

140009594

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MONTICELLO WOODS ACTIVE ADULT, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MAY 18, 2008 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. 060022211.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE SETTLEMENT AT POWHATAN CREEK PHASE I, LOTS 5-9 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] 14 MAY 2014
 MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC DATE
 C. Roger McLellan
 PRINTED NAME

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Poquoson

I, Evelyn S. Bowles 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 DAY OF MAY, 2014
[Signature]
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 29 February 2016
 NOTARY REGISTRATION NUMBER: 288619

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] 04/14/14
 THOMAS C. SUBLETT, L.S. #1886 DATE

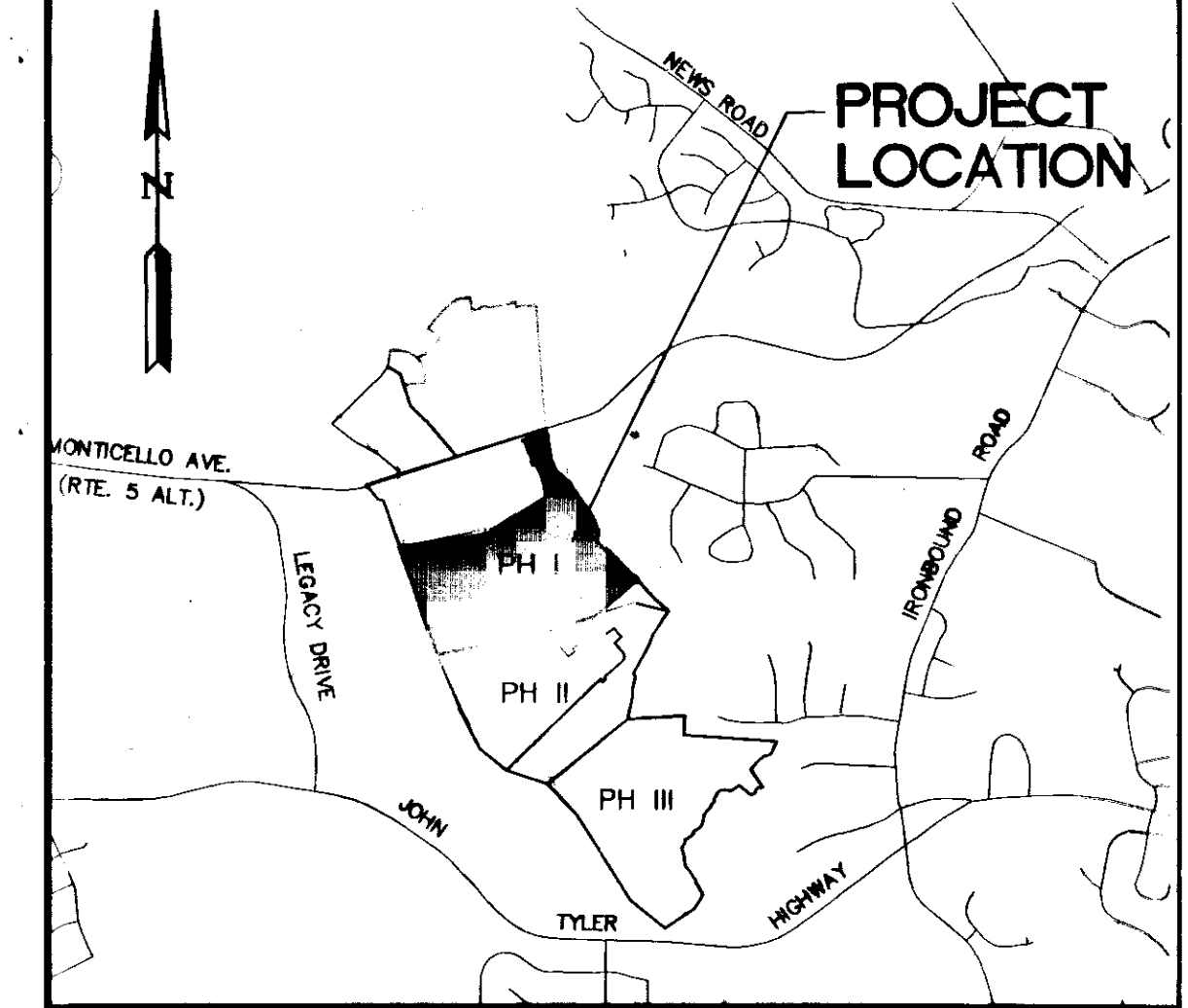
CERTIFICATE OF APPROVAL

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

6/16/14
 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 374170005, 374170006, 374170007, 374170008 AND 374170009. ADDRESSES: 4006, 4008, 4010, 4012 AND 4014 CORONATION.
- 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 (c) 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. #51095C0120C 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.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
- 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. #7019406), 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 3' 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'

2 Large Sheet Plat(s) Recorded herewith as # 140009594

LEGEND

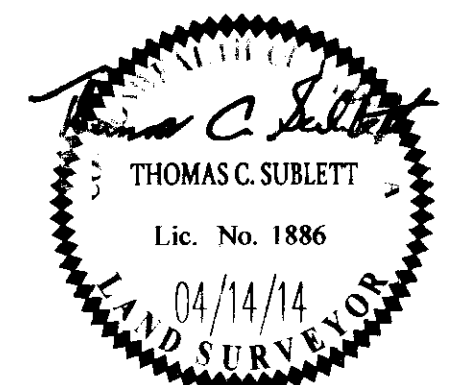
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT
- BUILDING SETBACK LINE (BSL TYP.)
- RPA BUFFER LINE

**AREA TABULATION
 THE SETTLEMENT AT POWHATAN CREEK
 PHASE I
 LOTS 5 - 9**

	OLD AREA	NEW AREA
LOT 5 (#4006 CORONATION, PARCEL ID 374170005)	3364 SF/0.077 AC	4138 SF/0.095 AC
LOT 6 (#4008 CORONATION, PARCEL ID 374170006)	3413 SF/0.078 AC	4186 SF/0.096 AC
LOT 7 (#4010 CORONATION, PARCEL ID 374170007)	3413 SF/0.078 AC	4186 SF/0.096 AC
LOT 8 (#4012 CORONATION, PARCEL ID 374170008)	3094 SF/0.071 AC	4052 SF/0.093 AC
LOT 9 (#4014 CORONATION, PARCEL ID 374170009)	3278 SF/0.075 AC	LOT ELIMINATED
	16,562 SF/0.380 AC	16,562 SF/0.380 AC

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 10TH DAY OF June, 2014.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:13 AM/PM
 INSTRUMENT # 140009594
 TESTE: *[Signature]* Deputy Clerk
 BETSY B. WOOLRIDGE, CLERK

Rev	Date	Description	TCS Revised By
1	4/14/14	REVISED PER COMMENTS	TCS



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**PLAT OF BOUNDARY LINE ADJUSTMENT
 AND LOT LINE EXTINGUISHMENT
 THE SETTLEMENT AT POWHATAN CREEK
 PHASE I
 LOTS 5 - 9**
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS/TCS
 Project Number: 9254-02
 Scale: NA Date: 03/17/14
 Sheet Number
1 of 2