

110025888

**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 COUNTY OF JAMES CITY AS DOCUMENT NO. 030034814.

**OWNER'S CERTIFICATE**

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE SETTLEMENT AT POWHATAN CREEK PHASE II, LOTS 156-160 AND CA-2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*C. Lewis Watrip II* 12-2-2011  
FOR MONTICELLO WOODS ACTIVE ADULT, LLC DATE

*C. Lewis Watrip II*  
PRINTED NAME

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James

Crystal Fairbanks 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

2 DAY OF December, 20 11

*Robert R. J...*  
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 6/30/2014  
NOTARY REGISTRATION NUMBER: 7054078

**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.

*Thomas C. Sublett* 11/30/11  
THOMAS C. SUBLETT, L.S. #1886 DATE

**CERTIFICATE OF APPROVAL**

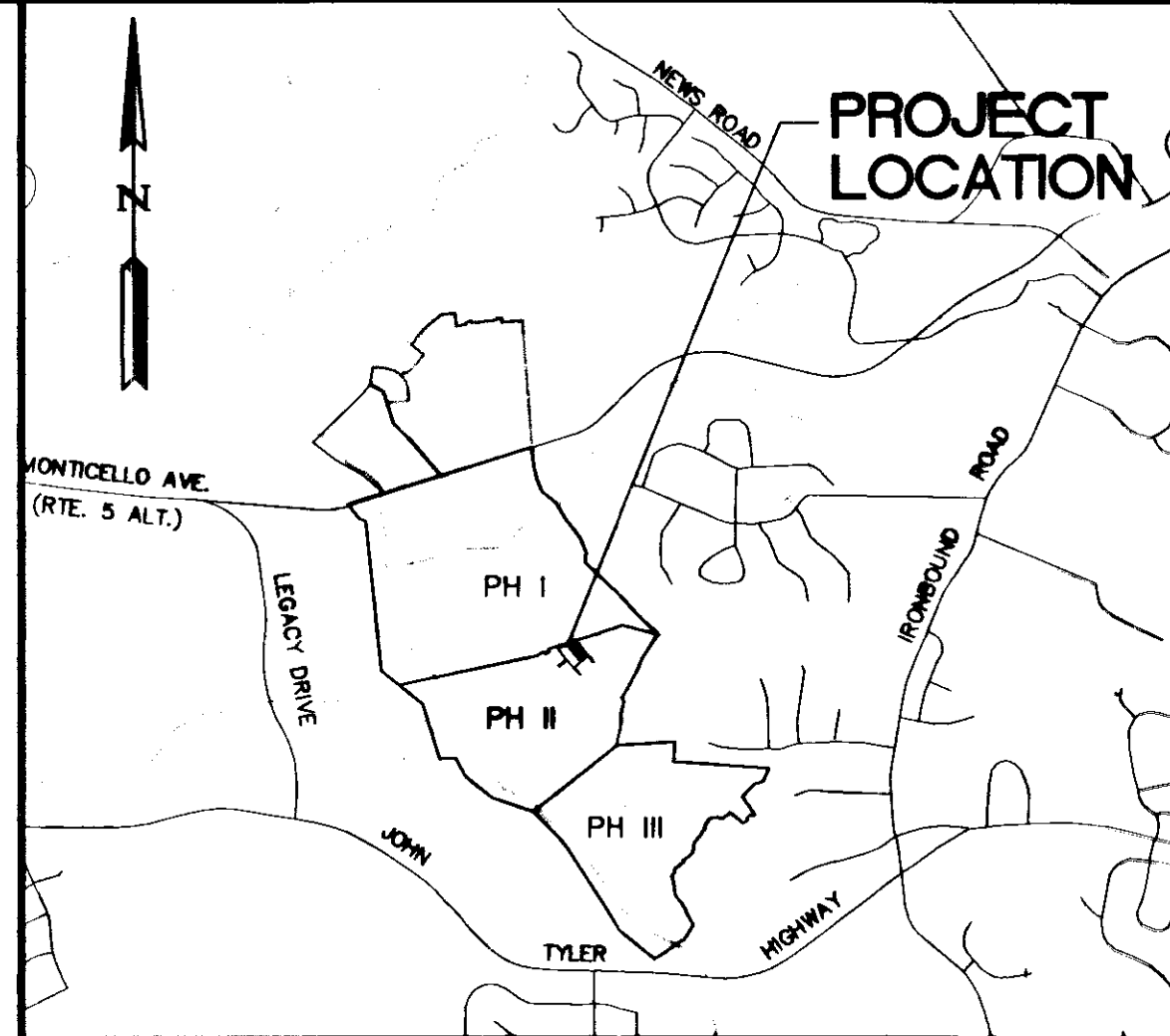
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

12/27/11  
DATE

*[Signature]*  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

**NOTES:**

- PROPERTY IS ZONED PUD-R, (PLANNED UNIT DEVELOPMENT DISTRICT), WITH PROFFERS.
- PROPERTY IS ALL OF TAX PARCELS:  
PID# 4621900156, 4046 CORONATION  
PID# 4621900157, 4048 CORONATION  
PID# 4621900158, 4050 CORONATION  
PID# 4621900159, 4052 CORONATION  
PID# 4621900160, 4054 CORONATION  
PID# 4621900010, COMMON AREA 2
- INTERIOR SETBACKS: PER POWHATAN CROSSING, INC. AND THE SETTLEMENT AT POWHATAN CREEK ARCHITECTURAL REVIEW BOARD.  
FRONT: AS SHOWN  
SIDE: AS SHOWN  
REAR: AS SHOWN
- FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATIONS REQUIREMENTS PURSUANT TO SECTION 24-281 OF THE JAMES CITY COUNTY ZONING ORDINANCE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LIMITS AND SETBACK LINES REFERRED TO THEREIN ARE HEREBY COINCIDENT WITH THE PROPERTY LOT LINES. 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.
- 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. #51095C0210C 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 LOTS) 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 STORIES 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.



VICINITY MAP  
SCALE 1"=2000'

**LEGEND**

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT
- BUILDING SETBACK LINE (B.S.L. TYP.)
- RPA BUFFER LINE

L-156 through L-160, and CA-2  
P-2 Settlement at Powhatan Creek

**AREA TABULATION**  
THE SETTLEMENT AT POWHATAN CREEK  
PHASE II  
LOTS 156 - 160 AND COMMON AREA 2 (CA-2)

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	16,299 S.F.	0.374 AC.±
COMMON AREA 2 (CA-2)	29,421 S.F.	0.675 AC.±
TOTAL AREA SUBDIVIDED	45,720 S.F.	1.049 AC.±
NUMBER OF LOTS	5	
AVERAGE LOT SIZE	3,260 S.F.	0.075 AC.±
SMALLEST LOT (LOT 157)	2,856 S.F.	0.066 AC.±
LARGEST LOT (LOT 156)	3,439 S.F.	0.079 AC.±

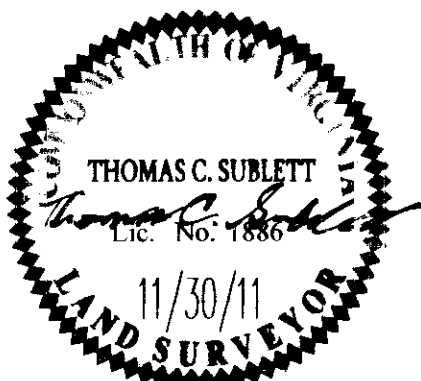
2 Large/Small Plat(s) Recorded herewith as # 110025888

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 29 DAY OF December, 2011  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:34 PM  
INSTRUMENT # 110025888

TESTE: *Betsy B. Woolridge*  
BETSY B. WOOLRIDGE, CLERK

*By Claudia A. Brinkley, Dep. Clerk*

Rev.	Date	Description	Revised By
1	11/30/11	REVISED PER COUNTY COMMENTS	RMS



**AES**  
CONSULTING ENGINEERS  
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Fax: (757) 220-8994  
www.aesva.com

**PLAT OF BOUNDARY LINE ADJUSTMENT**  
THE SETTLEMENT AT POWHATAN CREEK  
PHASE II  
LOTS 156-160 AND CA-2  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contact: TCB  
Project Number: 9254-06  
Scale: 1"=40' Date: 10/14/11  
Sheet Number: 1 of 2

