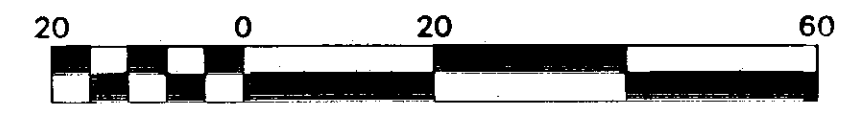


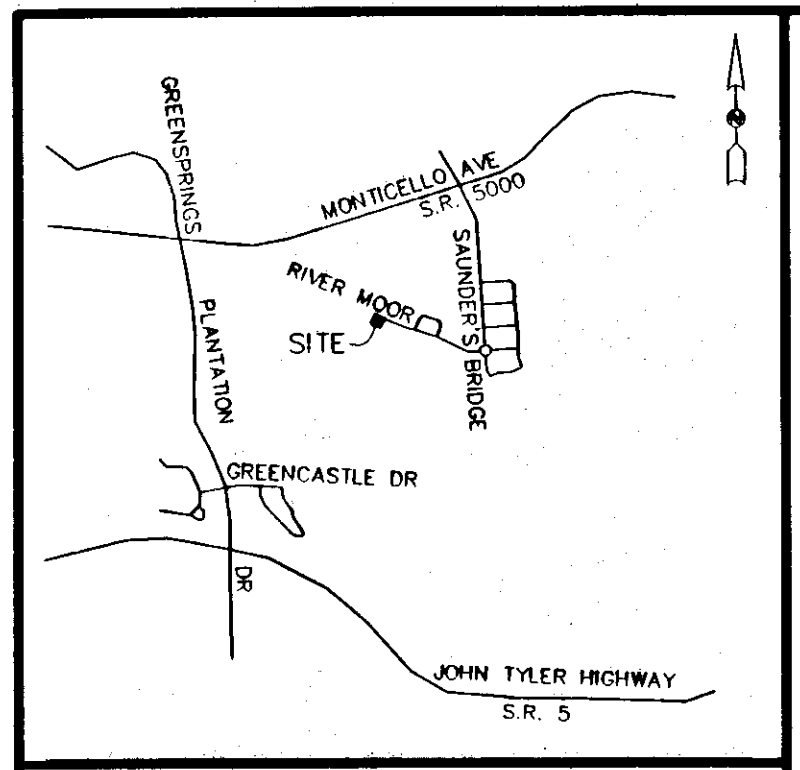
110015887

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

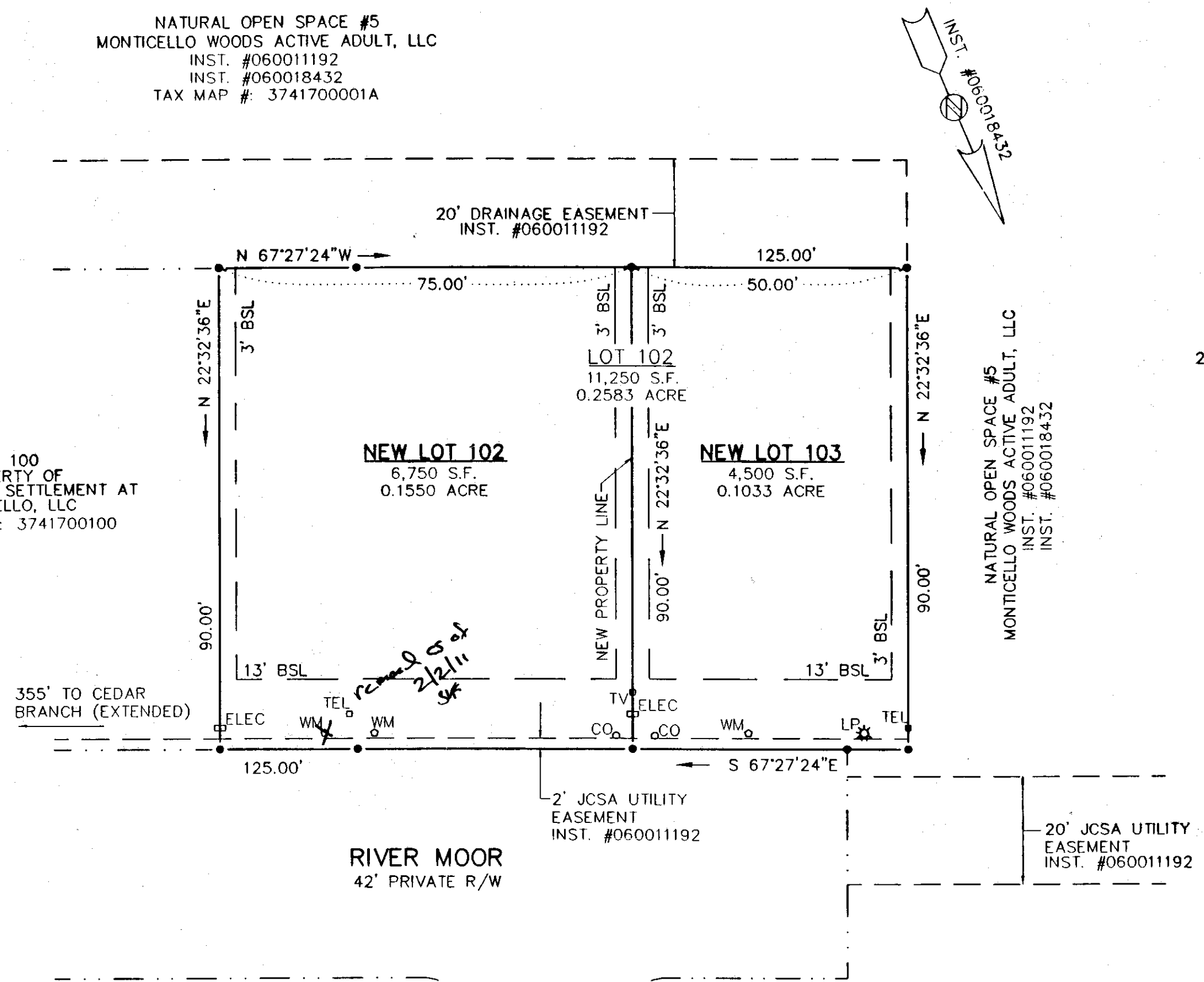
**DAVIS & ASSOCIATES, P.C.**  
 SURVEYORS - PLANNERS  
 3630 GEORGE WASHINGTON  
 MEMORIAL HIGHWAY - SUITE "G"  
 YORKTOWN, VIRGINIA 23693  
 (757) 867-8583



**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



*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*  
*James J. Knicely*  
 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

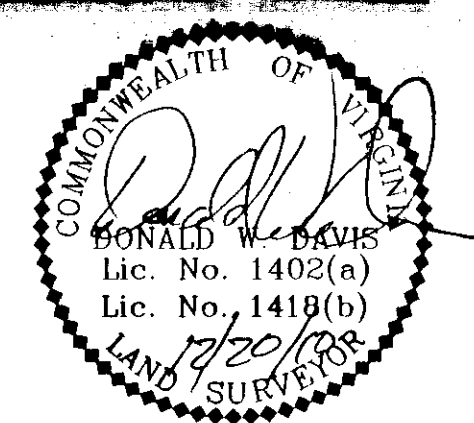
**GENERAL NOTES:**

- PROPERTY IS ZONED PUD-R.
- 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.
- PROPERTY IS DESIGNATED AS TAX PARCEL: 3730500102
- 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.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTIONS 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THE PROPERTY ENCOMPASSED BY THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE RESOURCE MANAGEMENT AREA (RMA)
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- PARCEL SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- ALL NEW MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.

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

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

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



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

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