

120011727

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MONTECELLO WOODS ACTIVE ADULT, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO NVR INC BY DEED DATED FEBRUARY 23, 2012 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 120004670.

OWNER'S CERTIFICATE

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

Signature: Jeffrey C. Ambrose
DATE: 5/23/12
FOR NVR INC
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 23rd DAY OF May, 2012
Notary Public Signature: Kelly Lynn Wroten
My Commission Expires May 31, 2015

MY COMMISSION EXPIRES: 5/31/15
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: Thomas C. Sublett
DATE: 2/03/12
THOMAS C. SUBLETT, L.S. #1886

CERTIFICATE OF APPROVAL

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

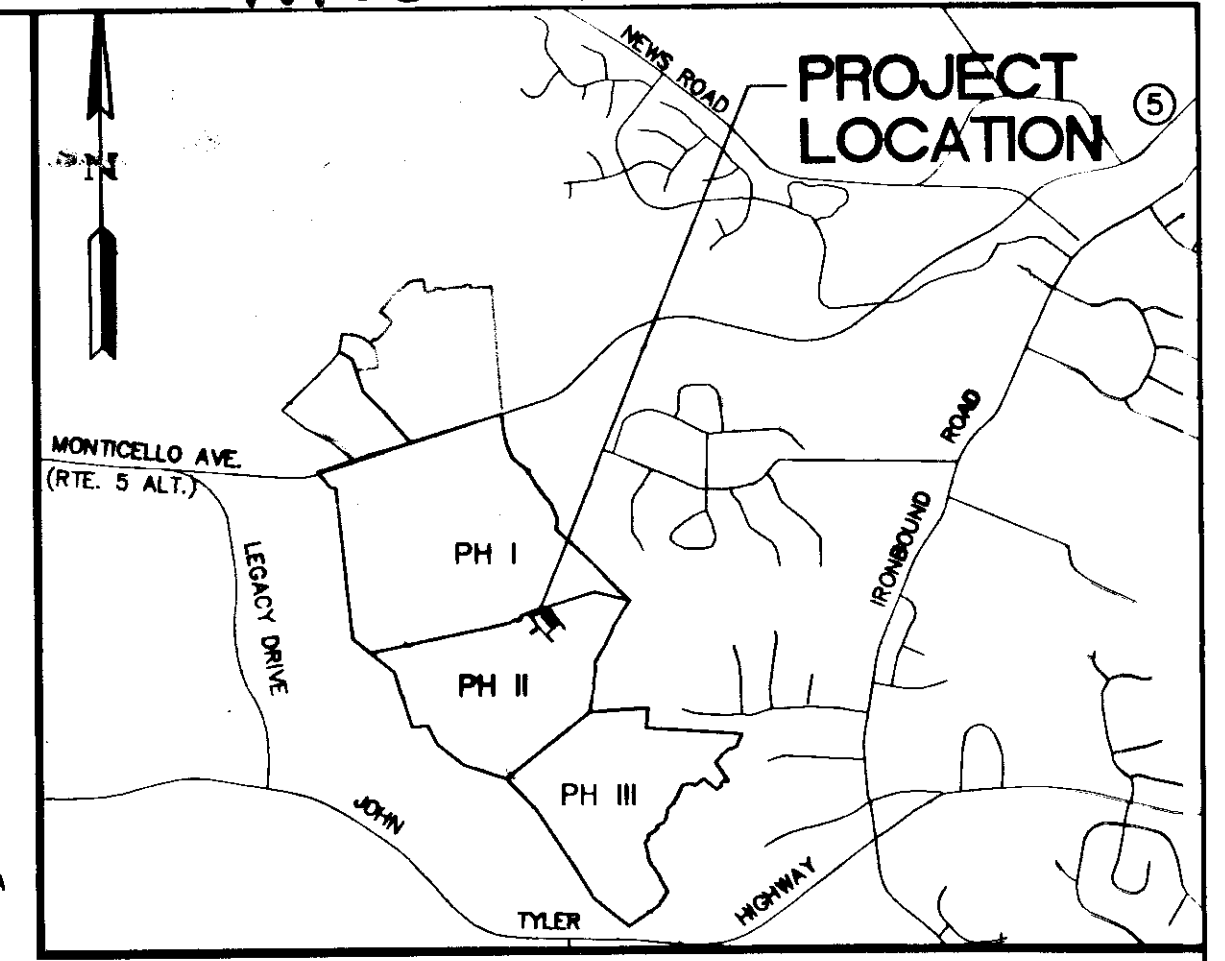
DATE: 5/29/12
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

AREA TABULATION
THE SETTLEMENT AT POWHATAN CREEK
PHASE II
LOTS 186 THRU 189

Table with 3 columns: AREA OF RESIDENTIAL LOTS, SQUARE FEET, ACRES. Rows include total area subdivided, number of lots, average lot size, smallest lot, and largest lot.

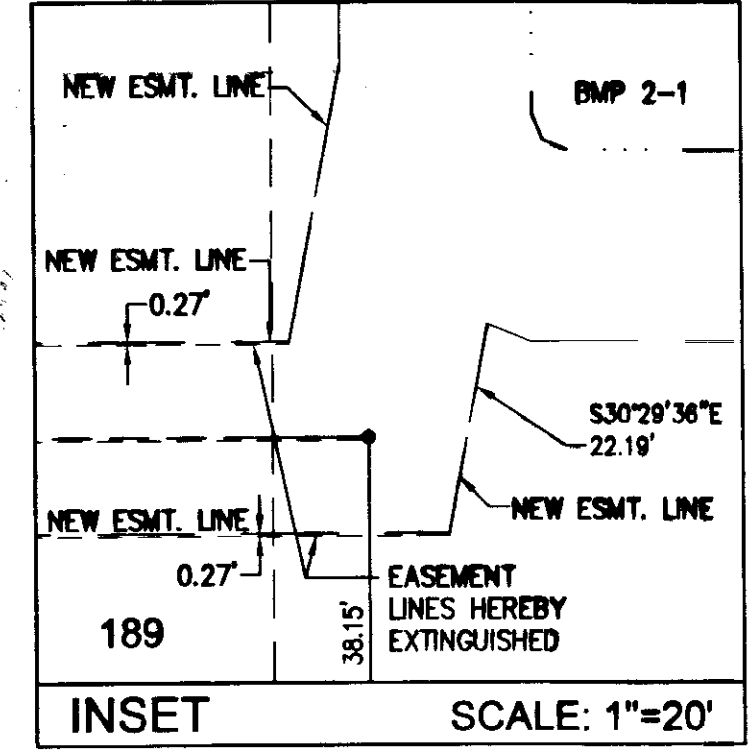
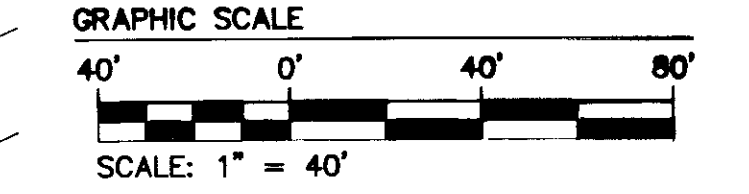
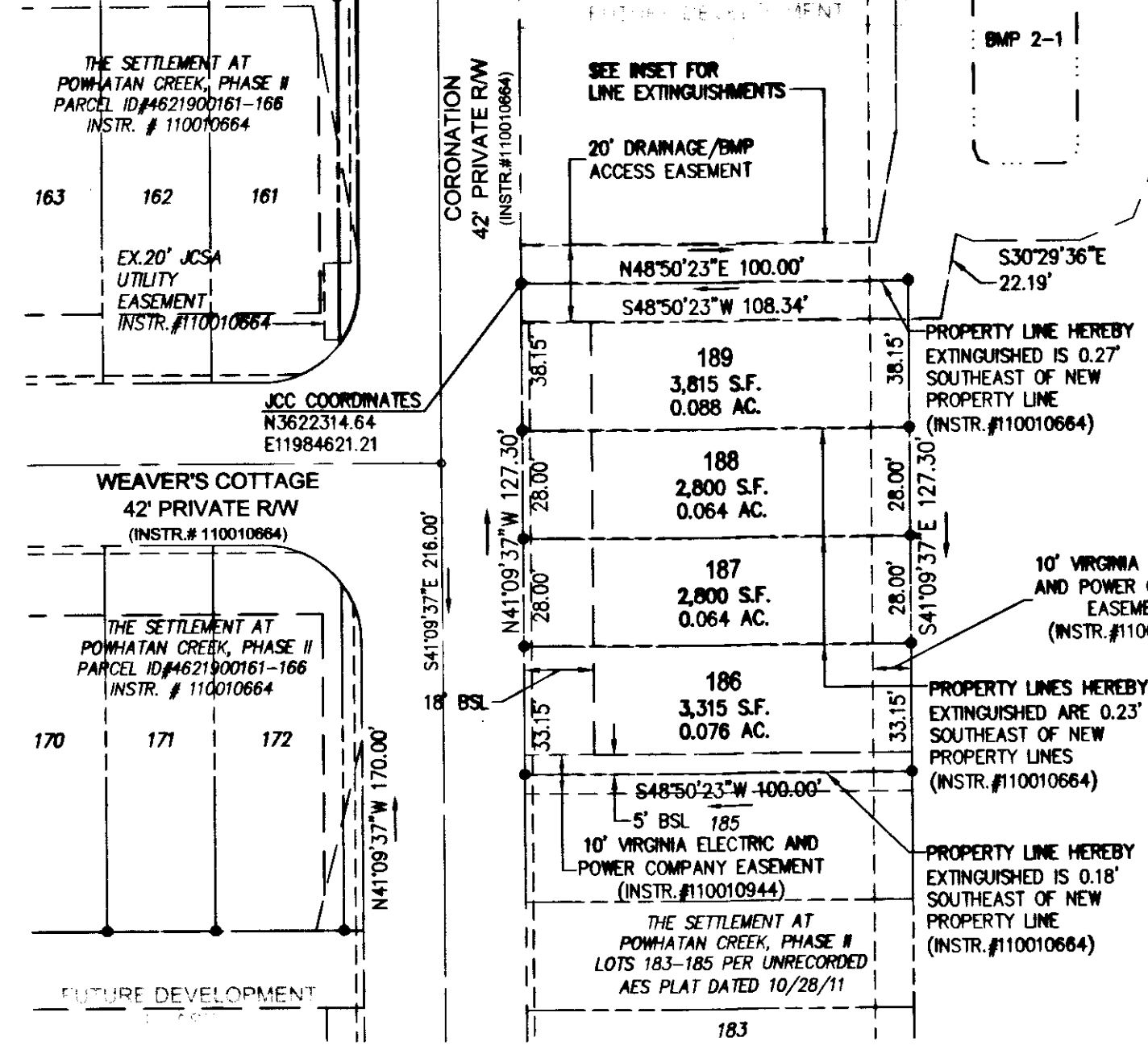
NOTES:

- 1. PROPERTY IS ZONED PUD-R, (PLANNED UNIT DEVELOPMENT DISTRICT), WITH PROFFERS.
2. PROPERTY IS ALL OF TAX PARCELS: PID# 4621900186, 4067 CORONATION...
3. INTERIOR SETBACKS: PER POWHATAN CROSSING, INC. AND THE SETTLEMENT AT POWHATAN CREEK ARCHITECTURAL REVIEW BOARD...
4. THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.



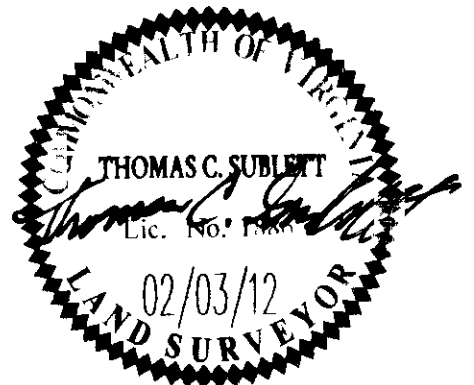
LEGEND

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



STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 1st DAY OF June 2012
TESTE: Betsy B. Woolridge, Clerk

Table with 4 columns: Rev, Date, Description, Revised By.



AES CONSULTING ENGINEERS
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Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

PLAT OF BOUNDARY LINE ADJUSTMENT
THE SETTLEMENT AT POWHATAN CREEK
PHASE II
LOTS 186 THRU 189 AND BMP ACCESS
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS
Project Number: 9254-08
Scale: 1"=40' Date: 02/03/12
Sheet Number: 1 of 1