

110007175

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT AND KNOWN AS LOT 123, PHASE II, THE SETTLEMENT AT POWHATAN CREEK WAS CONVEYED BY MONTICELLO WOODS ACTIVE ADULT, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO MVR, INC., A VIRGINIA CORPORATION BY DEED DATED SEPTEMBER 13, 2010 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT NO. 100019740.

**OWNER'S CERTIFICATE**

THE EASEMENT AND YARD SETBACK EXTINGUISHMENTS AS SHOWN ON THIS PLAT FOR LOT 123, PHASE II, THE SETTLEMENT AT POWHATAN CREEK IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*[Signature]* 3/15/11  
 FOR MVR, INC. A VIRGINIA CORPORATION DATE  
**Jeffrey C. Ambrose**  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF James City  
 I, Kelly Lynn Wroten 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 March, 2011  
*[Signature]*  
 NOTARY PUBLIC SIGNATURE  
 MY COMMISSION EXPIRES: 5-31-11  
 NOTARY REGISTRATION NUMBER: 7149229

**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]* 3/14/11  
 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.

3-24-11  
 DATE  
*[Signature]*  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

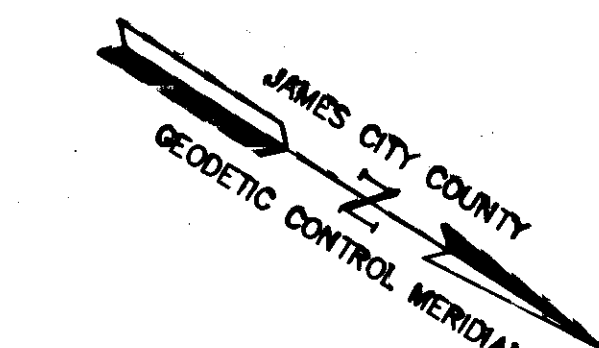
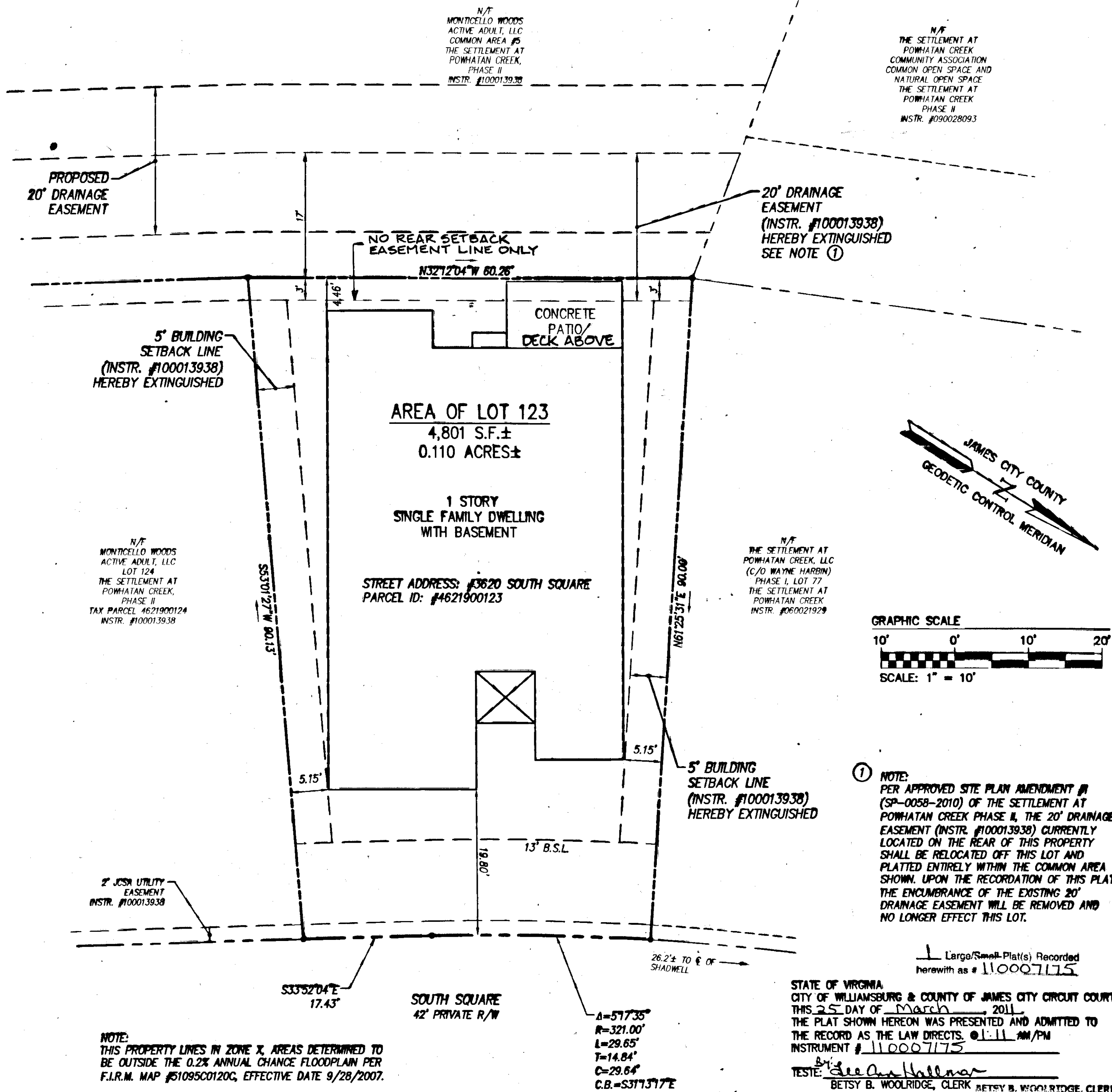
**GENERAL NOTES:**

THIS PLAT IS INTENDED FOR EASEMENT AND BUILDING SETBACK LINE PURPOSES ONLY. PROPERTY LINES AS SHOWN WERE TAKEN FROM RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

PROPERTY IS ZONED PUD-R (PLANNED UNIT DEVELOPMENT DISTRICT)

UTILITIES AND OTHER IMPROVEMENTS ARE NOT SHOWN

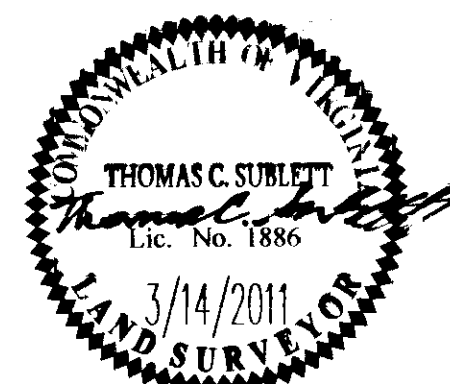
BOUNDARY, EASEMENTS, AND SETBACK INFORMATION AS SHOWN WAS TAKEN FROM A SUBDIVISION PLAT PREPARED BY AES CONSULTING ENGINEERS TITLED "PLAT OF SUBDIVISION, THE SETTLEMENT AT POWHATAN CREEK, PHASE II, LOTS 123-128 AND 153-155, DATED 2/23/10 AND RECORDED AS INSTRUMENT NO. 100013938 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED OR VERIFIED BY THIS SURVEY. CONTRACTOR TO CONTACT "MISS UTILITY" PRIOR TO ANY CONSTRUCTION ACTIVITY.



NOTE:  
 PER APPROVED SITE PLAN AMENDMENT #1 (SP-0058-2010) OF THE SETTLEMENT AT POWHATAN CREEK PHASE II, THE 20' DRAINAGE EASEMENT (INSTR. #100013938) CURRENTLY LOCATED ON THE REAR OF THIS PROPERTY SHALL BE RELOCATED OFF THIS LOT AND PLATTED ENTIRELY WITHIN THE COMMON AREA SHOWN. UPON THE RECORDATION OF THIS PLAT THE ENCUMBRANCE OF THE EXISTING 20' DRAINAGE EASEMENT WILL BE REMOVED AND NO LONGER EFFECT THIS LOT.

Large/Small Plat(s) Recorded herewith as # 110007175  
 STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
 THIS 25 DAY OF March, 2011  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:11 AM/PM  
 INSTRUMENT # 110007175  
 TESTE: *[Signature]*  
 BETSY B. WOOLRIDGE, CLERK

Rev.	Date	Description	Revised By



**AES**  
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 Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF BUILDING SETBACK LINE AND EASEMENT EXTINGUISHMENT  
 LOT 123  
 THE SETTLEMENT AT POWHATAN CREEK PHASE II  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFS  
 Project Number: 9254-08  
 Scale: 1"=10'  
 Date: 03-14-2011  
 Sheet Number: 1 of 1