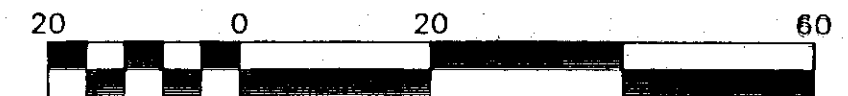


100021665

PROPERTY LINE VACATION PLAT OF
LOTS 119, 120 & 121
 PLAT OF SUBDIVISION
THE SETTLEMENT AT POWHATAN CREEK

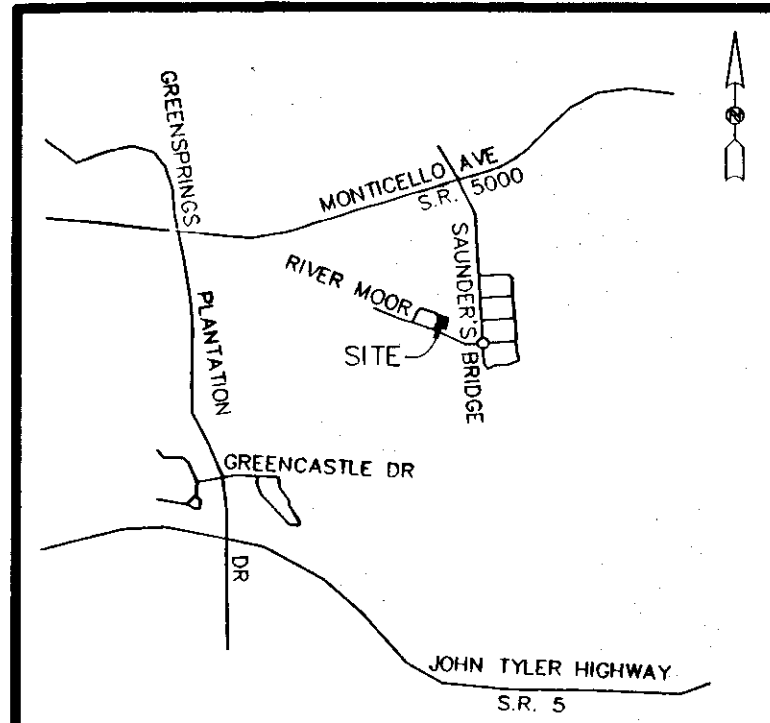
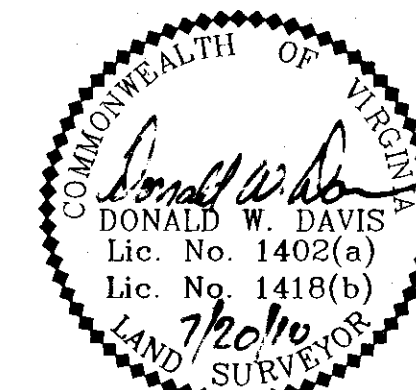
PHASE 1
 BERKELEY MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE : 1" = 20' DATE : JULY 20, 2010
 SHEET 1 OF 1



Scale 1" = 20 ft

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

LOT 122
 PROPERTY OF:
 SETTLEMENT AT POWHATAN CREEK, LLC
 TAX MAP # 4621900122
 INST. # 060021929



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.

Stephanie Anderson DATE 9/13/10
 SETTLEMENT AT POWHATAN CREEK, LLC

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF: James City
 I, Stephanie Anderson, 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 September 2010, 3/31/2011
 MY COMMISSION EXPIRES: 3/31/2011
Stephanie W. Anderson 7102526
 NOTARY PUBLIC REGISTRATION NO.

TAX MAP #'S: 3741700119, 3741700120 & 3741700121

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MONTICELLO WOODS ACTIVE ADULT, LLC, TO SETTLEMENT AT POWHATAN CREEK, LLC, BY CORRECTION DEED DATED MAY 18, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 060022341.

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.

Donald W. Davis 7/20/10
 DONALD W. DAVIS DATE

- SYMBOLS -
- DENOTES IRON PIPE FOUND
 - DENOTES IRON ROD FOUND
 - +— DENOTES IRON ROD SET
 - DENOTES CONCRETE MONUMENT SET

COMMON OPEN SPACE #4
 PROPERTY OF:
 SETTLEMENT AT POWHATAN CREEK
 COMMUNITY ASSOCIATION INC.
 TAX MAP # 3741700001A
 INST. # 090028093

LOT 118
 PROPERTY OF:
 KENNETH F. & JUDITH E. SUMRELL
 TAX MAP # 3741700118
 INST. # 090017173

GENERAL NOTES:

1. PROPERTY IS ZONED PUD-R.
2. BUILDING SETBACKS: (PER POWHATAN CROSSING, INC. & THE SETTLEMENT AT POWHATAN CREEK ARCHITECTURAL REVIEW BOARD)
 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: LOT 119 - 3741700119, LOT 120 - 3741700120 & LOT 121 - 3741700121
4. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510201, MAP NUMBER: 51195C0120C, EFFECTIVE DATE: SEPTEMBER 28, 2007.
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.
12. WATER SERVICE LINE SHALL BE DISCONNECTED FROM THE WATER MAIN WHICH SHALL INVOLVE REMOVAL OF THE SERVICE SADDLE AND INSTALLING A FULL CIRCLE STAINLESS STEEL REPAIR BAND ON THE EXISTING WATER MAIN.
13. SEWER CLEAN-OUT AND SEWER LATERAL TO BE REMOVED, SEWER LATERAL SHALL BE PLUGGED AT THE SEWER MAIN WITH A GROUT PLUG EITHER BY OPEN CUT EXCAVATION OR INTERNAL GROUT PLUGGING FROM INSIDE THE MAIN.

REFERENCES:

INSTRUMENT #: 060011192
 INSTRUMENT #: 060021929
 INSTRUMENT #: 060022341

Large/Small Plat(s) Recorded
 herewith as # 100021665

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
13 October 2010
 at 3:30 AM/PM, PG —
 DOCUMENT # 100021665
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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

10/20/10 DATE
Patricia J. ... SUBDIVISION AGENT OF:
 JAMES CITY COUNTY