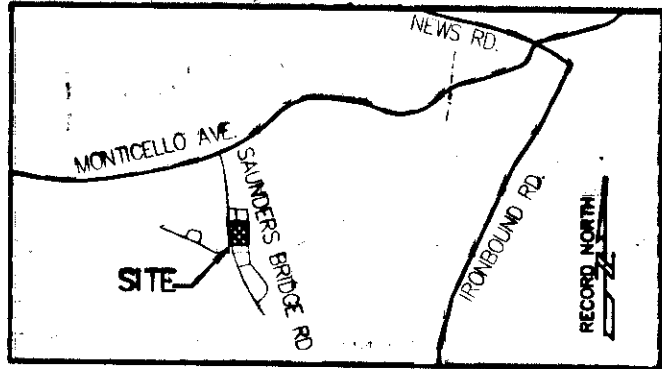


140017968

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "LOTS 12, 13, & 14, THE SETTLEMENT AT POWHATAN CREEK, PHASE I" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES



VICINITY MAP
SCALE: 1" = 1000'

10-27-14

DATE:

[Signature]

SIGNATURE:

C. Roger McEllon
NAME PRINTED

CERTIFICATE OF SOURCE OF TITLE:

LOTS 12, 13, AND 14 WAS CONVEYED BY MONTICELLO WOODS ACTIVE ADULT, LLC TO MARQUE HOMES SETTLEMENT AT MONTICELLO, LLC BY DEED DATED MAY 18, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY COUNTY IN INSTRUMENT # 060022211.

CERTIFICATE OF NOTARIZATION:

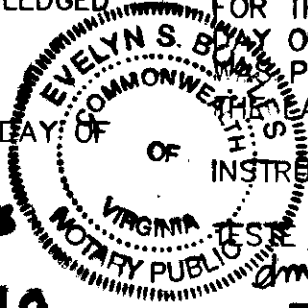
STATE OF Virginia
CITY/COUNTY OF POQUOSON
TO WIT:

I, Evelyn S. Bowles A NOTARY FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT, FOR THE COUNTY OF JAMES CITY THIS ~~23~~ 31 DAY OF October, 2014. THIS PLAT PRESENTED AND ADMITTED TO RECORD AS LAW DIRECTS AT 1:24 AM/P.M.

GIVEN UNDER MY HAND THIS 27 DAY OF October 2014.

Evelyn S. Bowles
SIGNATURE



INSTRUMENT # 140017968
Betsy B. Woolridge, Clerk
CLERK

REGISTRATION NUMBER: 288619
MY COMMISSION EXPIRES: 29 February 2016

TABLE OF CONTENTS	
SHEET NO.	SHEET DESCRIPTION
1	TITLE & CERTIFICATE SHEET
2	PLAN VIEW
3	NOTES

CERTIFICATE OF APPROVAL:

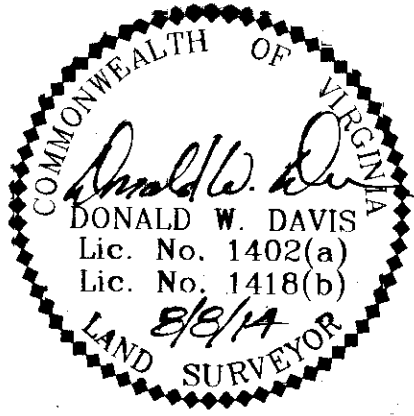
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

10/28/14
DATE: *[Signature]*
SUBDIVISION AGENT OF JAMES CITY COUNTY

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 JAMES CITY COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

[Signature] 8/8/14
SIGNATURE DATE:
DONALD W. DAVIS
LAND SURVEYOR



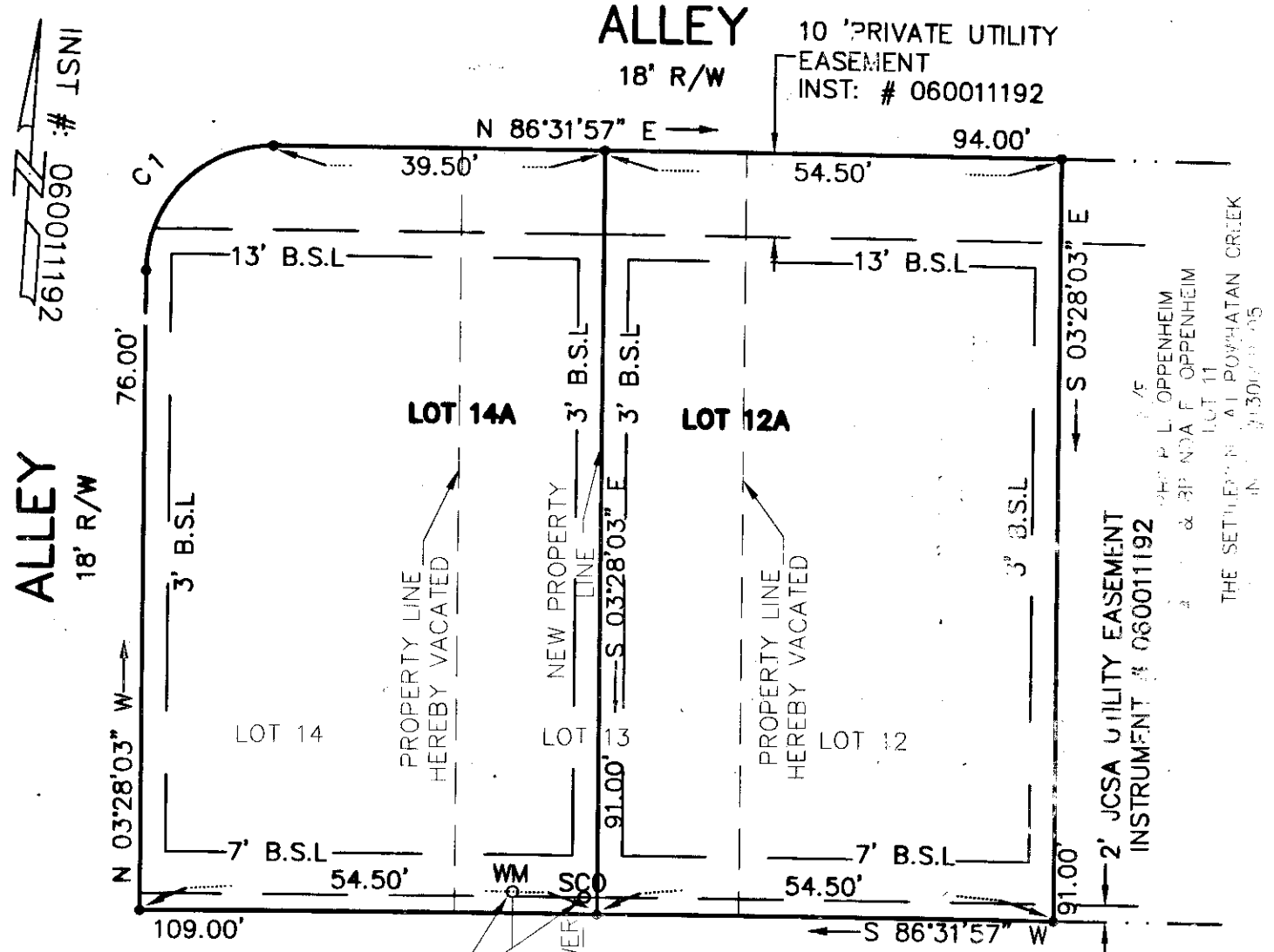
3 Large/Small Plat(s) Recorded
herewith as # 140017968

LOTS 12A & 14A
PROPERTY LINE VACATION
& BOUNDARY ADJUSTMENT
LOTS 12, 13 & 14
THE SETTLEMENT AT POWHATAN CREEK
PHASE I
BERKELEY DISTRICT - JAMES CITY COUNTY, VIRGINIA
INSTRUMENT #: 060011192

DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
WYOMING COUNTY, VIRGINIA

140017968

CURVE DATA TABLE						
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	90°00'00"	15.00'	23.56'	15.00'	21.21'	N41°31'57"E

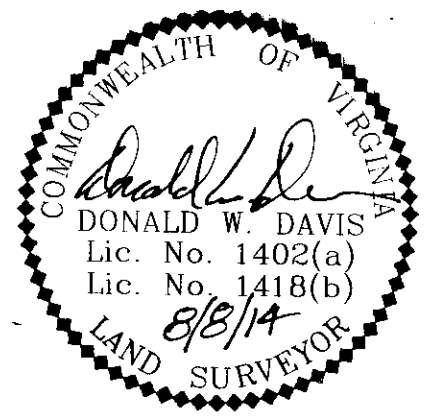


EXISTING WATER METER BOX, WATER SERVICE LINE, CLEAN OUT, AND SEWER SERVICE LINE FOR LOT 13 TO BE REMOVED

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
October 31, 2014
 at 1:24 PM, PG
 Document # 140017968
 BETSY B. WOOLRIDGE, CLERK
Amy Storey, Dep. Clerk

LOT INFORMATION
LOT 12 4109 COOPER NACE PARCEL ID: 3741700012
LOT 13 4107 COOPER NACE PARCEL ID: 3741700013
LOT 14 4105 COOPER NACE PARCEL ID: 3741700014

AREA BREAKDOWN	
EXISTING AREA	
LOT 12	3,412 S.F. 0.078 AC
LOT 13	3,094 S.F. 0.071 AC
LOT 14	3,364 S.F. 0.077 AC
REVISED AREA BREAKDOWN	
LOT 12A	4,960 S.F. 0.114 AC
LOT 14A	4,911 S.F. 0.113 AC



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LOTS 12A & 14A
 PROPERTY LINE VACATION
 & BOUNDARY ADJUSTMENT
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THE SETTLEMENT AT POWHATAN CREEK
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 BERKELEY DISTRICT - JAMES CITY COUNTY, VIRGINIA
 INSTRUMENT #: 060011192

DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 YORK COUNTY, VIRGINIA

CODE: 14-0392	DWN BY: MEF	SCALE: 1" = 20'	TO: MARQUE	DATE: AUGUST 8, 2014
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SHEET 2 OF 3

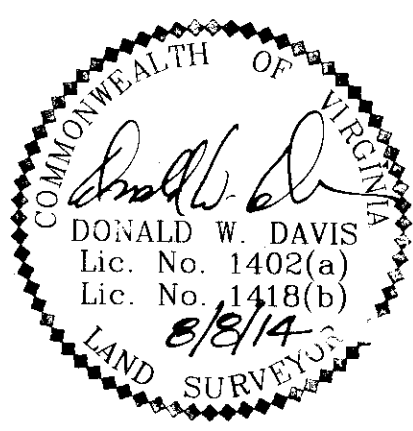
140017968

NOTES:

- 1) THIS PROPERTY IS IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP
COMMUNITY NUMBER: 51095
MAP NUMBER: 510950210C
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
PROPERTY MAY BE SUBJECT TO EASEMENTS AND SERVITUDES OF RECORD.
- 3) PROPERTY IS ZONED PUD-R(PLANNED UNIT DEVELOPMENT DISTRICT).
- 4) SETBACKS:
SIDE: 3'
FRONT: 7'
REAR: 13'
- 5) CURRENT OWNER: MARQUE HOMES SETTLEMENT AT MONTICELLO, L.L.C.
- 6) WATER METER BOXES AND WATER SERVICE LINES SERVICING LOT 13, PROPOSED AS "ABANDONED", SHALL BE REMOVED. WATER SERVICE LINES SHALL BE DISCONNECTED FROM THE WATER MAIN WHICH SHALL INVOLVE REMOVAL OF THE SERVICE SADDLE AND INSTALLING A FULL CIRCLE STAINLESS STEEL REPAIR BAND ON THE EXISTING WATER MAIN. FOR SEWER SERVICE LATERAL REMOVAL, THE CONTRACTOR SHALL EITHER LINE THE MAIN WITH A 2 FT. CIPP LINER CENTERLINED AT THE LATERAL CONNECTION OR CAP THE LATERAL AT THE WYE CONNECTION AND THE MAIN. REMOVE THE CLEANOUT ASSEMBLY TO A MINIMUM OF 4 FT. BELOW GRADE AND BACK FILL.
- 7) MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 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.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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