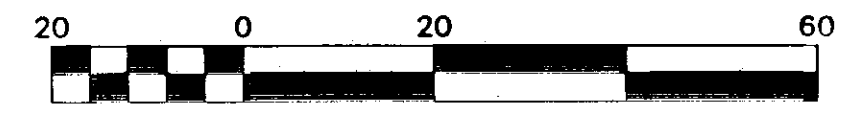


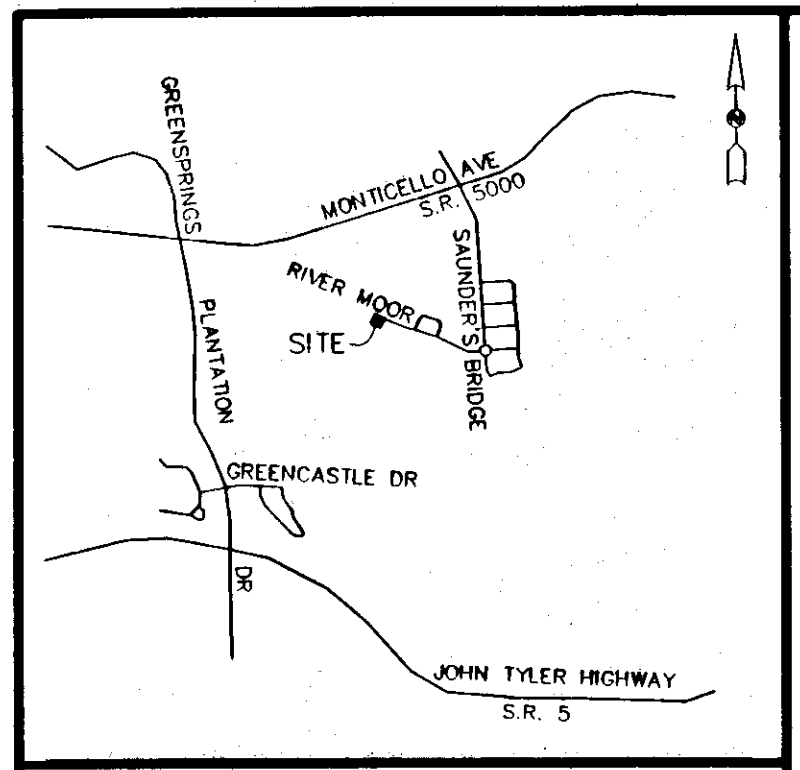
110015887

SUBDIVISION OF  
LOT 102  
PROPERTY LINE VACATION PLAT OF  
LOTS 100, 101 & 102  
PLAT OF SUBDIVISION  
THE SETTLEMENT AT  
POWHATAN CREEK  
PHASE 1  
BERKELEY MAGISTERIAL DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1" = 20' DATE: DECEMBER 20, 2010  
SHEET 1 OF 1



Scale 1" = 20 ft

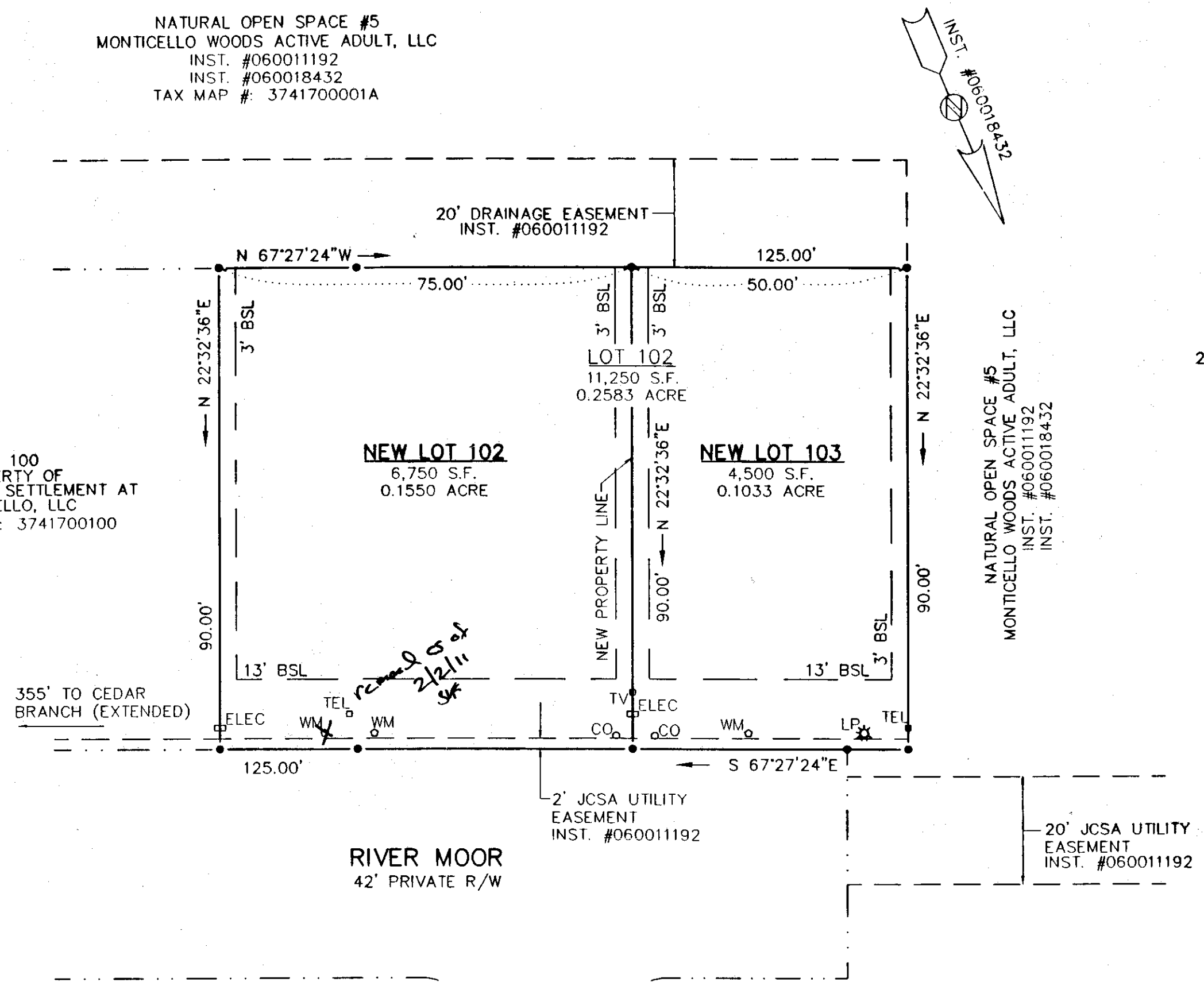
DAVIS & ASSOCIATES, P.C.  
SURVEYORS - PLANNERS  
3630 GEORGE WASHINGTON  
MEMORIAL HIGHWAY - SUITE "G"  
YORKTOWN, VIRGINIA 23693  
(757) 867-8583



VICINITY MAP  
SCALE: 1" = 2,000'

THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

LOT 100  
PROPERTY OF  
MARQUE HOMES SETTLEMENT AT  
MONTICELLO, LLC  
TAX MAP #: 3741700100



LOT 104  
MONTICELLO WOODS ACTIVE ADULT, LLC  
TAX MAP #: 3741700104

NATURAL OPEN SPACE #7  
MONTICELLO WOODS ACTIVE ADULT, LLC  
INST. #060011192  
INST. #060018432  
TAX MAP #: 37417000C1A

RIVER MOOR  
42' PRIVATE R/W

*Susan M. Francis Trustee* DATE 12/27/2010  
SUSAN M. FRANCIS - TRUSTEE OF:  
THE SUSAN M. FRANCIS TRUST

NOTARY PUBLIC FOR TRUSTEE  
SUSAN M. FRANCIS  
STATE OF VIRGINIA TO WIT:  
I, *James J. Knicely*, 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 DAY OF *December*, 20*10*.  
MY COMMISSION EXPIRES: *9/30/12*

NOTARY PUBLIC JAMES J. KNICELY REGISTRATION NO. 183864  
Notary Public  
No. 183864  
Commission Expires 9/30/12

TAX MAP #S: 3730500102  
SUSAN M. FRANCIS, TRUSTEE OF THE SUSAN M. FRANCIS TRUST, AND WAS ACQUIRED FROM MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC BY DEED DATED APRIL 15, 2009 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT # 090010706

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.  
*Donald W. Davis* 12/20/10  
DONALD W. DAVIS DATE

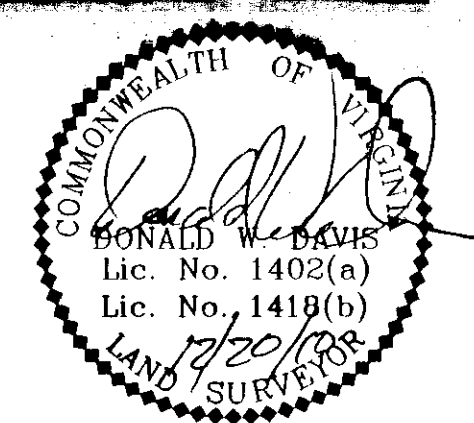
GENERAL NOTES:

1. PROPERTY IS ZONED PUD-R.
2. BUILDING SETBACKS:  
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 PARCEL: 3730500102
4. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510201 0035 B, EFFECTIVE DATE: FEBRUARY 6, 1991.
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.

1 Large/Small Plat(s) Recorded  
herewith as # 110015887

- REFERENCES:
- INSTRUMENT #: 060011192
  - INSTRUMENT #: 060022211
  - INSTRUMENT #: 080021743
  - INSTRUMENT #: 090003919

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
*27 July 2011*  
at *12:43* AM/PM PB PG  
DOCUMENT # *110015887*  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



CERTIFICATE OF APPROVAL

THIS PLAT OF SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD  
*2/2/11* *Betsy B. Woolridge*  
DATE SUBDIVISION AGENT OF:  
JAMES CITY COUNTY

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