

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN CROSSING, INC A VIRGINIA CORPORATION TO MONTECELLO 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 CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT NO. 030034814.

**OWNER'S CERTIFICATE**

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE SETTLEMENT AT POWHATAN CREEK PHASE II, LOTS 173-182, 190-195 AND CA-4, 4A & 5, AND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

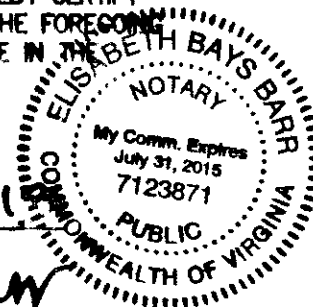
By C. Lewis Waltrip II Manager 1-24-2013  
FOR MONTECELLO WOODS ACTIVE ADULT, LLC DATE

C. Lewis Waltrip II  
PRINTED NAME

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City

I, Elizabeth Baus Ban 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 24th DAY OF January 2013

Elizabeth Baus Ban  
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 7/31/2015  
NOTARY REGISTRATION NUMBER: 7123871

**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 1/22/13  
THOMAS C. SUBLETT, L.S. #1888 DATE

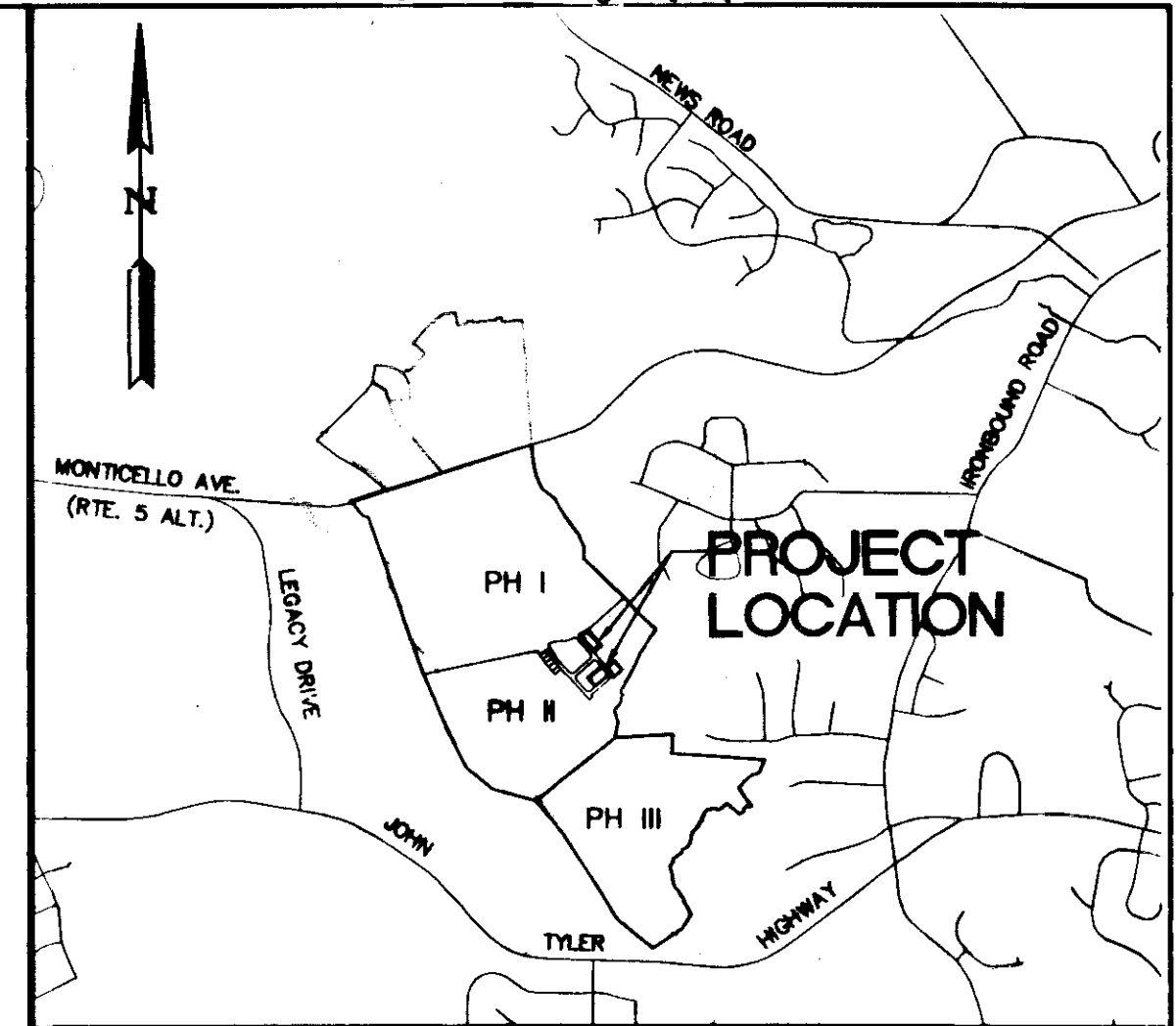
**CERTIFICATE OF APPROVAL**

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

4-16-13 DATE  
[Signature] SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

**NOTES:**

- PROPERTY IS ZONED PUD-R, (PLANNED UNIT DEVELOPMENT DISTRICT), WITH PROFFERS.
- PROPERTY IS PART OF TAX PARCEL (37-4)(1-10), ADDRESS: 4101 MONTECELLO AVENUE AND PART OF TAX PARCEL (37-3)(1-9), ADDRESS 3901 MONTECELLO AVENUE.
- PURSUANT TO SECTION 24-498 OF THE JAMES CITY COUNTY ZONING ORDINANCE FOR THE PURPOSE OF COMPLIANCE WITH YARD REGULATIONS (EXCEPT FOR SETBACKS SPECIFIED IN 24-498 (a) AND (b)) THERE SHALL BE NO MINIMUM LOT SIZE NOR MINIMUM FRONT, SIDE OR REAR YARD REQUIREMENTS FOR ANY LOT WITHIN A PLANNED UNIT DEVELOPMENT DISTRICT OTHER THAN AS SPECIFIED IN APPROVED FINAL PLANS.  
INTERIOR SETBACKS: PER POWHATAN CROSSING, INC. AND THE SETTLEMENT AT POWHATAN CREEK ARCHITECTURAL REVIEW BOARD.  
FRONT: AS SHOWN  
SIDE: AS SHOWN  
NOTE: ANY DWELLING WITHIN 5' OF A PROPERTY LINE WILL REQUIRE ADDITIONAL FIRE RATING ON THE EXTERIOR WALLS PER THE INTERNATIONAL BUILDING CODE (IBC) CHAPTER 7.  
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 AND HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
- 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. #510950210C 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 19-38 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. 07019406), 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 UNITS) 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'

**AREA TABULATION  
THE SETTLEMENT AT POWHATAN CREEK  
PHASE II**

LOTS 173-182, 190-195, AND COMMON AREA 4, 4A AND 5

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS (173-182,190-195)	50,608 S.F.	1.162 AC.±
AREA OF COMMON AREA 4 (CA-4)	4,753 S.F.	0.109 AC.±
AREA OF COMMON AREA 4A (CA-4A)	2,714 S.F.	0.062 AC.±
AREA OF COMMON AREA 5 (CA-5)	339,313 S.F.	7.790 AC.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>397,388 S.F.</b>	<b>9.123 AC.±</b>
<b>AREA REMAINING IN PHASE II</b>	<b>0 S.F.</b>	<b>0 AC.±</b>
<b>NUMBER OF LOTS</b>		<b>16</b>
AVERAGE LOT SIZE	3,163 S.F.	0.073 AC.±
SMALLEST LOT (LOTS 174-177, AND LOT 191)	2,800 S.F.	0.064 AC.±
LARGEST LOT (LOT 179)	4,216 S.F.	0.097 AC.±

**LEGEND**

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

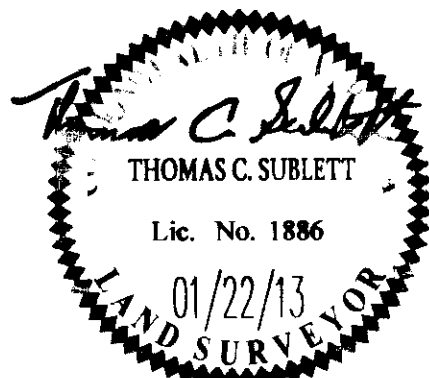
4 Large/Small Plat(s) Recorded herewith as # 130010299

"THE MASTER PLAN MP-10-03 APPROVED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS PERMITS 73 SINGLE FAMILY UNITS IN PHASE II. WITH THE APPROVAL OF THIS PLAT OF 16 LOTS (57 LOTS HAVING BEEN PREVIOUSLY APPROVED) THE NUMBER OF LOTS REMAINING TO BE PLATTED WITHIN PHASE II IS 0.

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 17th DAY OF April, 2013,  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @11:05 AM/PM  
INSTRUMENT # 130010299

TESTE: Betsy B. Woolridge, Clerk  
BETSY B. WOOLRIDGE, CLERK  
By Claudia Stankovic, Dep. Clerk

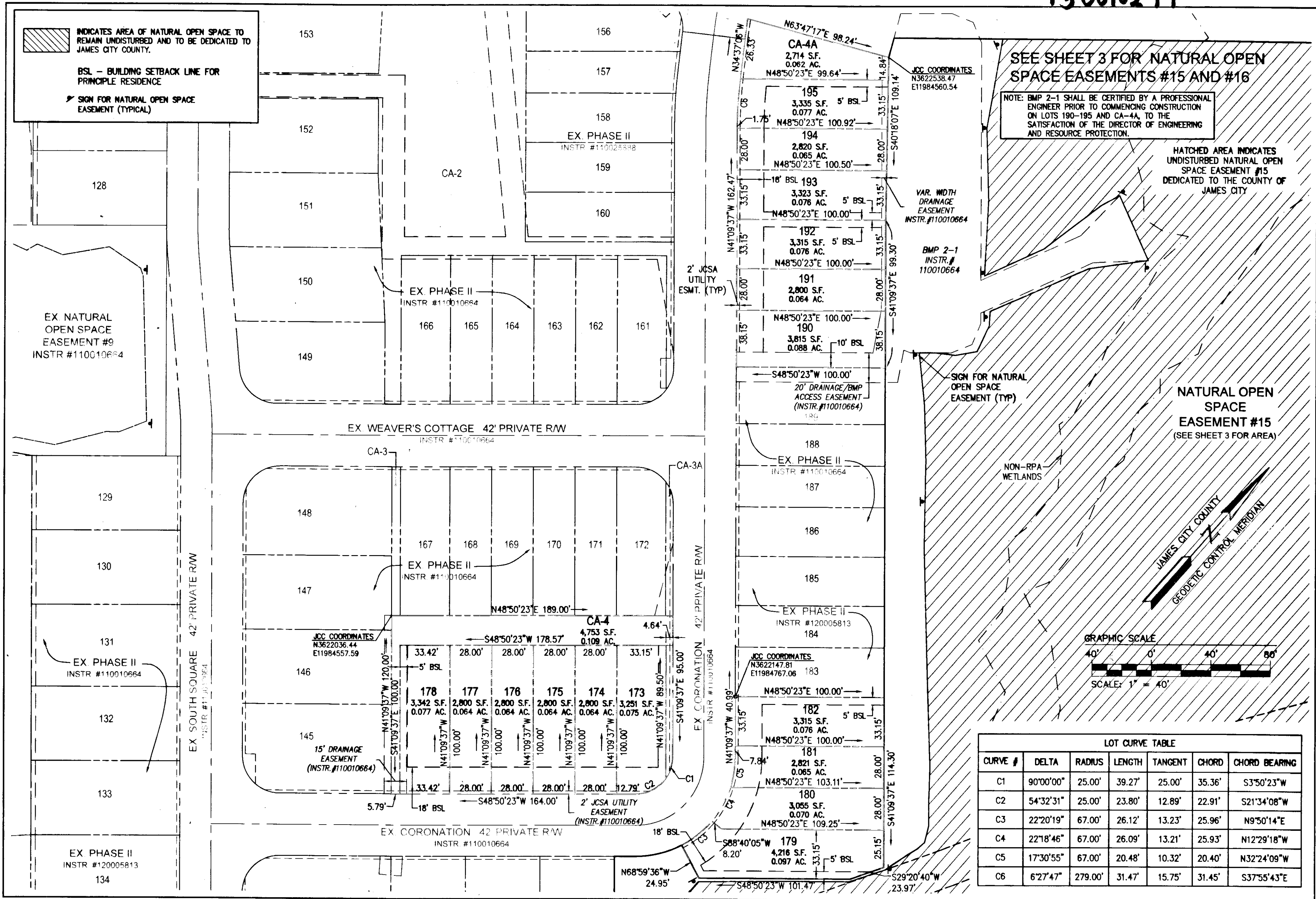
Rev	Date	Description	Revised By
1	01/22/13	REVISED PER COUNTY COMMENTS	HWP



**AES**  
CONSULTING ENGINEERS  
5248 Old 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 OF SUBDIVISION  
**THE SETTLEMENT AT POWHATAN CREEK**  
PHASE II  
LOTS 173-182, 190-195 & CA-4, CA-4A AND CA-5  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS/RMS  
Project Number: 9254-08  
Scale: NA Date: 12/20/12  
Sheet Number: 1 of 4



SEE SHEET 3 FOR NATURAL OPEN SPACE EASEMENTS #15 AND #16

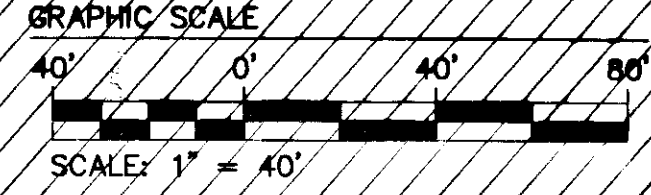
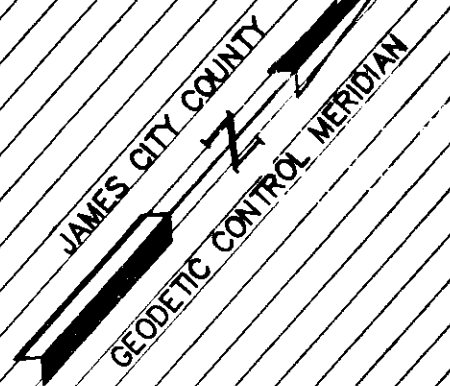
NOTE: BMP 2-1 SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER PRIOR TO COMMENCING CONSTRUCTION ON LOTS 190-195 AND CA-4A, TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING AND RESOURCE PROTECTION.

HATCHED AREA INDICATES UNDISTURBED NATURAL OPEN SPACE EASEMENT #15 DEDICATED TO THE COUNTY OF JAMES CITY

SIGN FOR NATURAL OPEN SPACE EASEMENT (TYP)

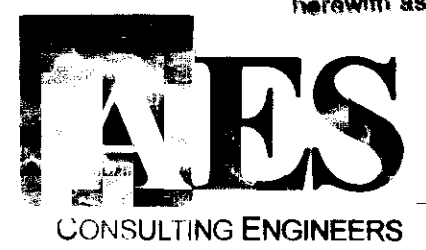
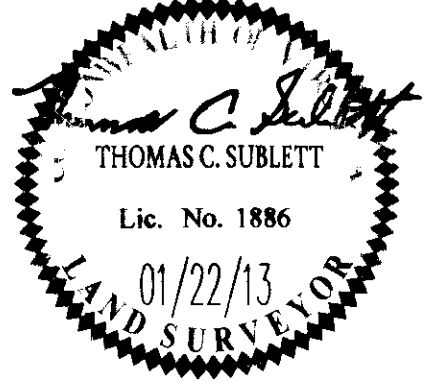
NATURAL OPEN SPACE EASEMENT #15 (SEE SHEET 3 FOR AREA)

NON-RPA WETLANDS



LOT CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	S3°50'23"W
C2	54°32'31"	25.00'	23.80'	12.89'	22.91'	S21°34'08"W
C3	22°20'19"	67.00'	26.12'	13.23'	25.96'	N9°50'14"E
C4	22°18'46"	67.00'	26.09'	13.21'	25.93'	N12°29'18"W
C5	17°30'55"	67.00'	20.48'	10.32'	20.40'	N32°24'09"W
C6	6°27'47"	279.00'	31.47'	15.75'	31.45'	S37°55'43"E

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 17 April 2013  
 at 11:05 AM/PM, PG. \_\_\_\_\_  
 Document # 130010299  
 BETSY B. WOOLRIDGE, CLERK  
 \_\_\_\_\_, Dep. Clerk

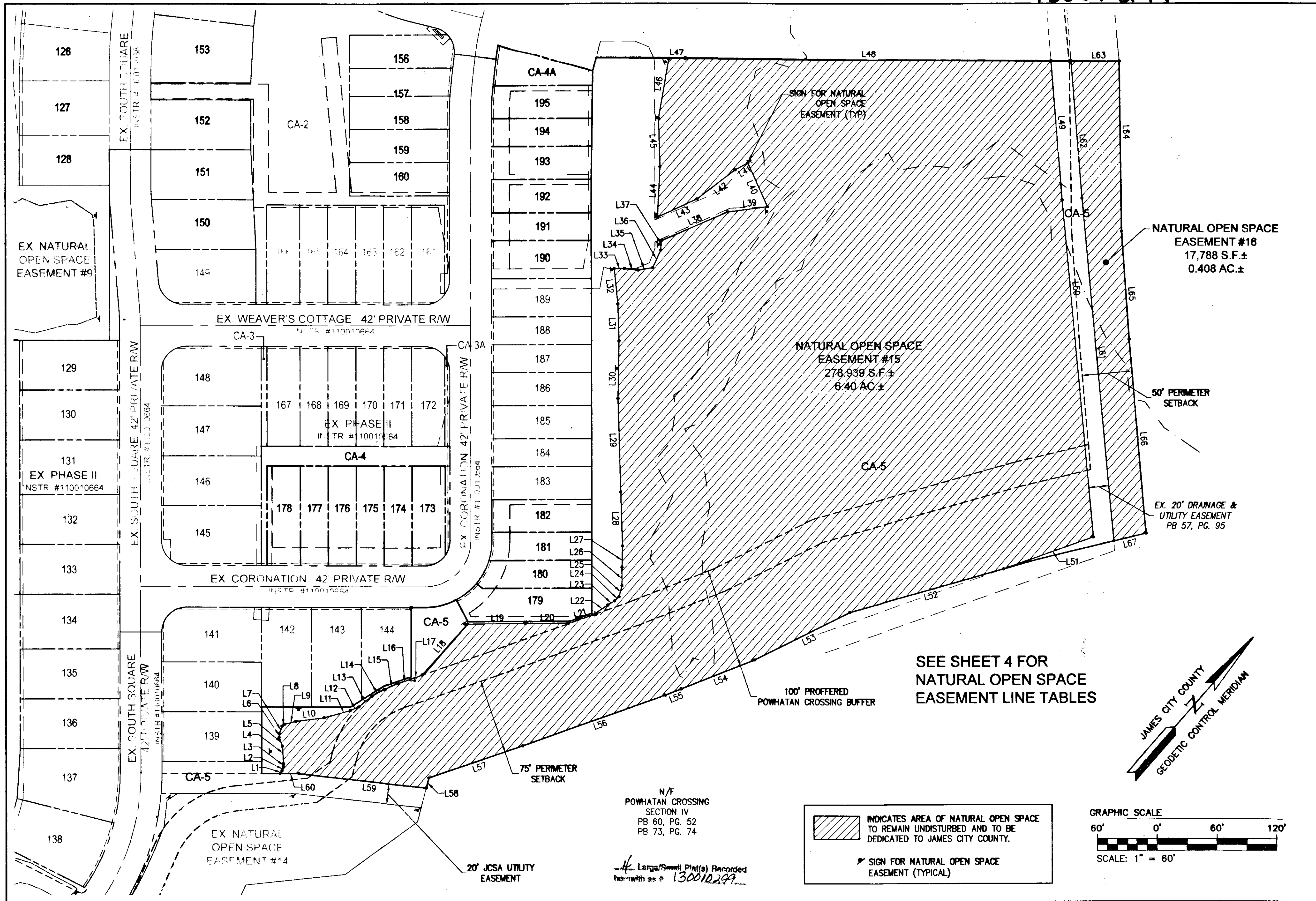


5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.aesva.com

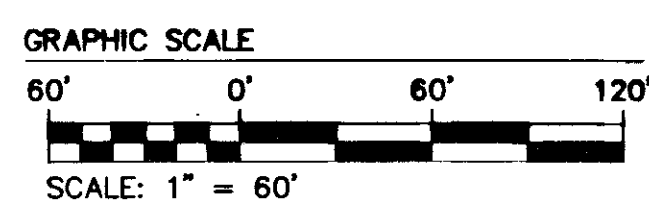
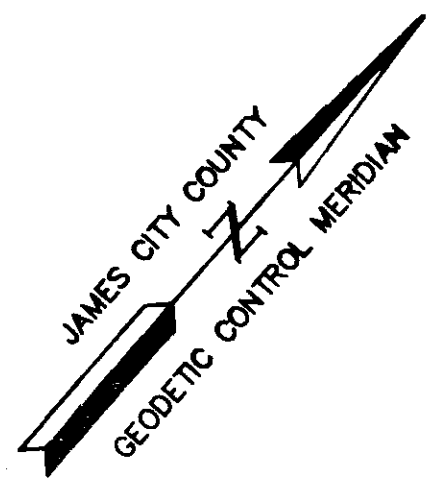
PLAT OF SUBDIVISION  
**THE SETTLEMENT AT POWHATAN CREEK**  
 PHASE II  
 LOTS 173-182, 190-195 &  
 CA-4, CA-4A AND CA-5

Project Contacts: TCS  
 Project Number: 9254-08  
 Scale: 1"=40'  
 Date: 12/20/12  
 Sheet Number  
**2 of 4**

Rev.	Date	Description	HWP
1	01/22/13	REVISED PER COUNTY COMMENTS	Revised By



SEE SHEET 4 FOR  
NATURAL OPEN SPACE  
EASEMENT LINE TABLES



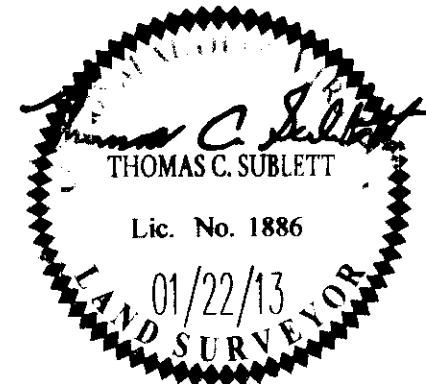
INDICATES AREA OF NATURAL OPEN SPACE TO REMAIN UNDISTURBED AND TO BE DEDICATED TO JAMES CITY COUNTY.

▲ SIGN FOR NATURAL OPEN SPACE EASEMENT (TYPICAL)

N/F  
POWHATAN CROSSING  
SECTION IV  
PB 60, PG. 52  
PB 73, PG. 74

Large/Small Plat(s) Recorded  
herein as # 130010299

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 17 April 2013 at 11:05 AM/PM, PB PG Document # 130010299 BETSY B. WOOLRIDGE, CLERK By <i>Thomas C. Sublett</i> , Dep. Clerk		
1	01/22/13	HWP
Rev	Date	Revised By



**AMES**  
CONSULTING ENGINEERS

5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.amesva.com

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION  
**THE SETTLEMENT AT POWHATAN CREEK**  
PHASE II  
LOTS 173-182, 190-195 &  
CA-4, CA-4A AND CA-5

BERKELEY DISTRICT      JAMES CITY COUNTY      VIRGINIA

Project Contacts:	TCS
Project Number:	9254-08
Scale:	1"=60'
Date:	12/20/12
Sheet Number	<b>3 of 4</b>



NATURAL OPEN SPACE EASEMENT #15

LINE TABLE		
LINE	BEARING	LENGTH
L1	N7°16'31"W	3.39'
L2	N22°50'47"W	4.33'
L3	N38°08'42"W	3.08'
L4	N44°42'55"W	17.56'
L5	N60°52'45"W	9.53'
L6	N40°21'08"W	3.57'
L7	N20°39'31"W	8.08'
L8	N10°05'22"E	3.13'
L9	N34°30'41"E	11.90'
L10	N41°25'40"E	28.54'
L11	N32°55'37"E	27.36'
L12	N25°46'39"E	9.23'
L13	N10°06'20"E	17.12'
L14	N19°17'39"E	14.36'
L15	N24°35'42"E	14.40'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N31°49'31"E	12.95'
L17	N28°10'32"E	13.01'
L18	N0°38'14"E	68.16'
L19	N48°17'00"E	58.17'
L20	N48°51'11"E	43.11'
L21	N30°09'35"E	25.66'
L22	N15°12'52"E	17.98'
L23	N17°11'09"E	7.97'
L24	N6°29'14"E	6.13'
L25	N27°06'15"W	11.55'
L26	N40°59'57"W	18.35'
L27	N39°31'30"W	21.36'
L28	N42°59'46"W	54.31'
L29	N42°44'42"W	93.75'
L30	N40°07'00"W	57.94'

LINE TABLE		
LINE	BEARING	LENGTH
L31	N42°48'11"W	37.03'
L32	N47°01'07"W	35.59'
L33	N48°50'23"E	10.32'
L34	N55°28'37"E	14.00'
L35	S38°57'47"W	14.72'
L36	N16°12'15"W	19.45'
L37	N38°19'20"W	9.36'
L38	N25°23'05"E	72.48'
L39	N40°54'39"E	40.26'
L40	N65°21'52"W	47.77'
L41	S20°14'04"W	14.58'
L42	S11°30'03"W	47.92'
L43	S24°14'24"W	43.61'
L44	N38°14'24"W	50.53'
L45	N42°42'24"W	48.86'

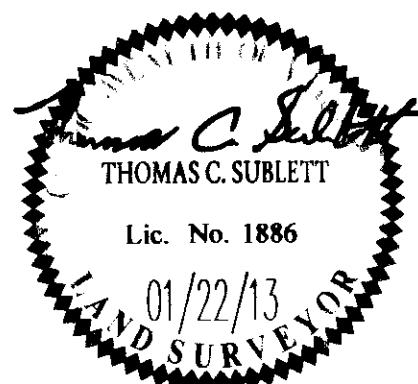
LINE TABLE		
LINE	BEARING	LENGTH
L46	N31°17'45"W	60.23'
L47	N49°17'23"E	16.67'
L48	N49°17'07"E	366.38'
L49	S45°37'50"E	139.67'
L50	S46°22'29"E	339.93'
L51	S29°30'26"W	95.43'
L52	S33°05'46"W	160.12'
L53	S22°13'02"W	106.76'
L54	S27°19'18"W	79.00'
L55	S27°19'18"W	17.13'
L56	S29°20'40"W	151.62'
L57	S30°06'25"W	99.28'
L58	S26°18'57"E	10.38'
L59	S55°06'37"W	128.37'
L60	S48°50'23"W	18.91'

NATURAL OPEN SPACE EASEMENT #16

LINE TABLE		
LINE	BEARING	LENGTH
L61	N46°22'29"W	345.59'
L62	N45°37'50"W	137.82'
L63	N49°17'07"E	48.33'
L64	S41°51'02"E	170.50'
L65	S45°05'02"E	108.50'
L66	S46°06'02"E	195.50'
L67	S35°33'08"W	33.39'

4 Large/Small Plat(s) Recorded herewith as 130010299.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>19 April 2013</u> at <u>11:05</u> AM/PM, PB <u>PG</u> Document # <u>130010299</u> BETSY B. WOOLRIDGE, CLERK By <u>Thomas C. Sublett</u> , Dep. Clerk		
1	01/22/13	HWP Revised By
Rev	Date	Description



**AES**  
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 OF SUBDIVISION  
**THE SETTLEMENT AT POWHATAN CREEK**  
PHASE II  
LOTS 173-182, 190-195 & CA-4, CA-4A AND CA-5  
BERKELEY DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: TCS  
Project Number: 9254-08  
Scale: 1"=60' Date: 12/20/12  
Sheet Number: **4 of 4**