

130017017

RESUBDIVISION OF
LOTS 19 THROUGH 28, PHASE I
AND
REVISION OF EASEMENTS & SETBACKS
LOTS 16 THROUGH 18, PHASE I
THE SETTLEMENT AT POWHATAN CREEK
JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA
DATE: 02/26/2013 JOB # 13-070

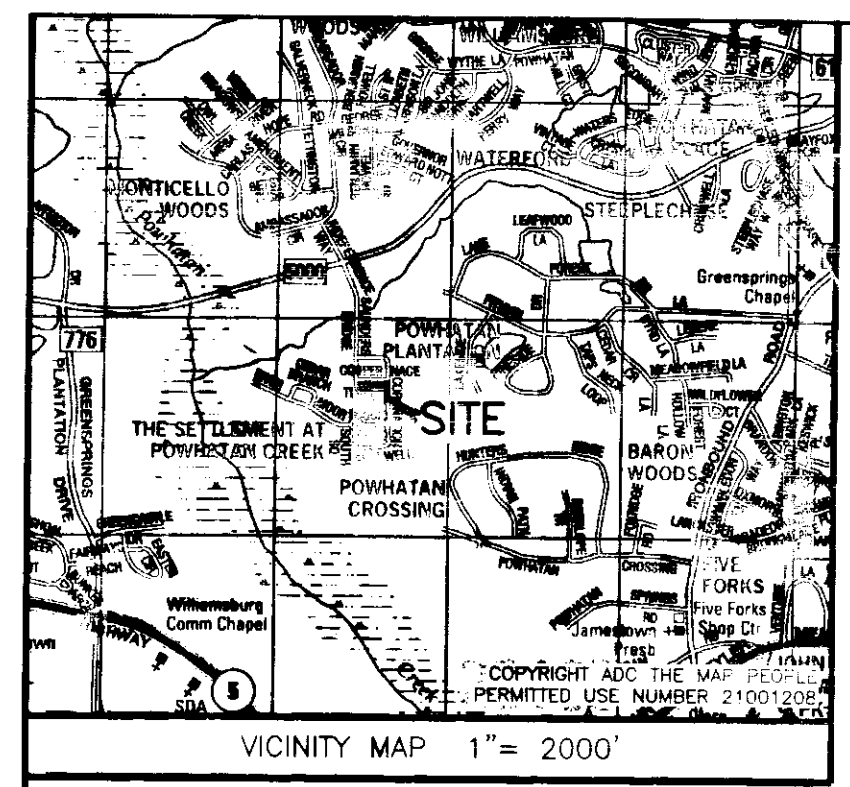
LandTech
Resources, Inc.
Surveying • Engineering • GPS
205 Bulfants Boulevard, Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 3
JCC-S-0018-2013

PROPERTY INFORMATION

LOT	PARCEL ID	ADDRESS
15	3741700015	3521 SAUNDER'S BRIDGE
16	3741700016	3519 SAUNDER'S BRIDGE
17	3741700017	3517 SAUNDER'S BRIDGE
18	3741700018	3515 SAUNDER'S BRIDGE
19	3741700019	4104 COOPER NACE
20	3741700020	4106 COOPER NACE
21	3741700021	4108 COOPER NACE
22	3741700022	4110 COOPER NACE
23	3741700023	4112 COOPER NACE
26	3741700026	4109 TUFTON
27	3741700027	4107 TUFTON
28	3741700028	4105 TUFTON

PROPERTY IS ZONED: PUD-R (PLANNED UNIT DEVELOPMENT) WITH PROFFERS. SEE ZONING CASE NO. Z-12-97, AMENDED CASE NO. Z-02-03 AND SECOND AMENDED CASE NO. Z-10-03.



GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES, EXCEPT AS SHOWN.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. LOTS LIE IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0120C DATED SEPTEMBER 28, 2007.
7. THESE LOTS DO NOT FALL WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
8. WETLANDS AND LAND WITHIN NATURAL RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
9. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
10. PHYSICAL IMPROVEMENTS NOT SHOWN.
11. THE STREETS IN THE SUBDIVISION SHALL NOT BE MAINTAINED BY THE TRANSPORTATION DEPARTMENT OR COUNTY, AND WHERE APPLICABLE, DO NOT MEET STATE DESIGN STANDARDS, PER SECTION 19-14.
12. 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.

**OWNERS CERTIFICATE (SETTLEMENT AT POWHATAN CREEK, LLC)
LOTS 15 THROUGH 28**

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

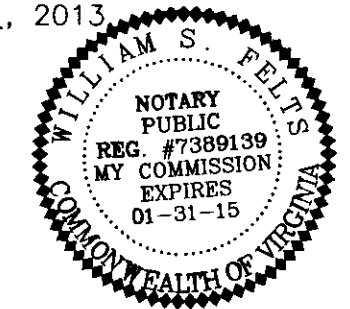
Wayne D. Harbin April 29, 2013
SIGNATURE DATE
Wayne D. Harbin Pres.
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY, WILLIAM S. FELTS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 29 DAY OF APRIL, 2013.
MY COMMISSION EXPIRES 1-31-15

William S. Felts
NOTARY PUBLIC

REGISTRATION NO. 7389139



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF SETTLEMENT AT POWHATAN CREEK, LLC., AND WAS ACQUIRED FROM MONTICELLO WOODS ACTIVE ADULT, LLC BY THAT CERTAIN DEED DATED MAY 18, 2006 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #060021929.

**OWNERS CERTIFICATE (SETTLEMENT AT POWHATAN CREEK COMMUNITY ASSOCIATION)
EASEMENTS ONLY LOTS 15 THROUGH 28**

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

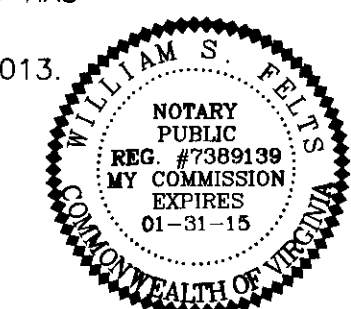
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CERTIFICATE OF APPROVAL

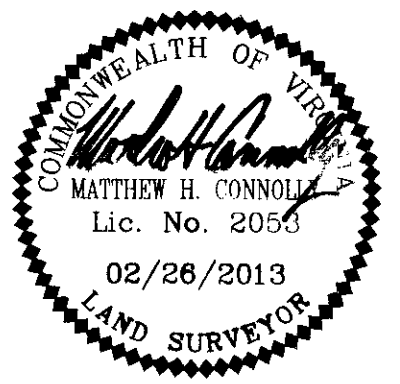
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

5/1/13 Matthew H. Connolly
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEERS OR SURVEYORS 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.

02/26/2013 Matthew H. Connolly
DATE MATTHEW H. CONNOLLY, L.S. #3149



3 Large/Small Plat(s) Recorded
herewith as # 130017017

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 19th DAY OF July, 2013.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 130017017 TSY B. WOOLRIDGE, CLERK
INSTRUMENT # 130017017
TESTE Matthew H. Connolly, DC

130017017

RESUBDIVISION OF
 LOTS 19 THROUGH 28, PHASE I
 AND
 REVISION OF EASEMENTS & SETBACKS
 LOTS 16 THROUGH 18, PHASE I
THE SETTLEMENT AT POWHATAN CREEK
 JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA
 DATE: 02/26/2013 SCALE: 1"=20" JOB # 13-070

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 48°28'03" E	90°00'00"
C2	25.00'	39.27'	35.36'	S 41°31'57" W	90°00'00"
C3	15.00'	23.56'	21.21'	N 41°31'57" E	90°00'00"
C4	15.00'	23.56'	21.21'	N 48°28'03" W	90°00'00"
C5	25.00'	39.27'	35.36'	N 48°28'03" W	90°00'00"
C6	25.00'	39.27'	35.36'	N 41°31'57" E	90°00'00"



LOT LINES, EASEMENTS AND SETBACKS AS SHOWN ON PLAT RECORDED AS INSTRUMENT #060011192

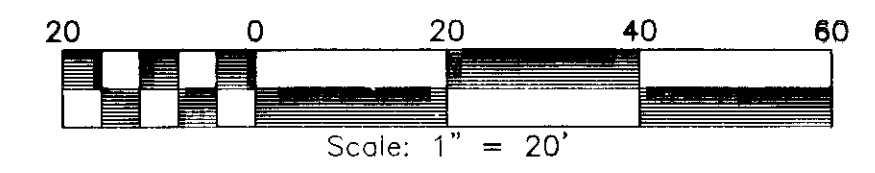
REVISED LOT LINES, EASEMENTS AND SETBACKS SHOWN ON SHEET 3.

LandTech Resources, Inc.
 Surveying • Engineering • GPS

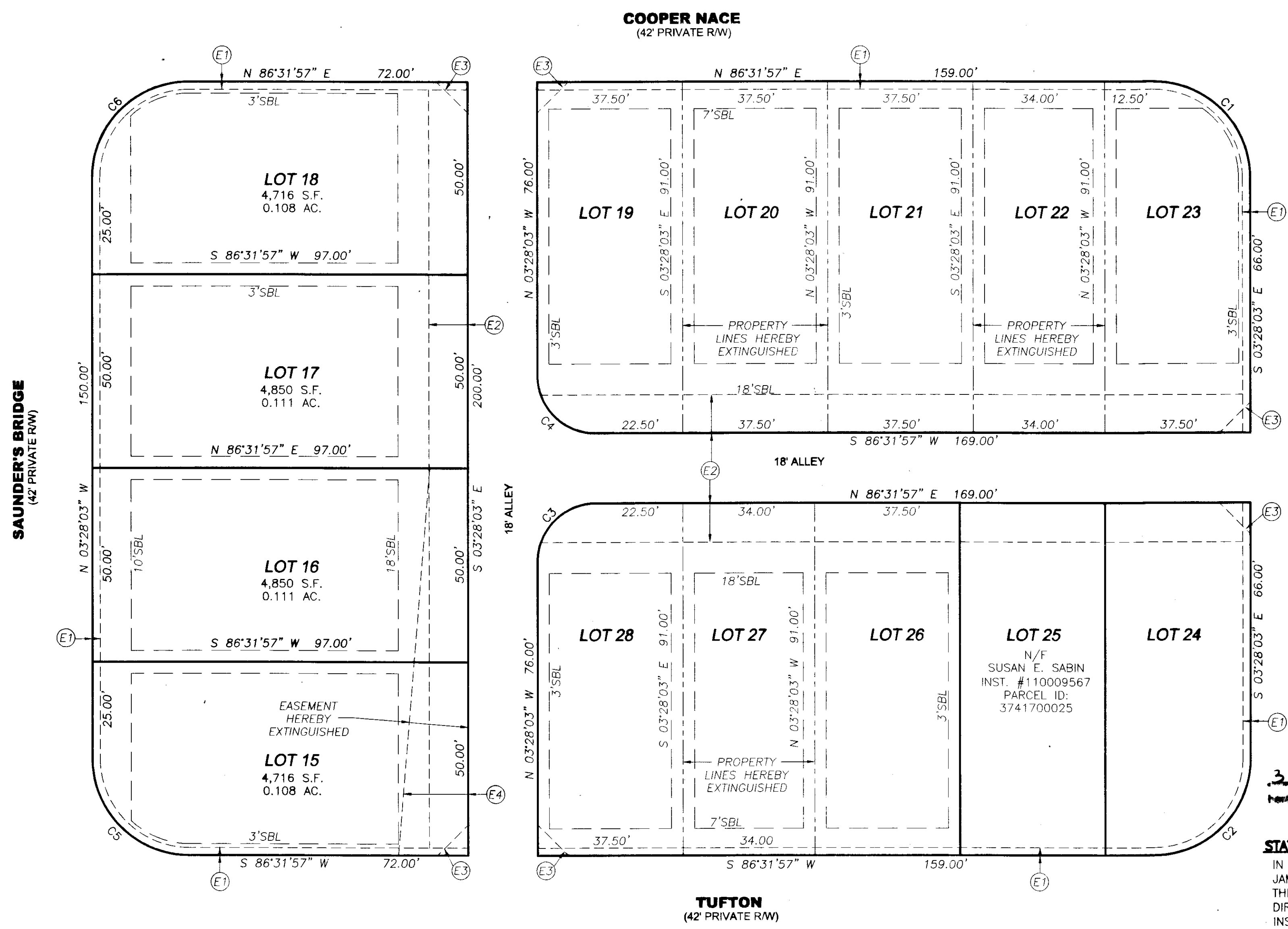
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SHEET 2 OF 3

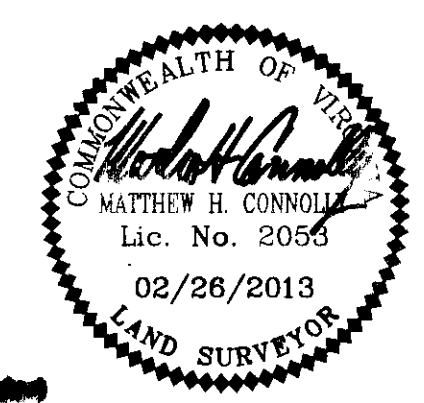
JCC-S-0018-2013



	OLD AREA	NEW AREA
LOT 19	3,364 S.F. / 0.077 AC.	4,138 S.F. / 0.095 AC.
LOT 20	3,413 S.F. / 0.078 AC.	4,186 S.F. / 0.096 AC.
LOT 21	3,413 S.F. / 0.078 AC.	4,186 S.F. / 0.096 AC.
LOT 22	3,094 S.F. / 0.071 AC.	4,052 S.F. / 0.093 AC.
LOT 23	3,278 S.F. / 0.075 AC.	0,000 S.F. / 0.000 AC.
LOT 26	3,413 S.F. / 0.078 AC.	4,959 S.F. / 0.114 AC.
LOT 27	3,094 S.F. / 0.071 AC.	4,911 S.F. / 0.113 AC.
LOT 28	3,364 S.F. / 0.077 AC.	0,000 S.F. / 0.000 AC.



- (E1) EXISTING 2' JCSA UTILITY EASEMENT
- (E2) EXISTING 10' PRIVATE UTILITY EASEMENT
- (E3) EXISTING VARIABLE WIDTH INGRESS/EGRESS EASEMENT
- (E4) EXISTING VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT



3 copies of this plat recorded
 Instrument # 130017017

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 19th DAY OF July, 2013.
 THIS PLAT WAS PRESENTED AND COMMITTED TO RECORD AS THE LAW DIRECTS AT [Signature] INSTRUMENT # 130017017
 TESTE [Signature]

By Charles Chantry, DC

130017017

RESUBDIVISION OF
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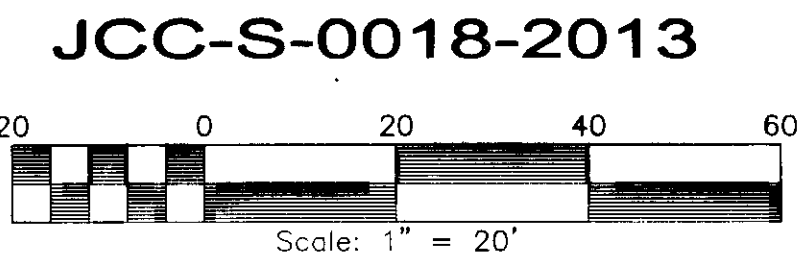
RECORD PLAT
 INST. #060011192

LEGEND
 IRS =NEW IRON ROD SET

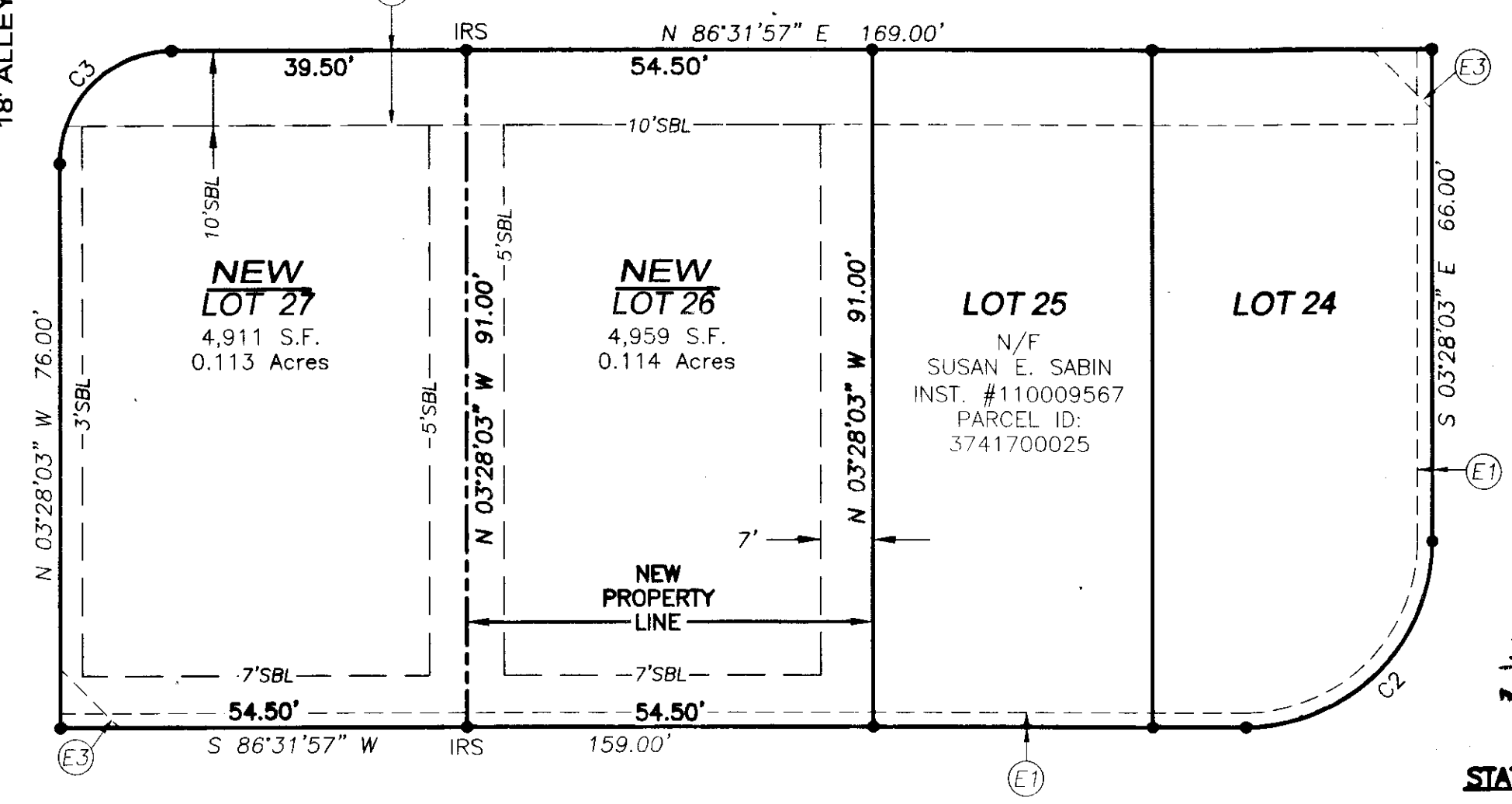
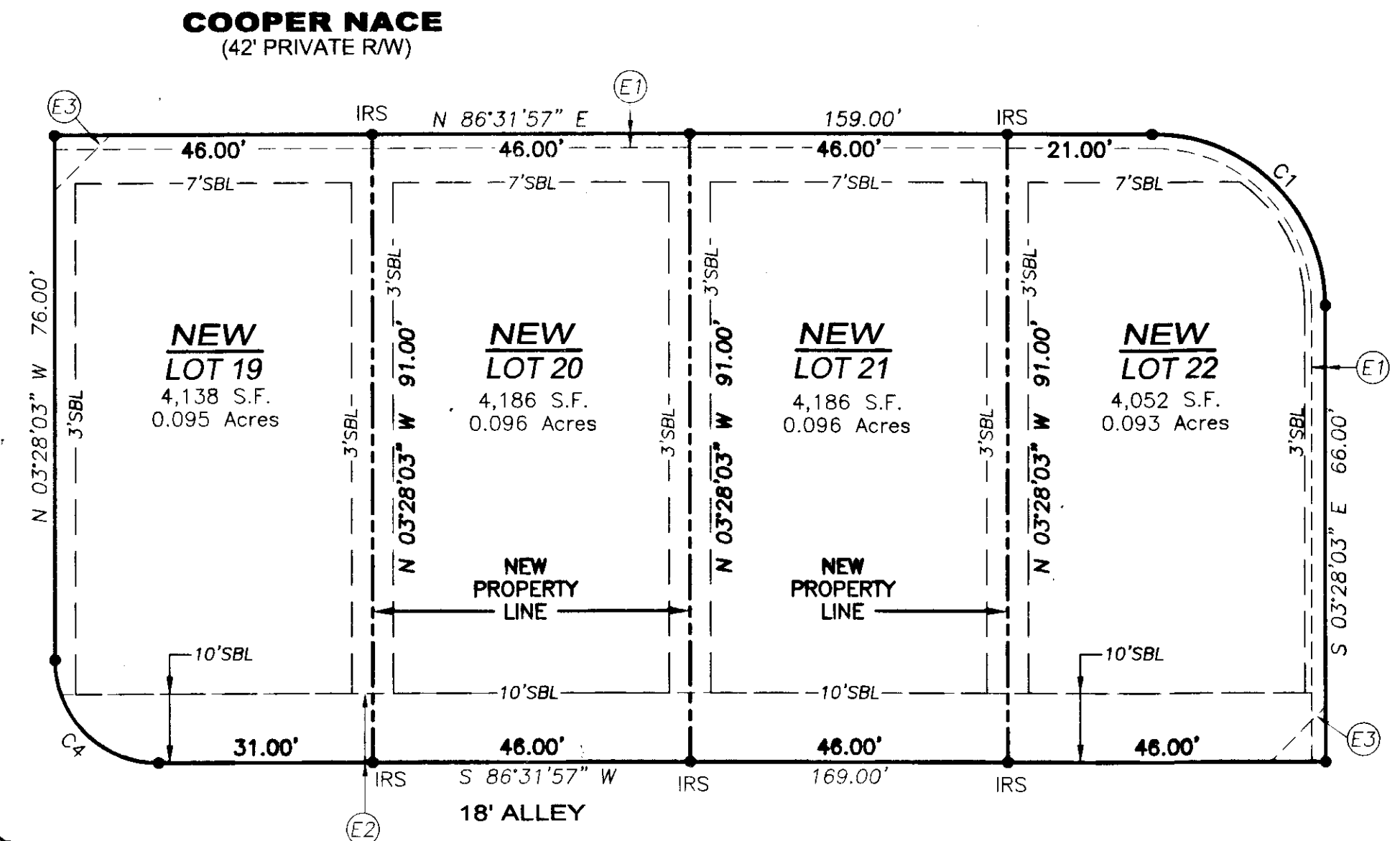
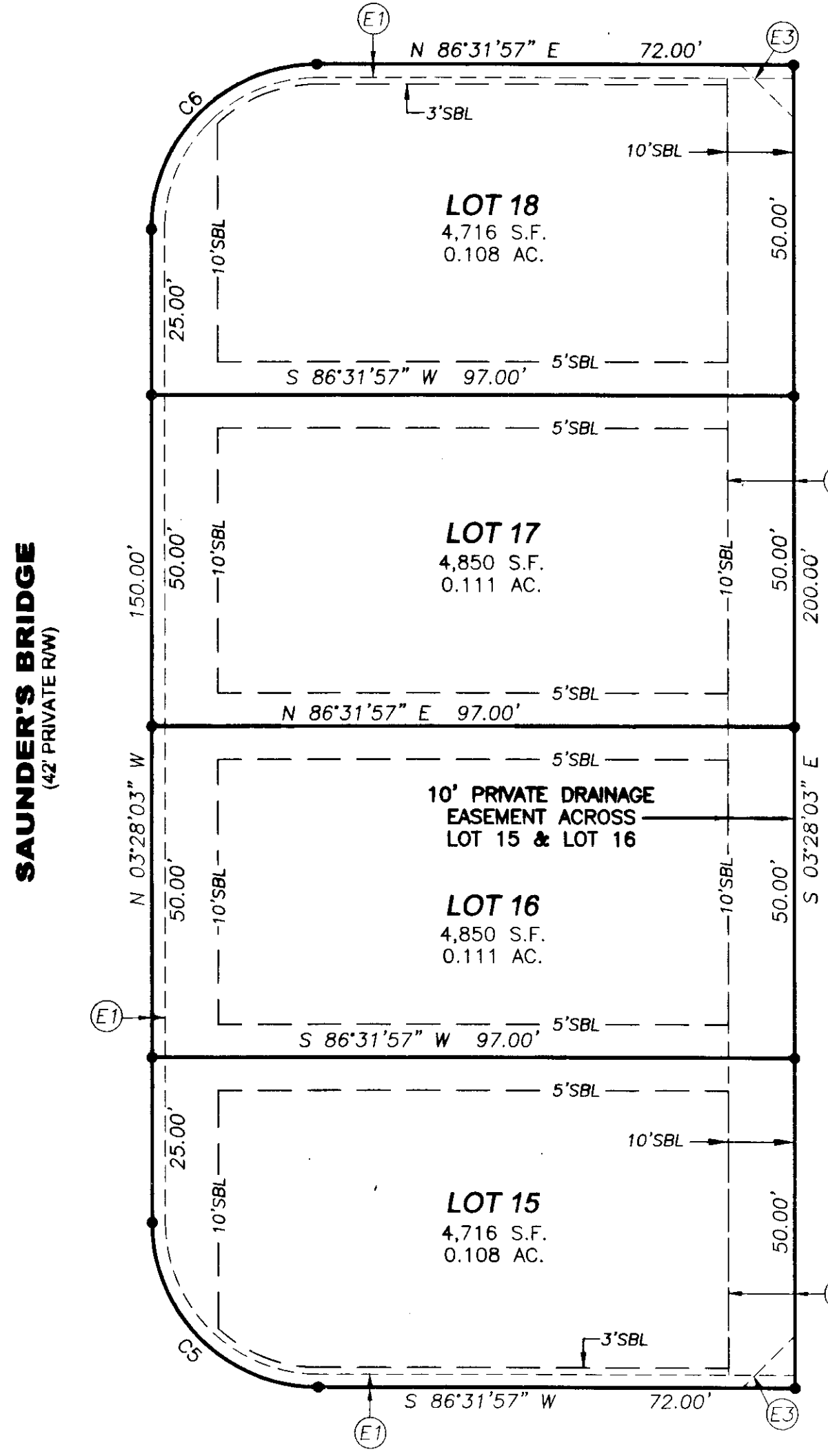
REVISED LOT LINES, EASEMENTS AND SETBACKS

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SHEET 3 OF 3

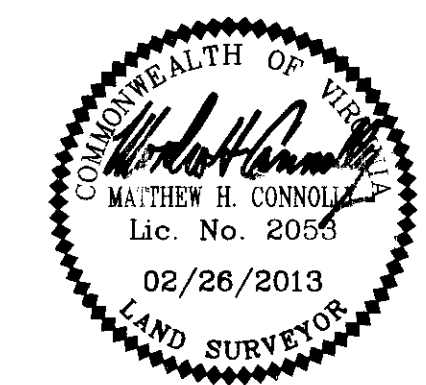


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LOT 28	3,364 S.F. / 0.077 AC.	0,000 S.F. / 0.000 AC.



CORONATION
 (42' PRIVATE RW)

- (E1) EXISTING 2' JCSA UTILITY EASEMENT
- (E2) EXISTING 10' PRIVATE UTILITY EASEMENT
- (E3) EXISTING VARIABLE WIDTH INGRESS/EGRESS EASEMENT
- (E4) EXISTING VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT



3 (Supplemental Plat) 130017017

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 19th DAY OF July, 2013.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT INSTRUMENT # 130017017.
 TESTE _____ Charles D. Dadey, DC