

110010664

**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 CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT NO. 030034814.

**OWNER'S CERTIFICATE**

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE SETTLEMENT AT POWHATAN CREEK PHASE II, LOTS 124-133, 145-172, AND 186-189 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*[Signature]* 4-7-2011  
 FOR MONTICELLO WOODS ACTIVE ADULT, LLC DATE  
 C. Lewis WALTER II  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION**

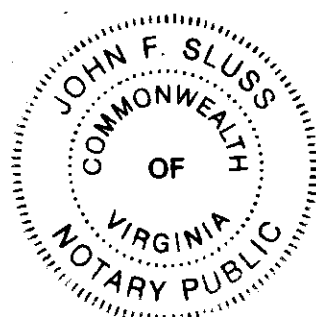
COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF WILLIAMSBURG

I, John F. Sluss 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  
7<sup>th</sup> DAY OF APRIL, 20 11

*[Signature]*  
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 7/31/13  
 NOTARY REGISTRATION NUMBER: 312410



**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]* 12/01/10  
 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.

5/12/11  
 DATE  
*[Signature]*  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

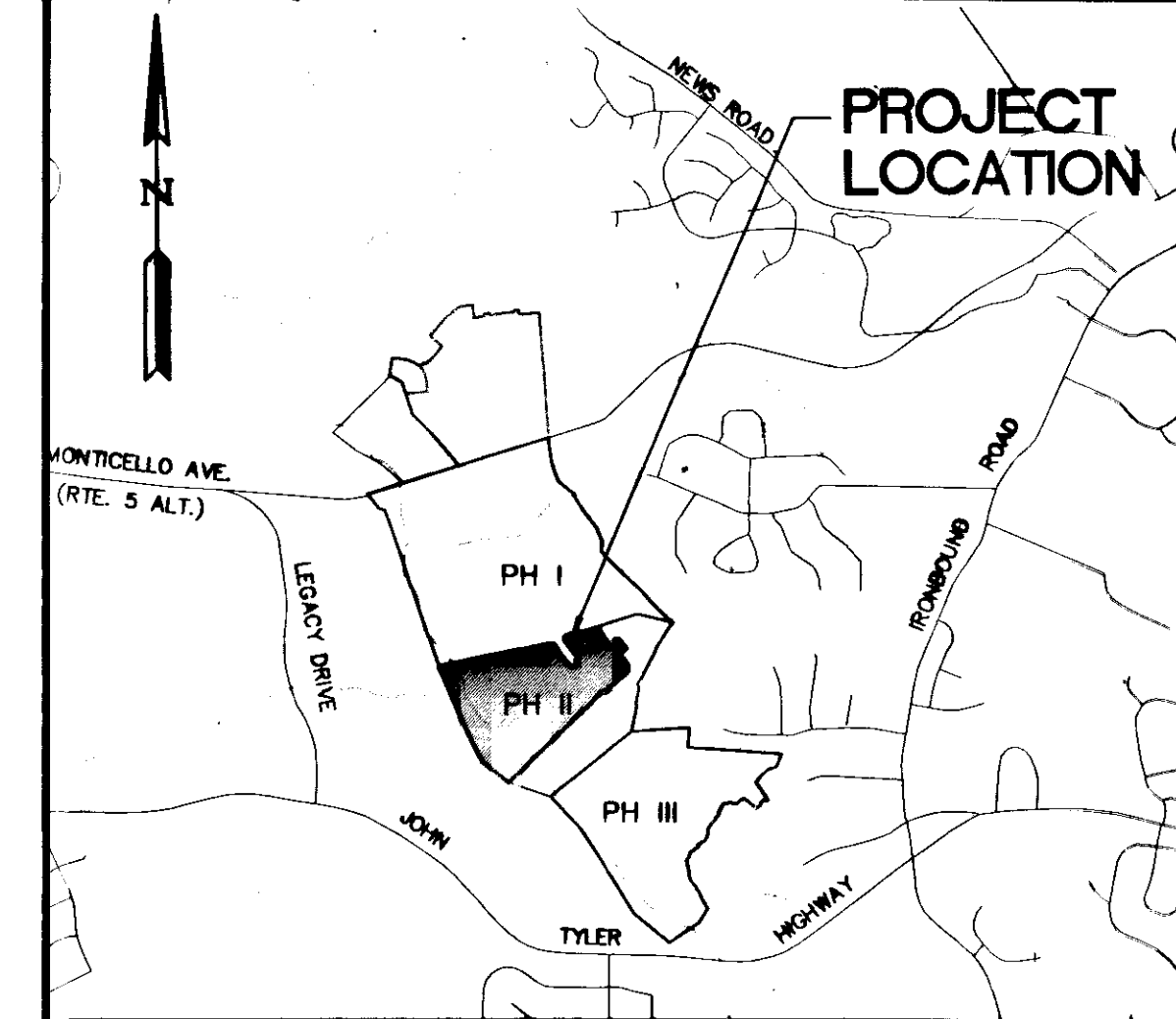
**NOTES:**

- 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. PROPERTY IS ALL OF TAX PARCELS (46-2)(19-124 TO 128) & (46-2)(19-153 TO 155). ADDRESS: 3621, 3622, 3623, 3624, 3625, 3626, 3628, AND 3630 SOUTH SQUARE.
- PURSUANT TO SECTION 24-498 OF THE JAMES CITY COUNTY ZONING ORDINANCE FOR THE PURPOSE OF COMPLIANCE WITH YARD REGULATIONS (EXCEPT FOR SETBACKS SPECIFIED IN 24-498 (a) AND (b)) THERE SHALL BE NO MINIMUM LOT SIZE NOR MINIMUM FRONT, SIDE OR REAR YARD REQUIREMENTS FOR ANY LOT WITHIN A PLANNED UNIT DEVELOPMENT DISTRICT OTHER THAN AS SPECIFIED IN APPROVED FINAL PLANS. INTERIOR SETBACKS: PER POWHATAN CROSSING, INC. AND THE SETTLEMENT AT POWHATAN CREEK ARCHITECTURAL REVIEW BOARD. FRONT: AS SHOWN SIDE: AS SHOWN NOTE: ANY DWELLING WITHIN 5' OF A PROPERTY LINE WILL REQUIRE ADDITIONAL FIRE RATING ON THE EXTERIOR WALLS PER THE INTERNATIONAL BUILDING CODE (IBC) CHAPTER 7. 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 AND HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
- 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. #5109500210C 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 UNITS) 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 STORES 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.
- LOTS 124-128, LOTS 153-155 AND 238.79' OF PRIVATE RIGHT-OF-WAY DESIGNATED AS SOUTH SQUARE WERE PLATTED BY INSTRUMENT #100013938 ON JULY 7, 2010. LOTS 124 TO 128 THE PROPERTY LINES ARE UNCHANGED, THE EXISTING 20' DRAINAGE EASEMENT AFFECTING THESE LOTS IS EXTINGUISHED BY THIS PLAT AND RELOCATED AS SHOWN. YARD SETBACKS FOR LOTS 124-128 HAVE BEEN REVISED AS SHOWN HEREON. LOTS 153 TO 155 ARE HEREBY RESUBDIVIDED BY THIS BOUNDARY LINE ADJUSTMENT AND YARD SETBACKS HAVE BEEN EXTINGUISHED OR REVISED AS SHOWN HEREON.

**LEGEND**

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT
- BUILDING SETBACK LINE (BSL TYP.)
- BSL BUILDING SETBACK LINE FOR PRINCIPLE RESIDENCE
- GSL SETBACK LINE FOR GARAGE COMPONENT OF RESIDENTIAL STRUCTURE
- RPA BUFFER LINE

4 Large/Small Plat(s) Recorded herewith as # 110010664



VICINITY MAP  
 SCALE 1"=2000'

**AREA TABULATION  
 THE SETTLEMENT AT POWHATAN CREEK  
 PHASE II**

LOTS 124-133, 145-172, AND 186-189, COMMON AREAS 2, 3, 3A & 5

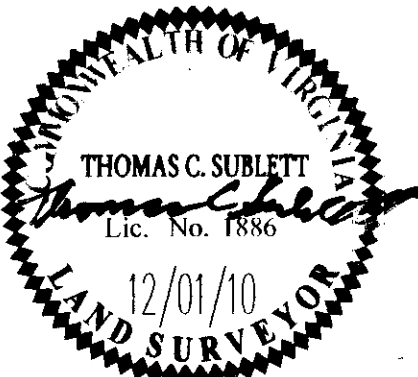
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS (129-133, 145-172, 186-189)	148,829 S.F.	3.417 AC.±
AREA OF RESIDENTIAL LOTS (124-128) UNCHANGED	23,479 S.F.	0.539 AC.±
AREA OF RIGHT OF WAY (THIS PLAT)	67,777 S.F.	1.556 AC.±
ADJUSTED COMMON AREA 5 (CA-5)	871,584 S.F.	20.009 AC.±
ADDITIONAL COMMON AREA 5 (CA-5)	547,809 S.F.	12.571 AC.±
COMMON AREA 2, 3, AND 3A (CA-2, CA-3, CA-3A)	31,537 S.F.	0.724 AC.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>1,690,815 S.F.</b>	<b>38.816 AC.±</b>
<b>AREA REMAINING IN PHASE II</b>	<b>1,075,291 S.F.</b>	<b>24.685 AC.±</b>
NUMBER OF LOTS		42
AVERAGE LOT SIZE	4,102 S.F.	0.094 AC.±
SMALLEST LOTS (LOT 163, 165, 171 AND 188)	2,736 S.F.	0.063 AC.±
LARGEST LOT (LOT 153)	6,325 S.F.	0.145 AC.±

"THE MASTER PLAN MP-10-03 APPROVED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS PERMITS 73 SINGLE FAMILY UNITS IN PHASE II. WITH THE APPROVAL OF THIS PLAT OF 42 LOTS (LOTS HAVING BEEN PREVIOUSLY APPROVED) THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN PHASE II IS 30."

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT,  
 THIS 13 DAY OF May, 2011  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:02 AM/PM  
 INSTRUMENT # 110010664

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

Rev	Date	Description	Revised By
3	3/18/11	REVISED SETBACK LINES	JFS
2	3/15/11	REMOVED LOT 123 PER OWNER	JFS
1	3/4/11	REVISED PER COUNTY COMMENTS	JFS

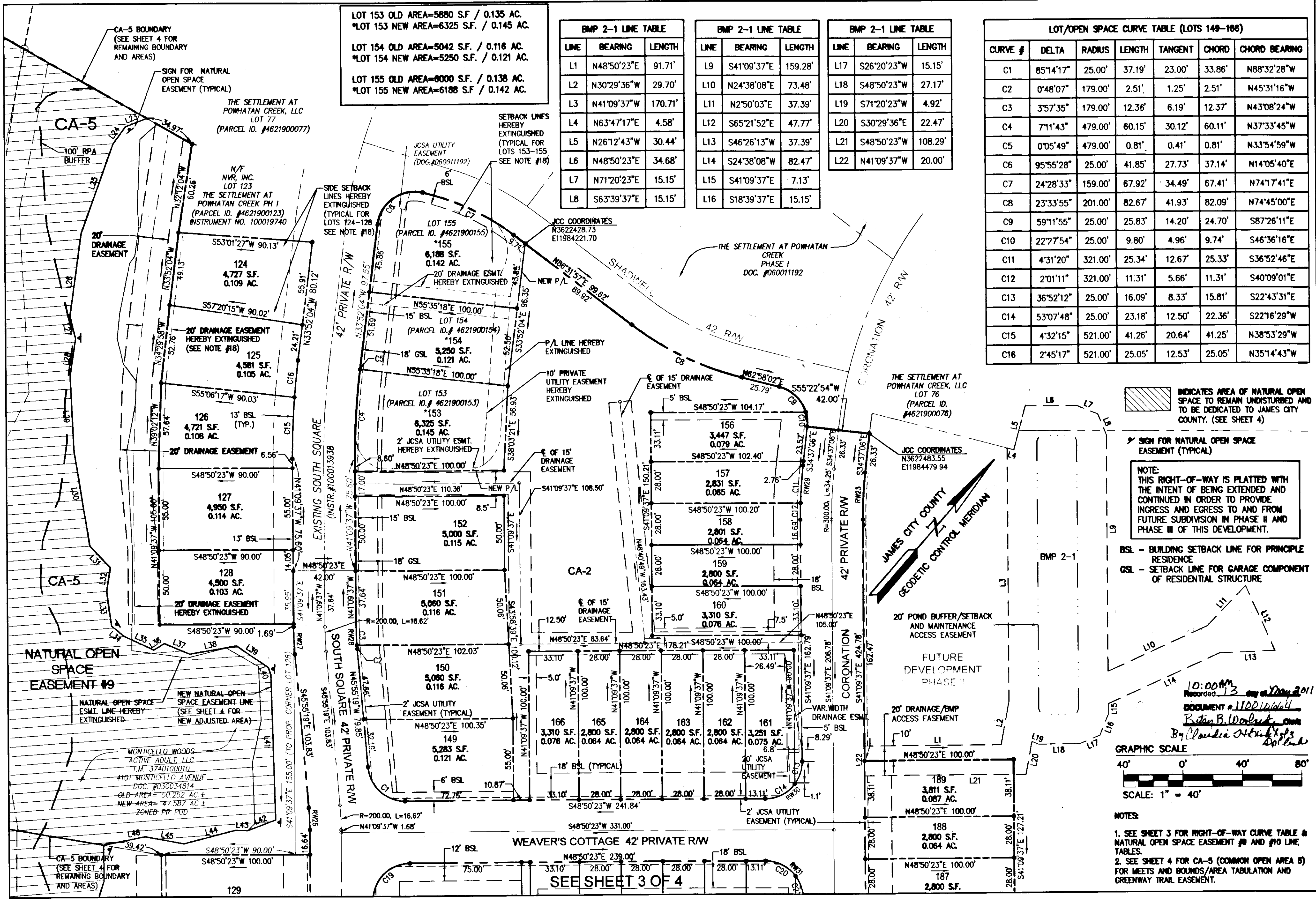


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 Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION AND  
 BOUNDARY LINE ADJUSTMENT  
**THE SETTLEMENT AT POWHATAN CREEK**  
 PHASE II  
 LOTS 124-133, 145-172, AND 186-189  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS/RDM  
 Project Number: 9254-06  
 Scale: 1"=40'  
 Date: 12/01/10  
 Sheet Number  
**1 of 4**

110010664



LOT 153 OLD AREA=5880 S.F. / 0.135 AC.  
 \*LOT 153 NEW AREA=6325 S.F. / 0.145 AC.  
 LOT 154 OLD AREA=5042 S.F. / 0.116 AC.  
 \*LOT 154 NEW AREA=5250 S.F. / 0.121 AC.  
 LOT 155 OLD AREA=8000 S.F. / 0.138 AC.  
 \*LOT 155 NEW AREA=6188 S.F. / 0.142 AC.

**BMP 2-1 LINE TABLE**

LINE	BEARING	LENGTH
L1	N48°50'23"E	91.71'
L2	N30°29'36"W	29.70'
L3	N41°09'37"W	170.71'
L4	N63°47'17"E	4.58'
L5	N26°12'43"W	30.44'
L6	N48°50'23"E	34.68'
L7	N71°20'23"E	15.15'
L8	S63°39'37"E	15.15'

**BMP 2-1 LINE TABLE**

LINE	BEARING	LENGTH
L9	S41°09'37"E	159.28'
L10	N24°38'08"E	73.48'
L11	N2°50'03"E	37.39'
L12	S65°21'52"E	47.77'
L13	S46°26'13"W	37.39'
L14	S24°38'08"W	82.47'
L15	S41°09'37"E	7.13'
L16	S18°39'37"E	15.15'

**BMP 2-1 LINE TABLE**

LINE	BEARING	LENGTH
L17	S26°20'23"W	15.15'
L18	S48°50'23"W	27.17'
L19	S71°20'23"W	4.92'
L20	S30°29'36"E	22.47'
L21	S48°50'23"W	108.29'
L22	N41°09'37"W	20.00'

**LOT/OPEN SPACE CURVE TABLE (LOTS 149-166)**

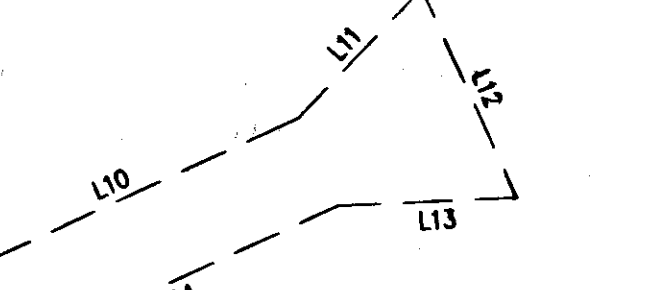
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	85°14'17"	25.00'	37.19'	23.00'	33.86'	N88°32'28"W
C2	0°48'07"	179.00'	2.51'	1.25'	2.51'	N45°31'16"W
C3	3°57'35"	179.00'	12.36'	6.19'	12.37'	N43°08'24"W
C4	7°11'43"	479.00'	60.15'	30.12'	60.11'	N37°33'45"W
C5	0°05'49"	479.00'	0.81'	0.41'	0.81'	N33°54'59"W
C6	95°55'28"	25.00'	41.85'	27.73'	37.14'	N14°05'40"E
C7	24°28'33"	159.00'	67.92'	34.49'	67.41'	N74°17'41"E
C8	23°33'55"	201.00'	82.67'	41.93'	82.09'	N74°45'00"E
C9	59°11'55"	25.00'	25.83'	14.20'	24.70'	S87°26'11"E
C10	22°27'54"	25.00'	9.80'	4.96'	9.74'	S46°36'16"E
C11	4°31'20"	321.00'	25.34'	12.67'	25.33'	S36°52'46"E
C12	2°01'11"	321.00'	11.31'	5.66'	11.31'	S40°09'01"E
C13	36°52'12"	25.00'	16.09'	8.33'	15.81'	S22°43'31"E
C14	53°07'48"	25.00'	23.18'	12.50'	22.36'	S22°16'29"W
C15	4°32'15"	521.00'	41.26'	20.64'	41.25'	N38°53'29"W
C16	2°45'17"	521.00'	25.05'	12.53'	25.05'	N35°14'43"W

INDICATES AREA OF NATURAL OPEN SPACE TO REMAIN UNDISTURBED AND TO BE DEDICATED TO JAMES CITY COUNTY. (SEE SHEET 4)

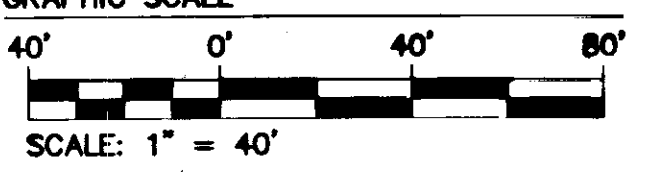
SIGN FOR NATURAL OPEN SPACE EASEMENT (TYPICAL)

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.

BSL - BUILDING SETBACK LINE FOR PRINCIPLE RESIDENCE  
 GSL - SETBACK LINE FOR GARAGE COMPONENT OF RESIDENTIAL STRUCTURE



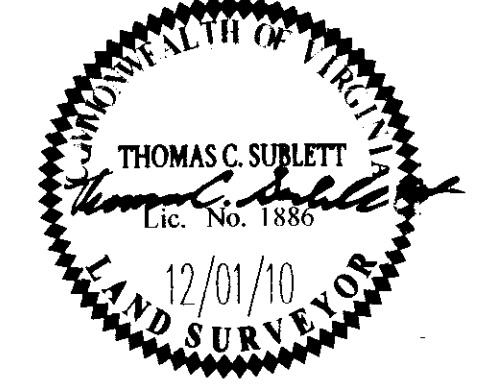
10:00 AM  
 Recorded 13 May 2011  
 DOCUMENT # 110010664  
 By *Brian B. W...*  
 By *Claudia H...*



NOTES:  
 1. SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLE & NATURAL OPEN SPACE EASEMENT #9 AND #10 LINE TABLES.  
 2. SEE SHEET 4 FOR CA-5 (COMMON OPEN AREA 5) FOR MEETS AND BOUNDS/AREA TABULATION AND GREENWAY TRAIL EASEMENT.

4 Large/Small Plat(s) Recorded herewith as # 110010664

Rev	Date	Description	Revised By
3	3/18/11	REVISED SETBACK LINES	JFS
2	3/15/11	REMOVED LOT 123 PER OWNER	JFS
1	3/4/11	REVISED PER COUNTY COMMENTS	JFS



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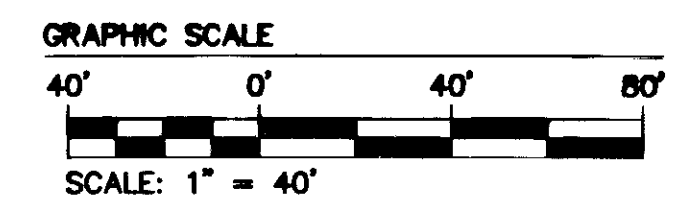
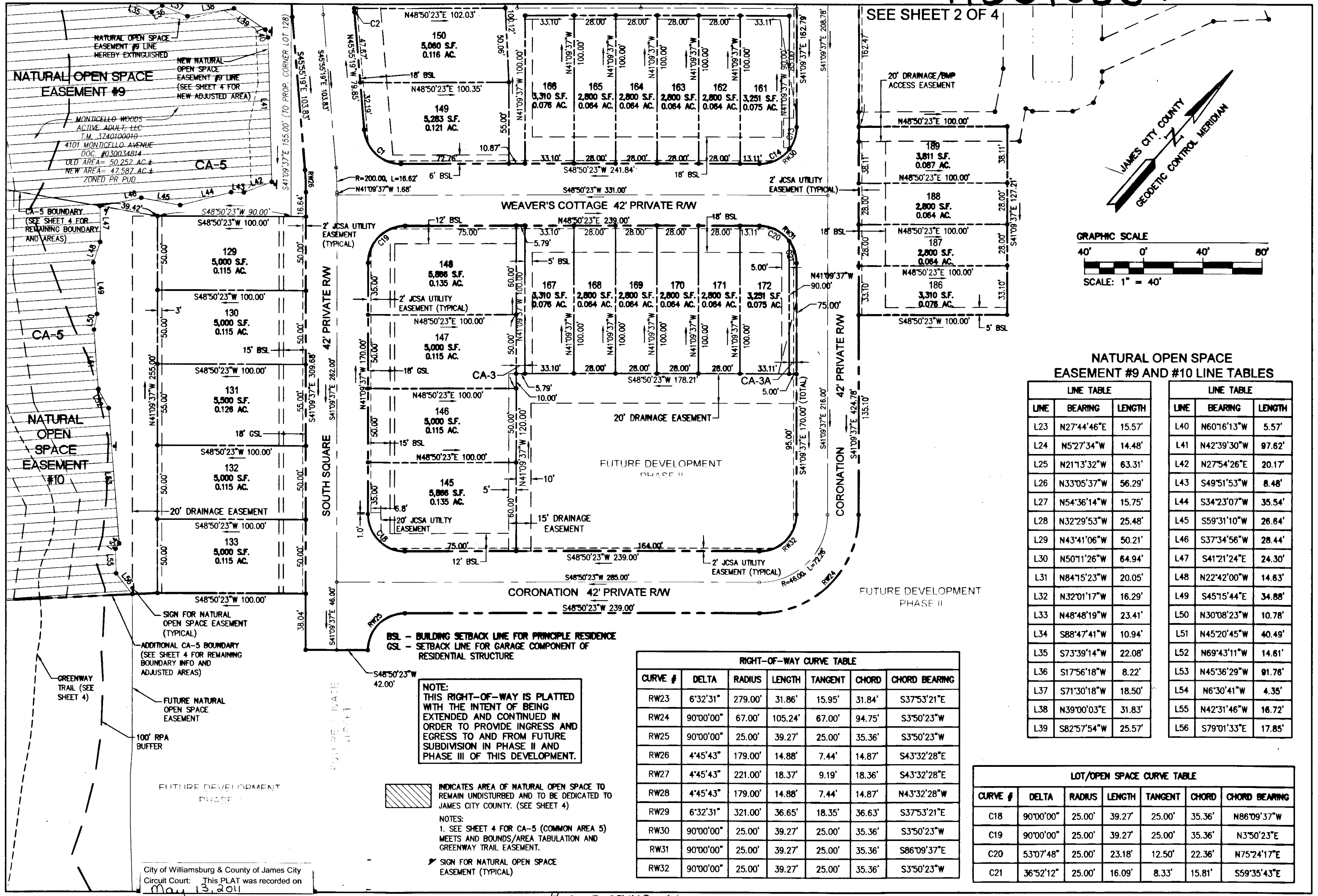
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT  
 THE SETTLEMENT AT POWHATAN CREEK  
 PHASE II  
 LOTS 124-133, 145-172, AND 186-189  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS/RDM  
 Project Number: 9254-08  
 Scale: 1"=40'  
 Date: 12/01/10  
 Sheet Number: 2 of 4



110010664



NATURAL OPEN SPACE EASEMENT #9 AND #10 LINE TABLES

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L23	N27°44'46"E	15.57'	L40	N60°16'13"W	5.57'
L24	N5°27'34"W	14.48'	L41	N42°39'30"W	97.62'
L25	N21°13'32"W	63.31'	L42	N27°54'26"E	20.17'
L26	N33°05'37"W	56.29'	L43	S49°51'53"W	8.48'
L27	N54°36'14"W	15.75'	L44	S34°23'07"W	35.54'
L28	N32°29'53"W	25.48'	L45	S59°31'10"W	26.84'
L29	N43°41'06"W	50.21'	L46	S37°34'56"W	28.44'
L30	N50°11'26"W	64.94'	L47	S41°21'24"E	24.30'
L31	N84°15'23"W	20.05'	L48	N22°42'00"W	14.63'
L32	N32°01'17"W	16.29'	L49	S45°15'44"E	34.88'
L33	N48°48'19"W	23.41'	L50	N30°08'23"W	10.78'
L34	S88°47'41"W	10.94'	L51	N45°20'45"W	40.49'
L35	S73°39'14"W	22.08'	L52	N69°43'11"W	14.61'
L36	S17°56'18"W	8.22'	L53	N45°36'29"W	91.76'
L37	S71°30'18"W	18.50'	L54	N6°30'41"W	4.35'
L38	N39°00'03"E	31.83'	L55	N42°31'46"W	16.72'
L39	S82°57'54"W	25.57'	L56	S79°01'33"E	17.85'

RIGHT-OF-WAY CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RW23	6°32'31"	279.00'	31.86'	15.95'	31.84'	S37°53'21"E
RW24	90°00'00"	67.00'	105.24'	67.00'	94.75'	S3°50'23"W
RW25	90°00'00"	25.00'	39.27'	25.00'	35.36'	S3°50'23"W
RW26	4°45'43"	179.00'	14.88'	7.44'	14.87'	S43°32'28"E
RW27	4°45'43"	221.00'	18.37'	9.19'	18.36'	S43°32'28"E
RW28	4°45'43"	179.00'	14.88'	7.44'	14.87'	N43°32'28"W
RW29	6°32'31"	321.00'	36.65'	18.35'	36.63'	S37°53'21"E
RW30	90°00'00"	25.00'	39.27'	25.00'	35.36'	S3°50'23"W
RW31	90°00'00"	25.00'	39.27'	25.00'	35.36'	S86°09'37"E
RW32	90°00'00"	25.00'	39.27'	25.00'	35.36'	S3°50'23"W

LOT/OPEN SPACE CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C18	90°00'00"	25.00'	39.27'	25.00'	35.36'	N86°09'37"W
C19	90°00'00"	25.00'	39.27'	25.00'	35.36'	N3°50'23"E
C20	53°07'48"	25.00'	23.18'	12.50'	22.36'	N75°24'17"E
C21	36°52'12"	25.00'	16.09'	8.33'	15.81'	S59°35'43"E

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.

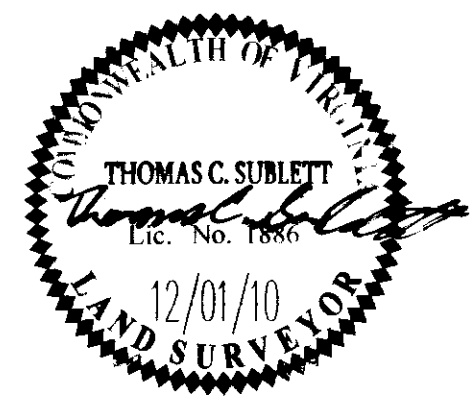
INDICATES AREA OF NATURAL OPEN SPACE TO REMAIN UNDISTURBED AND TO BE DEDICATED TO JAMES CITY COUNTY. (SEE SHEET 4)

NOTES:  
1. SEE SHEET 4 FOR CA-5 (COMMON AREA 5) MEETS AND BOUNDS/AREA TABULATION AND GREENWAY TRAIL EASEMENT.

➤ SIGN FOR NATURAL OPEN SPACE EASEMENT (TYPICAL)

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 13, 2011  
at 10:00 AM/PM, PB PG  
DOCUMENT # 110010664  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

Rev.	Date	Description	Revised By
3	3/18/11	REVISED SETBACK LINES	JFS
2	3/15/11	REVISED PER OWNER	JFS
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BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

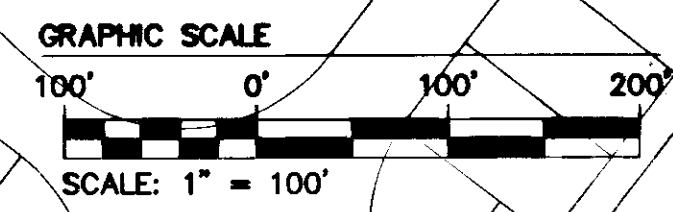
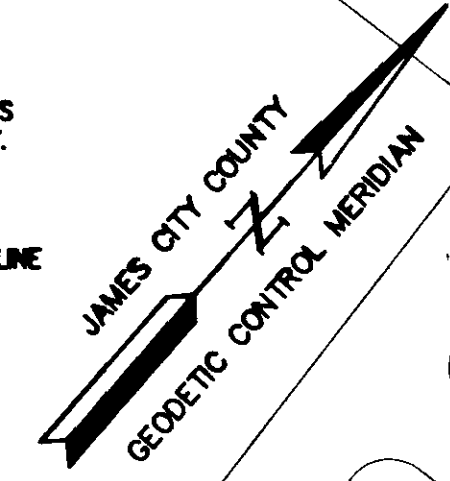
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Sheet Number  
**3 of 4**

110010664

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 13 May 2011  
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 BETSY B. WOOLRIDGE, CLERK  
 Betsy B. Woolridge Clerk

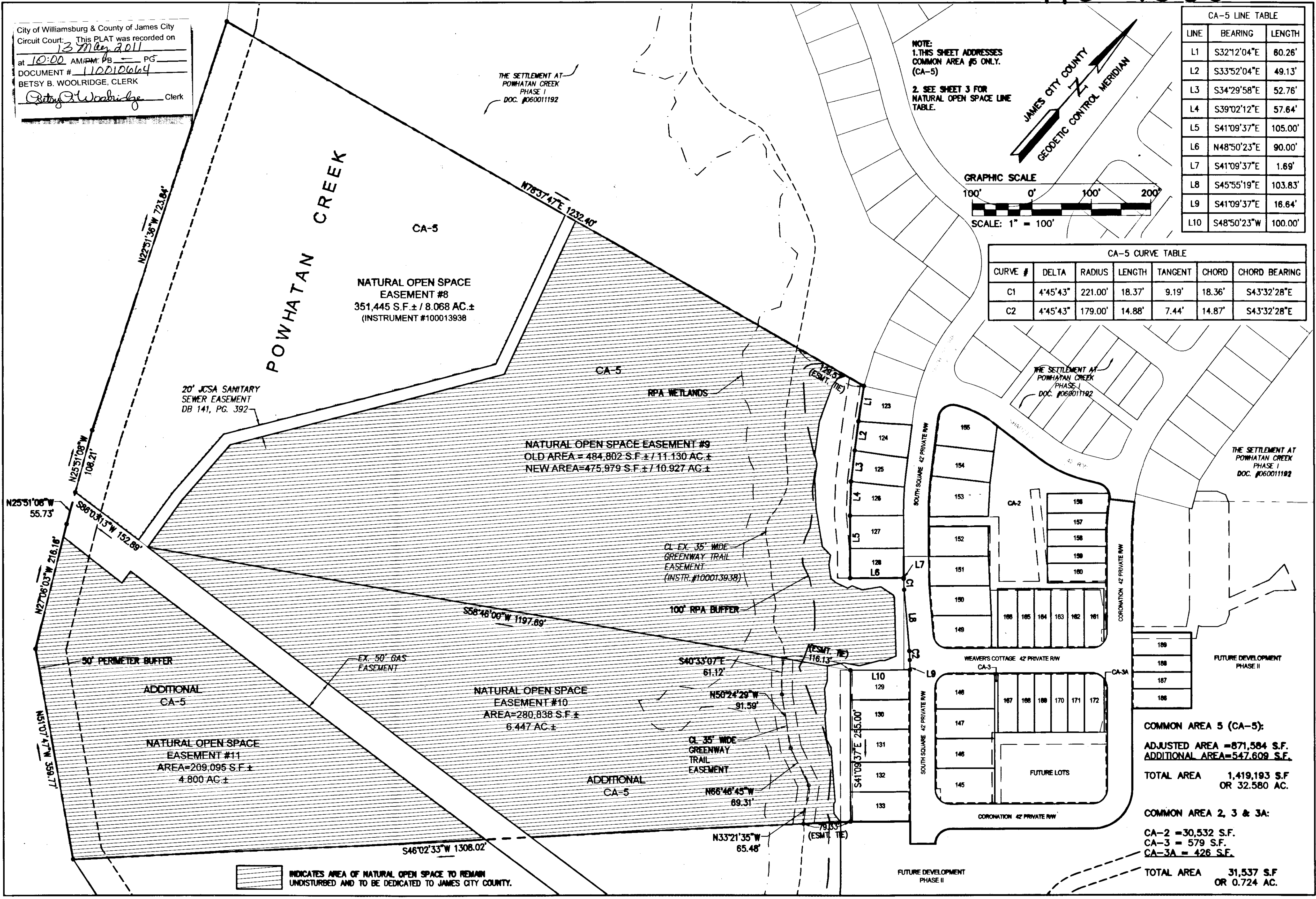
THE SETTLEMENT AT  
 POWHATAN CREEK  
 PHASE I  
 DOC. #060011192

NOTE:  
 1. THIS SHEET ADDRESSES  
 COMMON AREA #5 ONLY.  
 (CA-5)  
 2. SEE SHEET 3 FOR  
 NATURAL OPEN SPACE 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	1.69'
L8	S45°55'19"E	103.83'
L9	S41°09'37"E	16.64'
L10	S48°50'23"W	100.00'

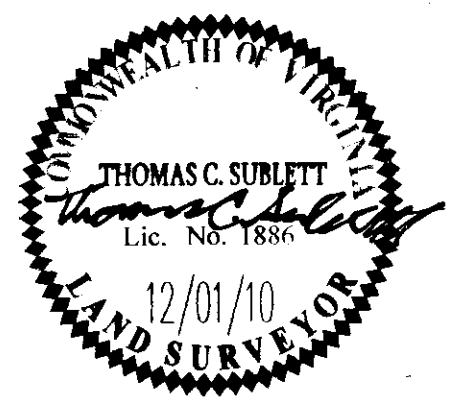
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	4°45'43"	221.00'	18.37'	9.19'	18.36'	S43°32'28"E
C2	4°45'43"	179.00'	14.88'	7.44'	14.87'	S43°32'28"E



**COMMON AREA 5 (CA-5):**  
 ADJUSTED AREA = 871,584 S.F.  
 ADDITIONAL AREA = 547,609 S.F.  
 TOTAL AREA 1,419,193 S.F.  
 OR 32.580 AC.

**COMMON AREA 2, 3 & 3A:**  
 CA-2 = 30,532 S.F.  
 CA-3 = 579 S.F.  
 CA-3A = 426 S.F.  
 TOTAL AREA 31,537 S.F.  
 OR 0.724 AC.

Rev.	Date	Description	Revised By
		4 Large/Small Plat(s) Recorded herewith as # 110010664	
3	3/18/11	REVISED SETBACK LINES	JFS
2	3/15/11	REMOVED LOT 123 PER OWNER	JFS
1	3/4/11	REVISED PER COUNTY COMMENTS	JFS



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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION AND  
 BOUNDARY LINE ADJUSTMENT  
**THE SETTLEMENT AT POWHATAN CREEK**  
 PHASE II  
 LOTS 124-133, 145-172, AND 186-189

BERKELEY DISTRICT      JAMES CITY COUNTY      VIRGINIA

Project Contacts:	TRS/RDM
Project Number:	9254-08
Scale:	Date:
1"=100'	12/01/10
Sheet Number	
4 of 4	