

14004316

CERTIFICATE OF APPROVAL

THE BUILDING SETBACK LINE ADJUSTMENT SHOWN ON THIS PLAT IS APPROVED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

DATE: 9/3/14 TITLE: DIRECTOR FOR THE SETTLEMENT AT POWHATAN CREEK COMMUNITY ASSOCIATION, INC.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF York

I, Shelby Estrada A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND, THIS 3 DAY OF September 2014

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/21/15

NOTARY REGISTRATION NUMBER: 324443

CERTIFICATION OF SOURCE OF TITLE: LOT 104, PHASE 1, THE SETTLEMENT AT POWHATAN CREEK

THE PROPERTY SHOWN ON THIS PLAT AS LOT 104, PHASE 1, THE SETTLEMENT AT POWHATAN CREEK WAS CONVEYED FROM JOHN M. AND CHRISTINE L. ALLGOOD TO GILBERT D. SHORT AND BONNIE L. YOUNG BY DEED DATED SEPTEMBER 9, 2013 AS INSTRUMENT #130022343 AND BEING DULY RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATION

THE BUILDING SETBACK LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

DATE: 08-29-14 GILBERT D. SHORT BONNIE L. YOUNG

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF York

I, Shelby Estrada A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND, THIS 29 DAY OF August 2014

SIGNATURE OF NOTARY PUBLIC

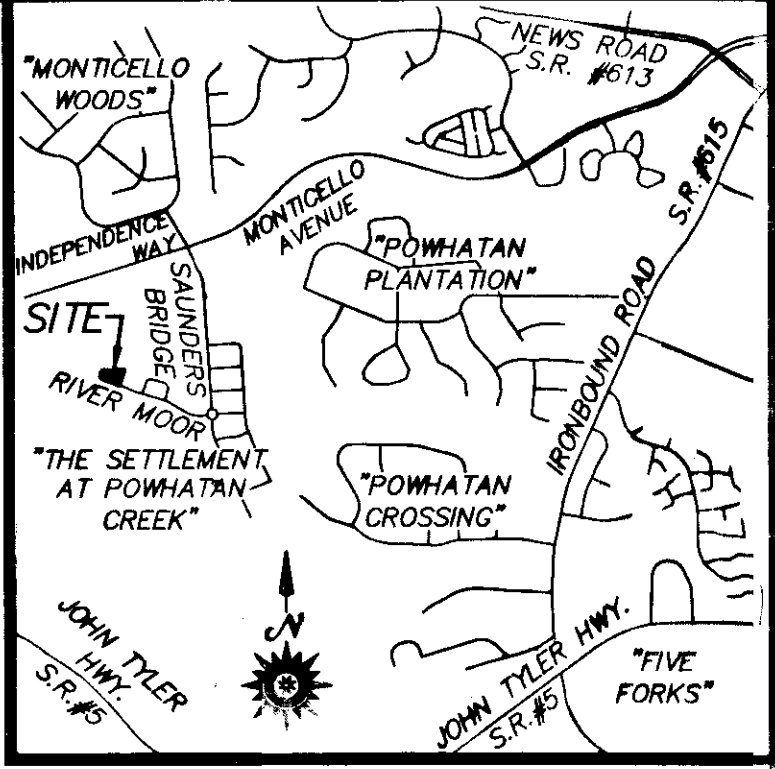
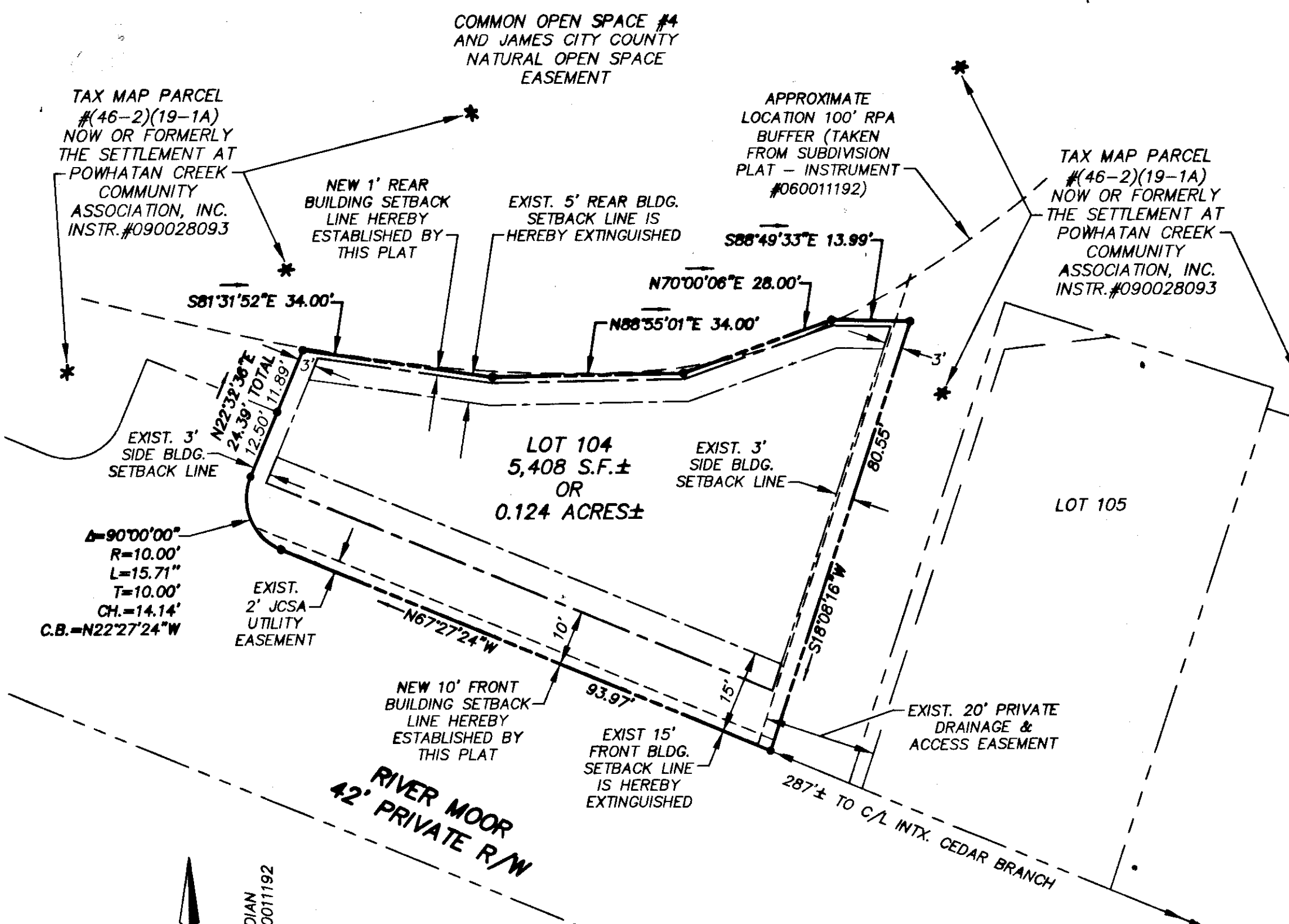
MY COMMISSION EXPIRES: 7/21/15

NOTARY REGISTRATION NUMBER: 324443

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE: 08-25-14 RONALD W. EADS, VA. L.S. #1948



VICINITY MAP SCALE: 1" = 2000' ±

EASEMENT NOTE: AS DENOTED ON SUBDIVISION PLAT, GENERAL NOTE #13 (INSTR. #060011192), "UNLESS OTHERWISE SPECIFIED, ALL LOTS TO CONTAIN A 3' PRIVATE PERIMETER DRAINAGE EASEMENT TO BE DEDICATED TO HOMEOWNER'S ASSOCIATION. THESE EASEMENTS ARE TO PROVIDE RELIEF OF LOT TO LOT DRAINAGE." IE APPLICABLE, 3' PRIVATE DRAINAGE EASEMENT ALONG REAR PROPERTY LINE OF LOT 104 IS HEREBY EXTINGUISHED.

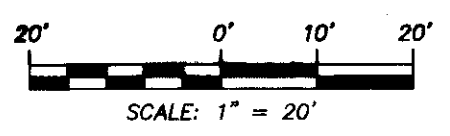
GENERAL NOTES

- 1. THIS PLAT WAS PREPARED TO REVISE THE BUILDING SETBACK LINES ON LOT 104, PHASE 1, THE SETTLEMENT AT POWHATAN CREEK (PLAT RECORDED AS INSTRUMENT #060011192).
2. PROPERTY AS SHOWN IS ALL OF TAX MAP PARCEL #37-4(7-104) AND IS CURRENTLY ZONED "PR PUD - RESIDENTIAL".
3. PROPERTY ADDRESS IS #4038 RIVER MOOR.
4. PROPERTY IS CURRENTLY SERVED BY PUBLIC SEWER AND WATER.
5. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
6. THIS PLAT IS BASED ON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT LAND BOUNDARY SURVEY OF THE PROPERTIES AS SHOWN. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, THERE MAY BE EASEMENTS, RESTRICTIONS AND/OR COVENANTS OTHER THAN NOTED WHICH MAY AFFECT THESE PROPERTIES.

PLAT SHOWING BUILDING SETBACK LINE ADJUSTMENTS LOT 104, PHASE 1, THE SETTLEMENT AT POWHATAN CREEK OWNED BY GILBERT D. SHORT & BONNIE L. YOUNG

BERKELEY DISTRICT SCALE: 1" = 20' JAMES CITY COUNTY DATE: AUGUST 25, 2014 VIRGINIA JOB #00022

PREPARED BY COMPASS ROSE LAND SURVEYING, PLLC 234 SKIMINO ROAD WILLIAMSBURG, VIRGINIA - 23188 PH: (757) 871-6950 SHEET #1 OF 1



Large/Small Plats Recorded herewith as 140014316

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 5th DAY OF September 2014, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 11:01 AM/PM.

INSTRUMENT # 140014316 TESTE: dmw Storey DC BETSY B. WOOLRIDGE, CLERK