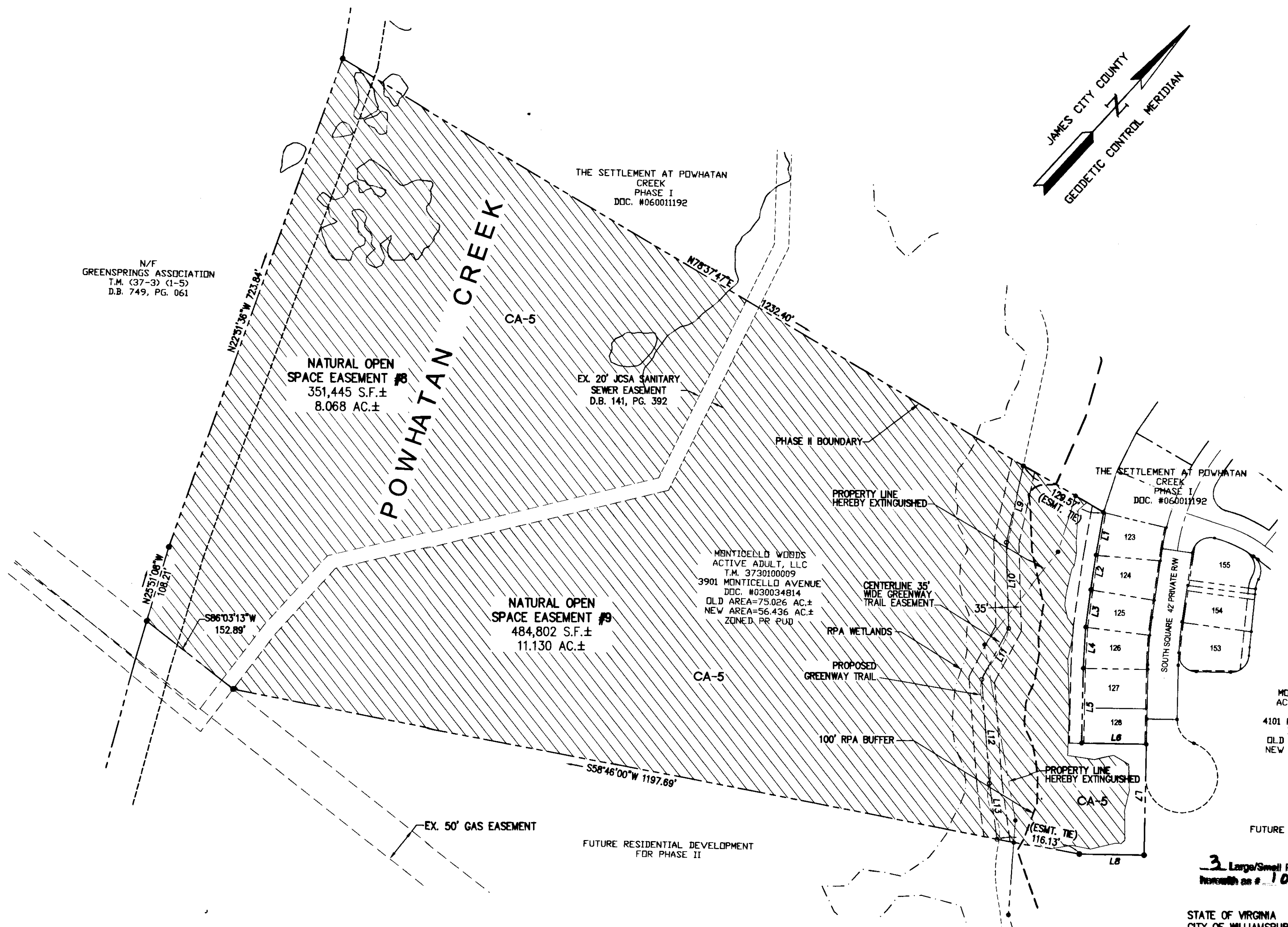
100013938

CA-5 LINE TABLE		
LINE	BEARING	LENGTH
L1	S32°12'04"E	60.26'
L2	S33°52'04"E	49.13'
L3	S34°29'58"E	52.76'
L4	S39°02'12"E	57.64'
L5	S41°09'37"E	105.00'
L6	N48°50'23"E	90.00'
L7	S41°09'37"E	155.00'
L8	S48°50'23"W	90.00'

GREENWAY TRAIL LINE TABLE		
LINE	BEARING	LENGTH
L9	S29°49'04"E	109.19'
L10	S43°48'44"E	120.56'
L11	S14°40'43"E	80.31'
L12	S46°30'34"E	145.92'
L13	S50°06'59"E	78.92'



N/F  
GREENSPRINGS ASSOCIATION  
T.M. (37-3) (1-5)  
D.B. 749, PG. 061



NOTE:  
SEE SHEET 2 FOR  
NATURAL OPEN SPACE  
LINE TABLE

MONTICELLO WOODS  
ACTIVE ADULT, LLC  
T.M. 3740100010  
4101 MONTICELLO AVENUE  
D.D.C. #030034814  
OLD AREA= 50.252 AC.±  
NEW AREA= 47.587 AC.±  
ZONED PR PUD

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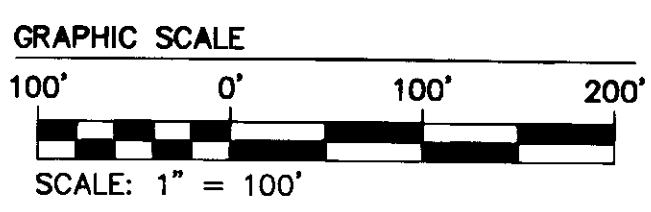
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TESTE: Betsy B. Woolridge  
BETSY B. WOOLRIDGE, CLERK  
By: Claudia H. BIRKILL, Dep. Clerk

INDICATES AREA OF NATURAL OPEN SPACE TO  
REMAIN UNDISTURBED AND TO BE DEDICATED TO  
JAMES CITY COUNTY.

NOTE:  
THIS SHEET ADDRESSES COMMON AREA #5  
ONLY. (CA-5)

COMMON AREA 5  
870,742 S.F.± OR  
19.989 AC.±



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