

130008756 + 130008757

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SETTLEMENT AT POWHATAN CREEK, L.L.C. TO MARCIA K. WEINLAND BY DEED DATED AUGUST 31, 2011 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. 110018715.

**OWNER'S CERTIFICATE**

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE SETTLEMENT AT POWHATAN CREEK PHASE I, LOT 58 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Marcia K. Weinland 2/12/2013  
MARCIA K. WEINLAND DATE

MARCIA K. WEINLAND  
PRINTED NAME

**CERTIFICATE OF NOTARIZATION:**

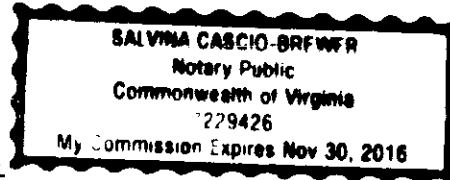
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City

I, Salvina Cascio-Braver 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

12<sup>th</sup> DAY OF February, 20 13

Salvina Cascio-Braver  
NOTARY PUBLIC SIGNATURE



MY COMMISSION EXPIRES: November 30, 2016

NOTARY REGISTRATION NUMBER: 7229426

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SETTLEMENT AT POWHATAN CREEK, L.L.C. TO GARY D. JONES AND REBECCA L. JONES BY DEED DATED JANUARY 31, 2013 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. 130003517.

**OWNER'S CERTIFICATE**

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE SETTLEMENT AT POWHATAN CREEK PHASE I, LOT 59 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Gary D. Jones 14 Feb 13  
GARY D. JONES DATE

Gary Jones  
PRINTED NAME

Rebecca L. Jones 2/14/13  
REBECCA L. JONES DATE

Rebecca L. Jones  
PRINTED NAME

**CERTIFICATE OF NOTARIZATION:**

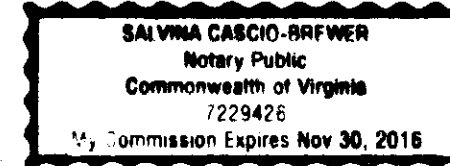
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City

I, Salvina Cascio-Braver 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

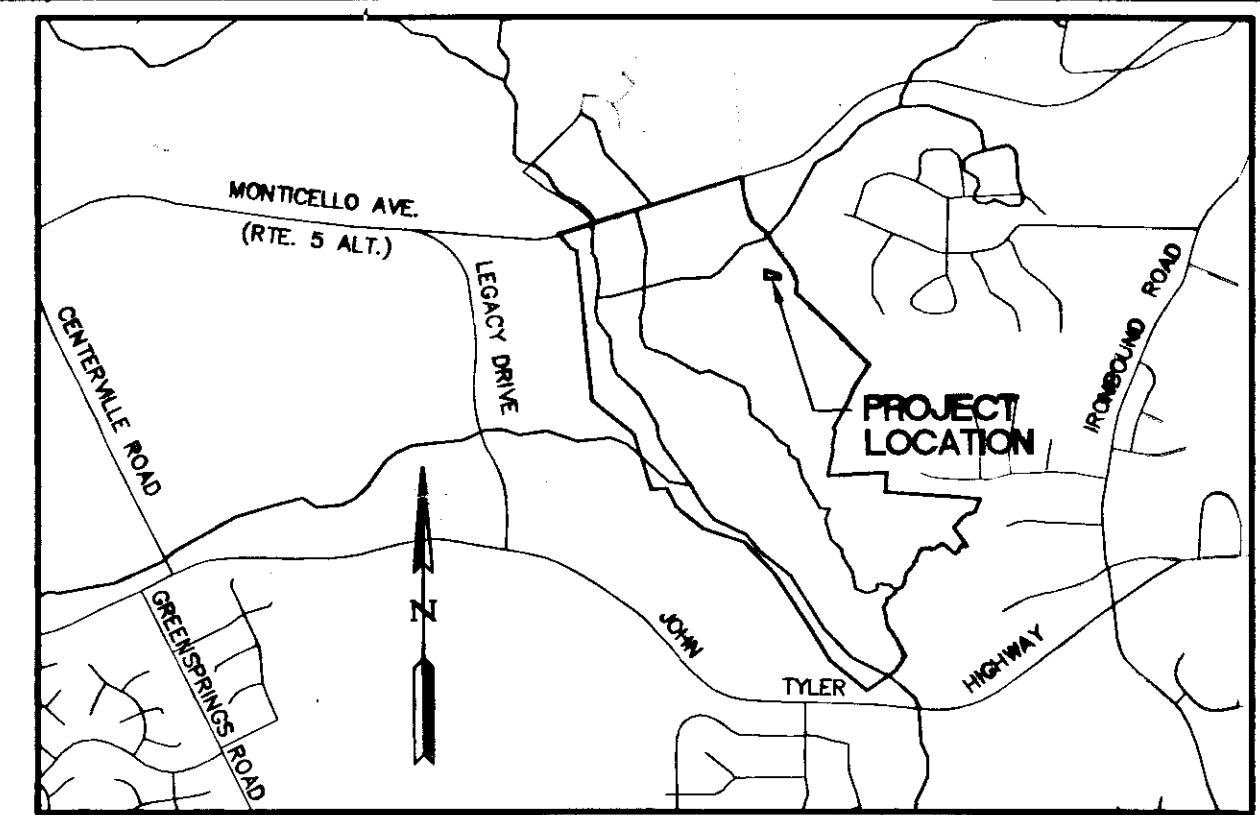
14<sup>th</sup> DAY OF February, 20 13

Salvina Cascio-Braver  
NOTARY PUBLIC SIGNATURE



MY COMMISSION EXPIRES: November 30, 2016

NOTARY REGISTRATION NUMBER: 7229426



VICINITY MAP  
SCALE 1"=2000'

**NOTES:**

1. THIS PLAT IS TO REVISE THE BUILDING SETBACK LINES ON LOTS 58 AND 59. IMPROVEMENTS AS SHOWN ARE BASED ON A CURRENT FIELD SURVEY DATED 12-5-2012.
2. THESE PROPERTIES ARE ZONED PR-PUD RESIDENTIAL.
3. THESE PARCELS SHALL BE SERVED BY PUBLIC SEWER AND WATER.
4. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS MAY EXIST THAT ENCUMBER THE PROPERTY THAT ARE NOT SHOWN.
7. BASED ON CURRENT FIRE CODE REGULATIONS IN JAMES CITY COUNTY, ALL DWELLINGS WITHIN 5' OF A PROPERTY LINE SHALL COORDINATE THE FIRE RATED WALLS WITH JAMES CITY COUNTY BUILDING SAFETY AND PERMITS DIVISION.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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 02/11/13  
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.

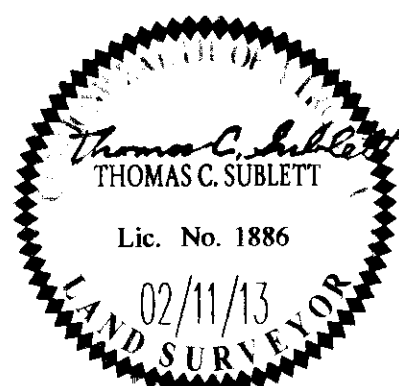
Thomas C. Sublett 2-15-13  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

2 copies of this plat recorded  
with instruments 130008756 & 130008757

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 22 DAY OF March, 2013,  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS, @ AM/PM  
INSTRUMENT # 130008756 + 130008757

TESTE: Betsy B. Woolridge  
BETSY B. WOOLRIDGE, CLERK  
By Chandler Smith, D/Clerk

| Rev. | Date | Description | Revised By |
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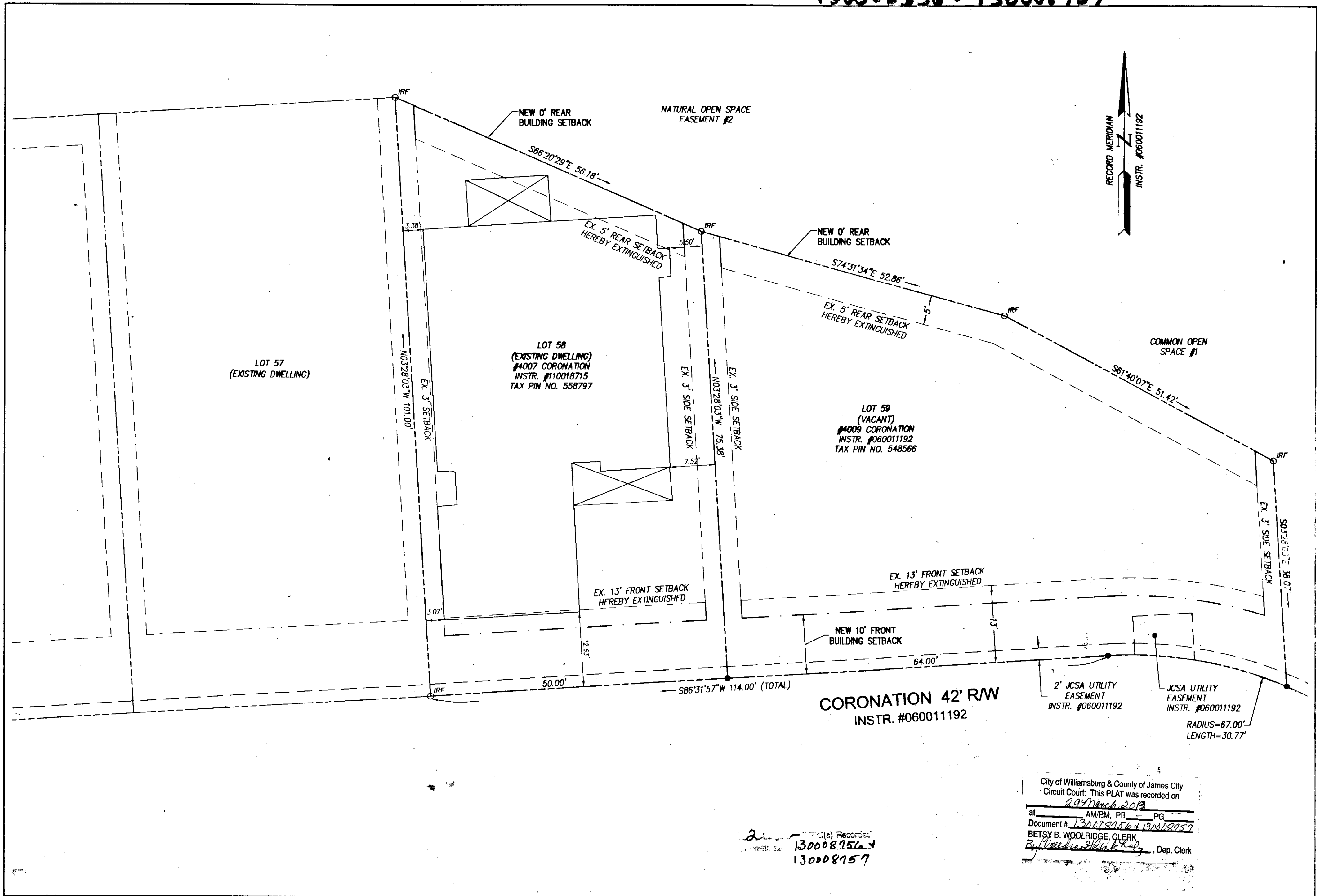


**NES**  
CONSULTING ENGINEERS  
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com  
Hampton Roads | Central Virginia | Middle Peninsula

PLAT SHOWING BUILDING SETBACK ADJUSTMENTS  
**THE SETTLEMENT AT POWHATAN CREEK**  
PHASE I  
LOTS 58 AND 59  
JCC #S-0001-2013  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: HWP/TCS  
Project Number: 9254-02  
Scale: 1"=10' Date: 02-11-13  
Sheet Number  
**1 of 2**

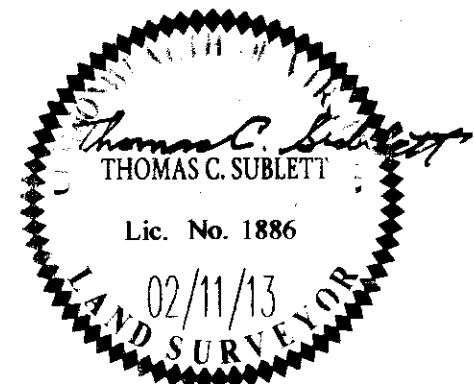
130008956 • 130008757



2 (s) Recorded  
130008956  
130008757

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
29 March 2013  
at AM/PM, PG  
Document # 130008956 & 130008757  
BETSY B. WOOLRIDGE, CLERK  
By *[Signature]* Dep. Clerk

| Rev. | Date | Description | Revised By |
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