

140019166

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN CROSSING, INC A VIRGINIA CORPORATION TO MONTICELLO 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

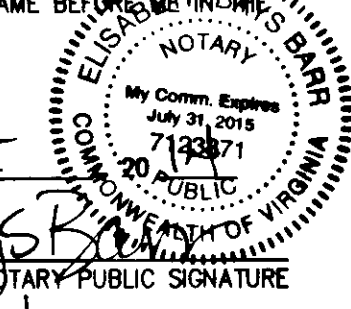
THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE SETTLEMENT AT POWHATAN CREEK PHASE III-A, LOTS 196-206, 232-236, 249-264 AND 272-278, AND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

FOR MONTICELLO WOODS ACTIVE ADULT, LLC DATE 8-20-2014
C. Lewis WATRIFE
PRINTED NAME

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA James City
CITY/COUNTY OF

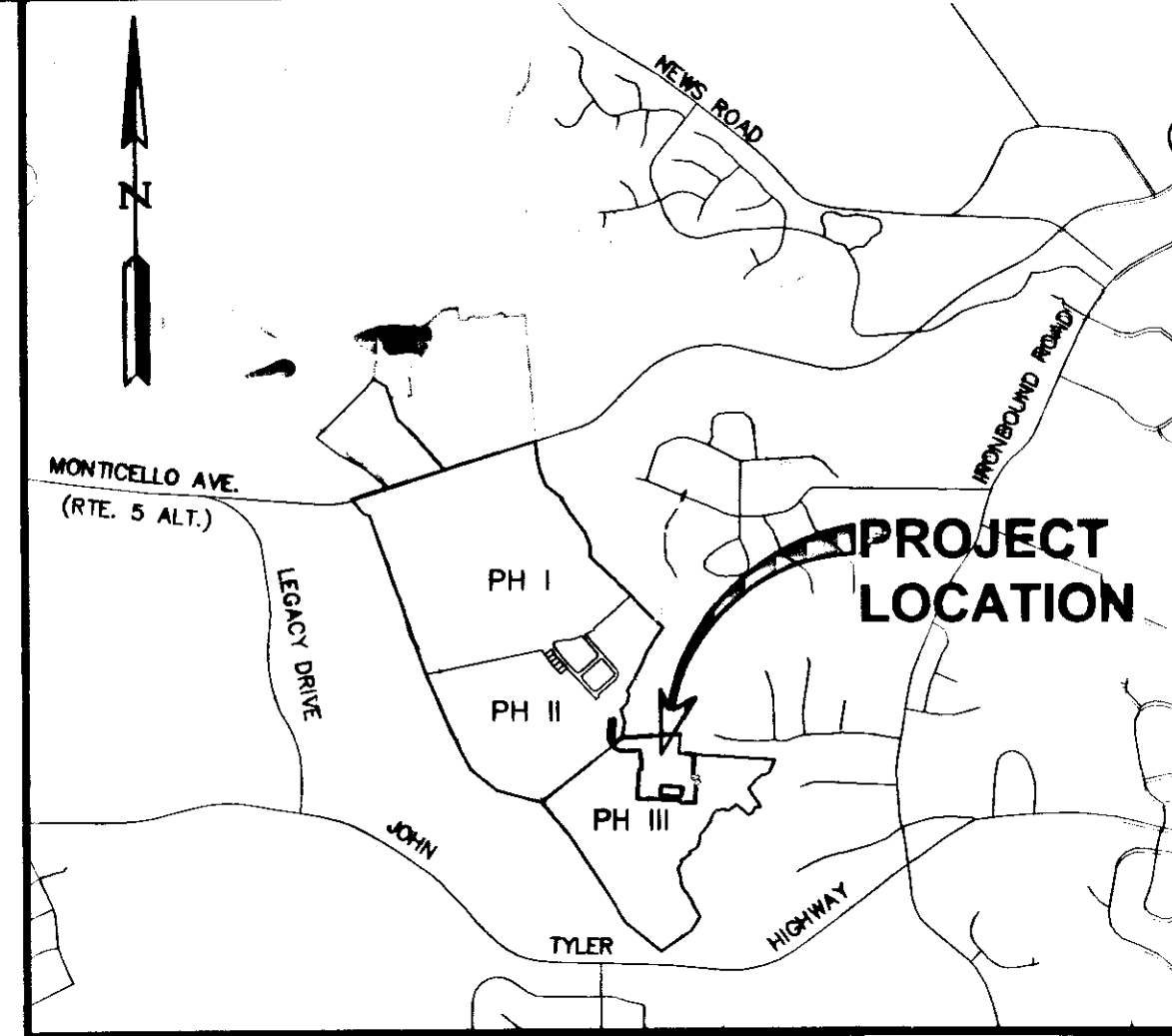
ELIZABETH PAUS BAUM
NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.



GIVEN UNTO MY HAND THIS 20th DAY OF August
Elizabeth Paus Baum
NOTARY PUBLIC SIGNATURE
MY COMMISSION EXPIRES: 7/31/2019
NOTARY REGISTRATION NUMBER: 7123871

NOTES

- 1. PROPERTY IS ZONED PUD-R. (PLANNED UNIT DEVELOPMENT DISTRICT), WITH PROFFERS.
2. PROPERTY CONSISTS OF PART OF PID: #4621900001D (RIGHT-OF-WAY); ADDRESS: 4099 CORONATION. PART OF PID: #4621900001C (CA-PHASE II); ADDRESS: 3672 SOUTH SQUARE PART OF PID: #374010001C (PHASE III); ADDRESS: 4101 MONTICELLO AVENUE
3. 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.
4. THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
5. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE AND HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. CASE NO. Z-12-97 (PROFFER INSTRUMENT NO. 97019406), AMENDED CASE NO. Z-02-03 (PROFFER INSTRUMENT NO. 030021212) AND SECOND AMENDED CASE NO. Z-10-03 (PROFFER INSTRUMENT NO. 040002149).
15. 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.
16. THERE SHALL BE NO BUILDING GREATER THAN TWO-AND-ONE-HALF STORIES IN HEIGHT LOCATED WITHIN 300 FEET OF THE POWHATAN CROSSING SUBDIVISION.
17. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

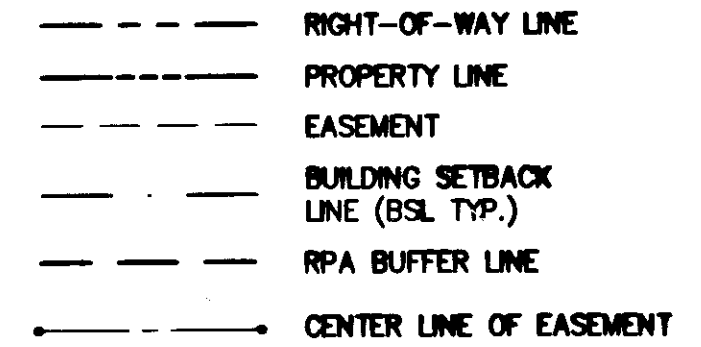


VICINITY MAP SCALE 1"=2000'

SHEET DESCRIPTION

- SHEET 1 OF 6 - COVER SHEET
SHEET 2 OF 6 - OVERALL BOUNDARY AND BOUNDARY CURVE TABLE
SHEET 3 OF 6 - LOTS, R/W, COMMON AREAS AND R/W CURVE TABLE
SHEET 4 OF 6 - LOTS, R/W AND COMMON AREAS
SHEET 5 OF 6 - LOTS, R/W, COMMON AREAS AND LOT CURVE TABLE
SHEET 6 OF 6 - NATURAL OPEN SPACE EASEMENT #18 AND LINE TABLE

LEGEND



AREA TABULATION

THE SETTLEMENT AT POWHATAN CREEK - PHASE III-A
LOTS 196-206, 232-236, 249-264 AND 272-278 (& CA-6 AND CA-7)
AND PHASE II RIGHT-OF-WAY

Table with 3 columns: Description, Square Feet, Acres. Includes rows for Residential Lots, Right-of-Way, Common Open Space, Total Area Phase III-A, Area Remaining in Phase III, Number of Lots, Average Lot Size, Smallest Lot, and Largest Lot.

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.

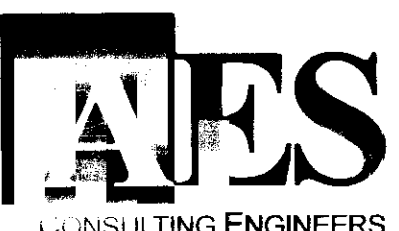
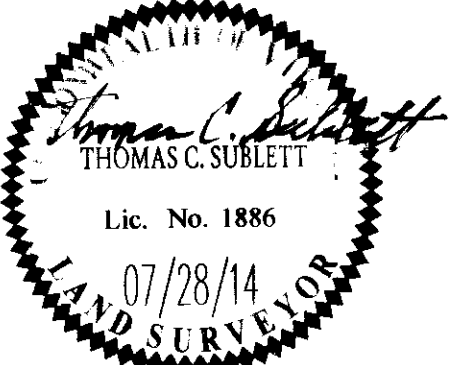
THOMAS C. SUBLETT, L.S. #1886 DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
11/18/14 DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 20 DAY OF November, 2014
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:12 AM/PM-
INSTRUMENT # 140019166
TESTE: amy stoney DC
BETSY B. WOOLRIDGE, CLERK

Table with 4 columns: Rev, Date, Description, Revised By. Row 1: 07/28/14, REVISED PER COUNTY COMMENTS, RMS

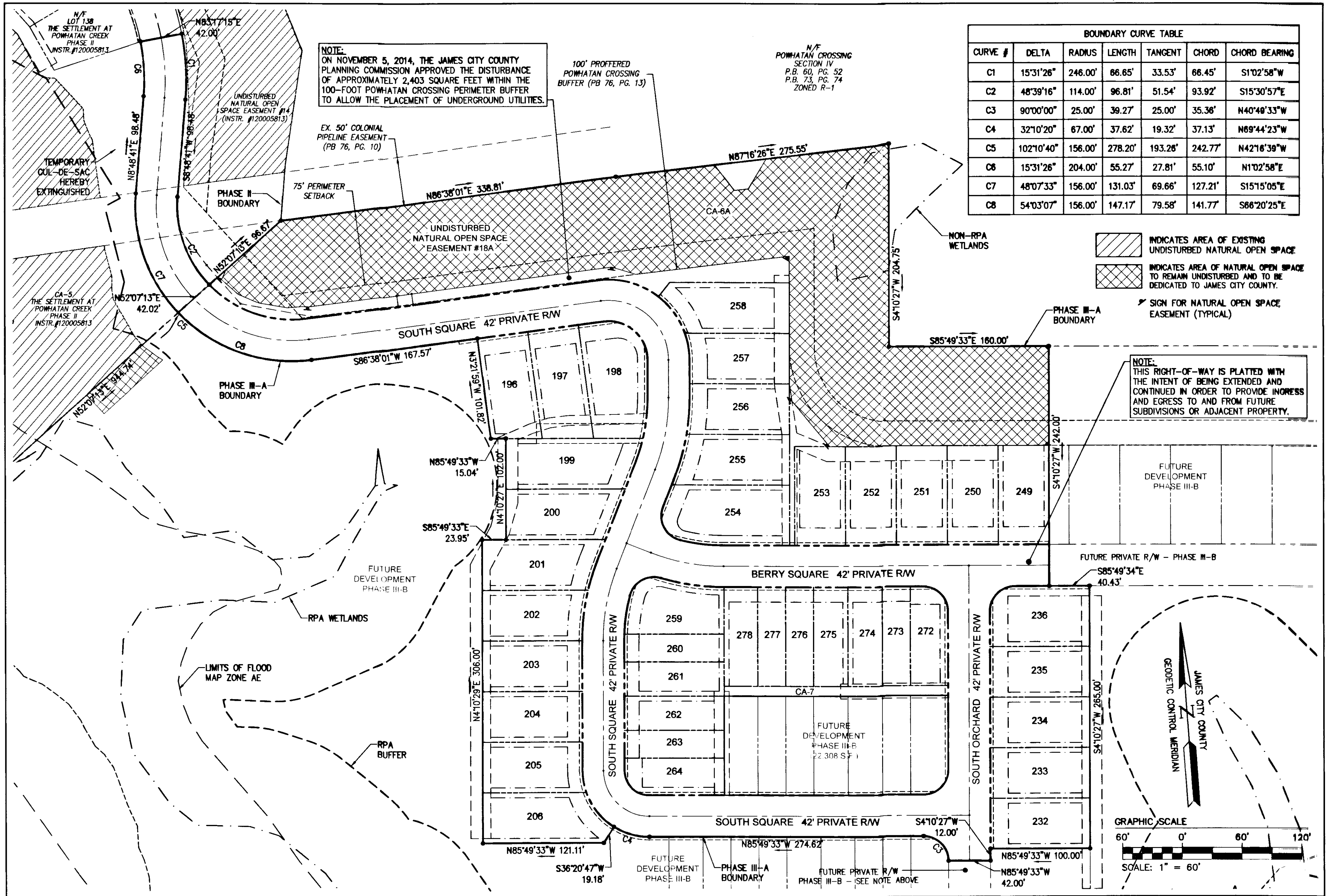


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PLAT OF SUBDIVISION
THE SETTLEMENT AT POWHATAN CREEK
PHASE III-A
LOTS 196-206, 232-236, 249-264, 272-278
AND COMMON AREA 6A & 7
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

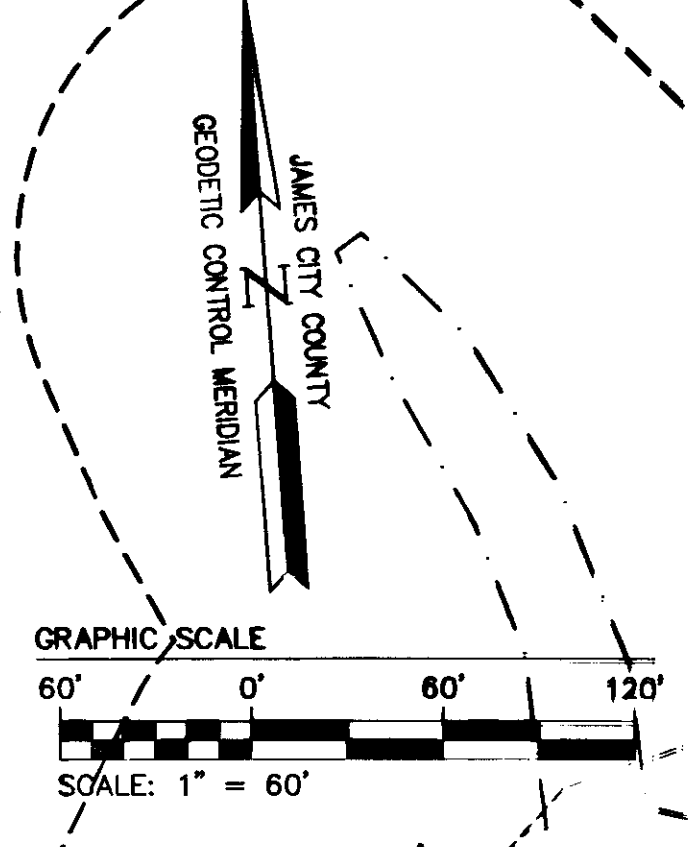
Project Contacts: AES
Project Number: #264-11A
Scale: NA Date: 07/02/14
Sheet Number: 1 of 6

14009166

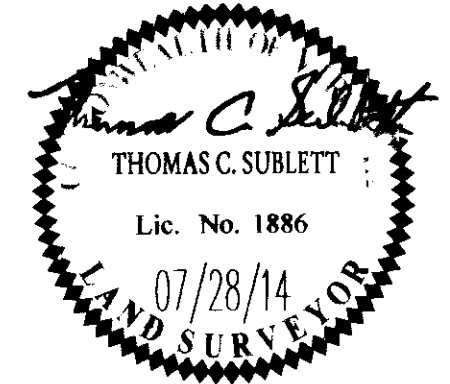


BOUNDARY CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	15°31'26"	246.00'	66.65'	33.53'	66.45'	S1°02'58"W
C2	48°39'16"	114.00'	96.81'	51.54'	93.92'	S15°30'57"E
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	N40°49'33"W
C4	32°10'20"	67.00'	37.62'	19.32'	37.13'	N69°44'23"W
C5	102°10'40"	156.00'	278.20'	193.26'	242.77'	N42°16'39"W
C6	15°31'26"	204.00'	55.27'	27.81'	55.10'	N1°02'58"E
C7	48°07'33"	156.00'	131.03'	69.66'	127.21'	S15°15'05"E
C8	54°03'07"	156.00'	147.17'	79.58'	141.77'	S66°20'25"E

NOTE: THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.



City of Williamsburg & County of James City		6 Large Small Plat(s) Recorded	
Circuit Court: This PLAT was recorded on 11-20-2014		herewith as # 14009166	
at 9:12 AM/PM: PB PG			
Document # 14009166			
BETSY B. WOOLRIDGE, CLERK			
Dep. Clerk			
ID PER COUNTY COMMENTS		RMS	Revised By
Rev.	Date	Description	Revised By

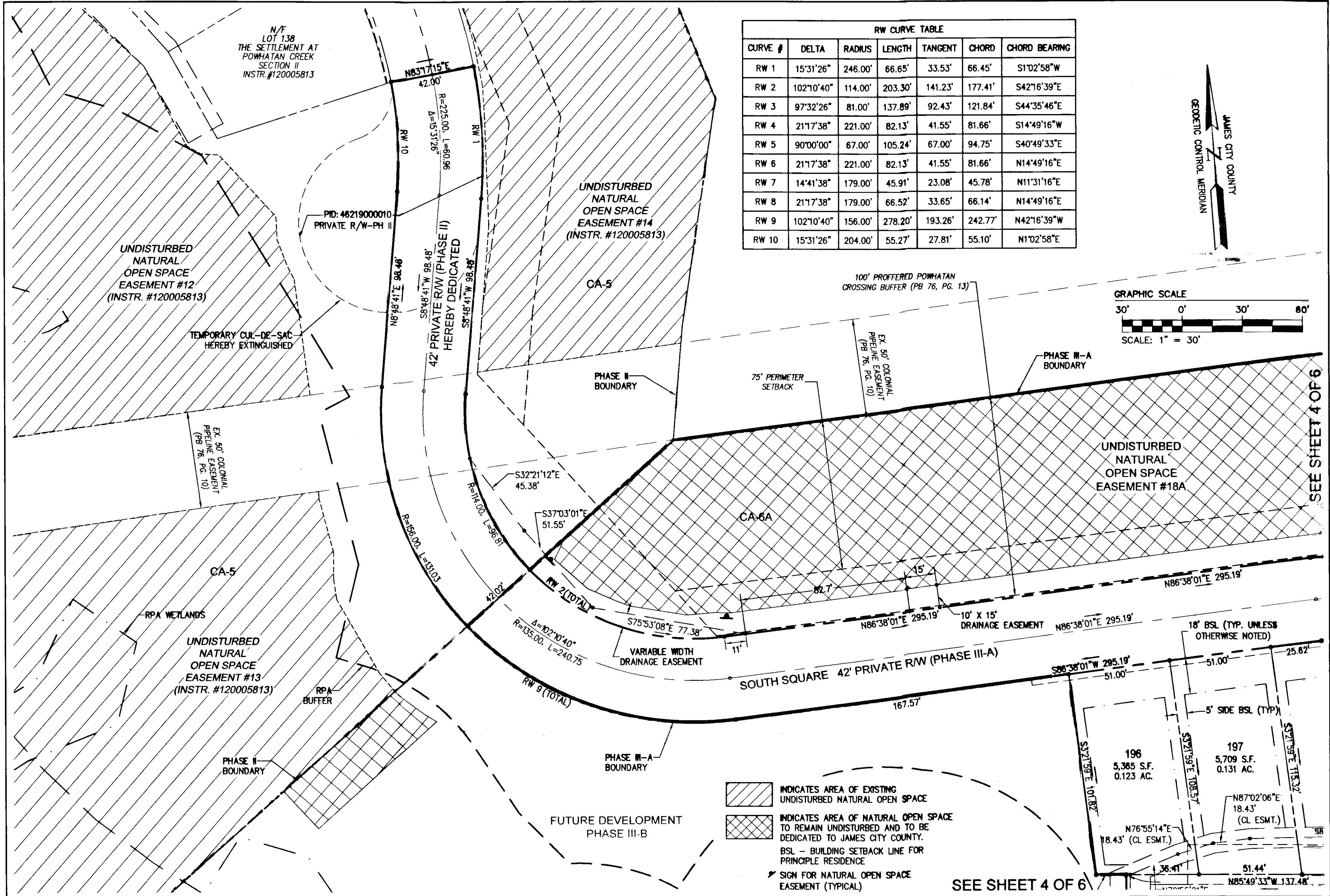


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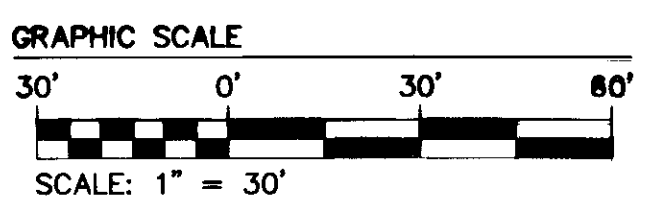
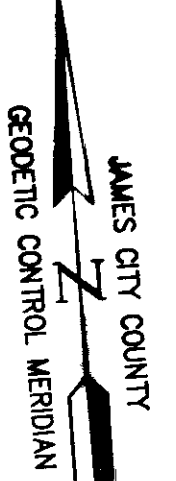
PLAT OF SUBDIVISION
THE SETTLEMENT AT POWHATAN CREEK
PHASE III-A
LOTS 196-206, 232-236, 249-264, 272-278
AND COMMON AREA 6A & 7
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCB	
Project Number: 0254-11A	
Scale: 1"=60'	Date: 07/02/14
Sheet Number	
2 of 6	

14009166

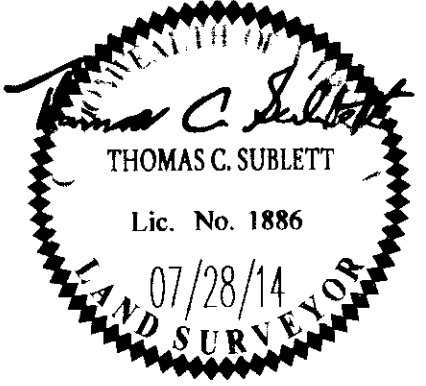


RW CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RW 1	15°31'26"	246.00'	66.65'	33.53'	66.45'	S1°02'58"W
RW 2	102°10'40"	114.00'	203.30'	141.23'	177.41'	S42°16'39"E
RW 3	97°32'26"	81.00'	137.89'	92.43'	121.84'	S44°35'46"E
RW 4	21°17'38"	221.00'	82.13'	41.55'	81.66'	S14°49'16"W
RW 5	90°00'00"	67.00'	105.24'	67.00'	94.75'	S40°49'33"E
RW 6	21°17'38"	221.00'	82.13'	41.55'	81.66'	N14°49'16"E
RW 7	14°41'38"	179.00'	45.91'	23.08'	45.78'	N11°31'16"E
RW 8	21°17'38"	179.00'	66.52'	33.65'	66.14'	N14°49'16"E
RW 9	102°10'40"	156.00'	278.20'	193.26'	242.77'	N42°16'39"W
RW 10	15°31'26"	204.00'	55.27'	27.81'	55.10'	N1°02'58"E



- INDICATES AREA OF EXISTING UNDISTURBED NATURAL OPEN SPACE
- INDICATES AREA OF NATURAL OPEN SPACE TO REMAIN UNDISTURBED AND TO BE DEDICATED TO JAMES CITY COUNTY.
- BSL - BUILDING SETBACK LINE FOR PRINCIPLE RESIDENCE
- SIGN FOR NATURAL OPEN SPACE EASEMENT (TYPICAL)

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 11-20-2014	
at 9:12 AMPM; PB PG	
Document # 14009166	
BETSY B. WOOLRIDGE, CLERK	
Dep. Clerk	
1	07/28/14
Rev	Date
	Description
	Revised By



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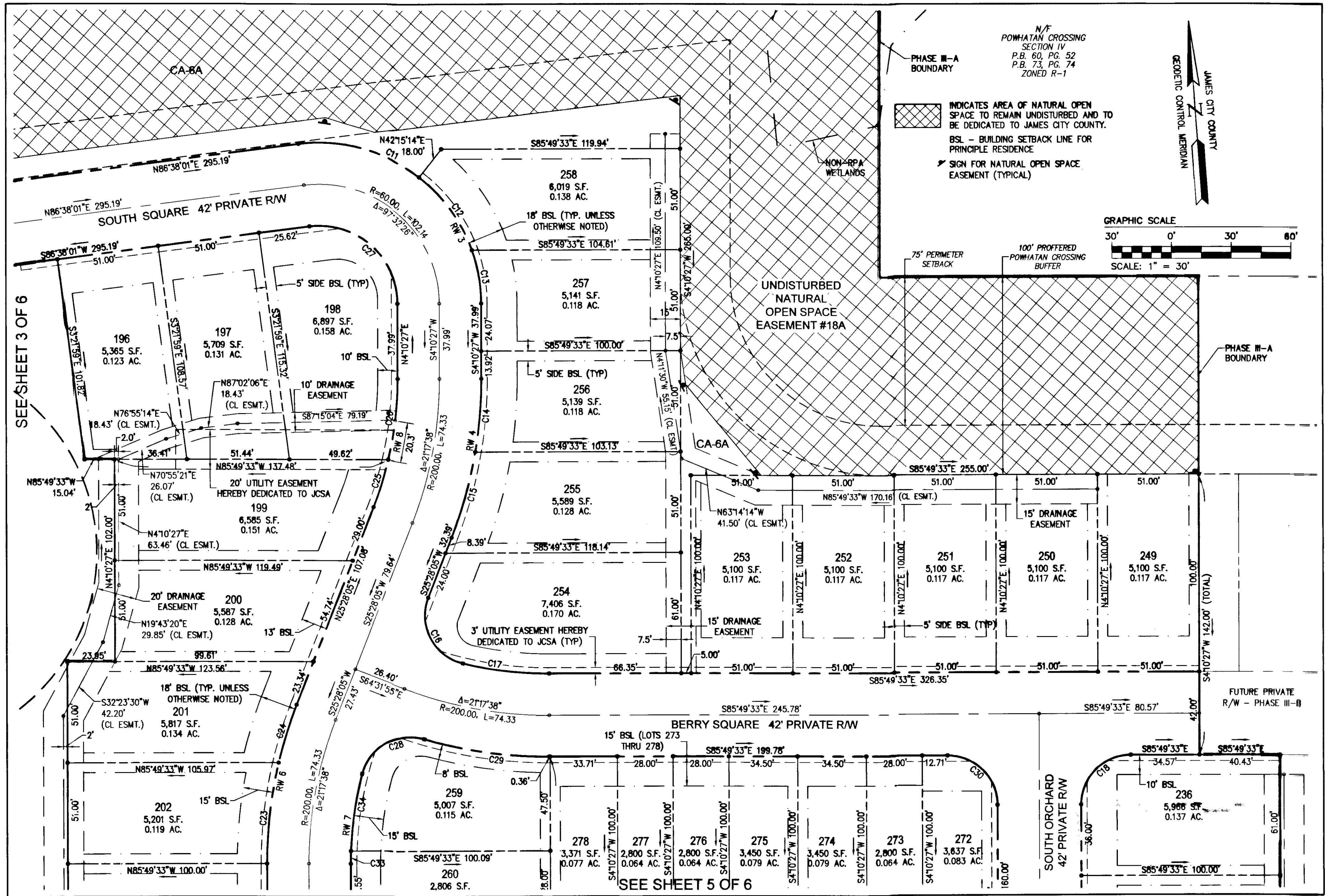
PLAT OF SUBDIVISION
THE SETTLEMENT AT POWHATAN CREEK
PHASE III-A
LOTS 196-206, 232-236, 249-264, 272-278
AND COMMON AREA 6A & 7
BERKELEY DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: TCS
Project Number: 8264-11A
Scale: 1"=30'
Date: 07/02/14
Sheet Number
3 of 6

SEE SHEET 4 OF 6

SEE SHEET 4 OF 6

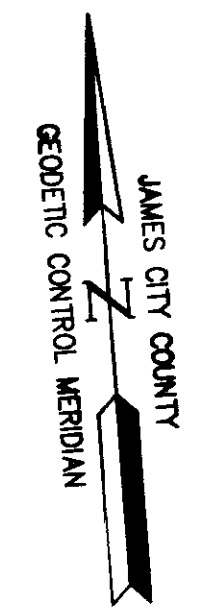
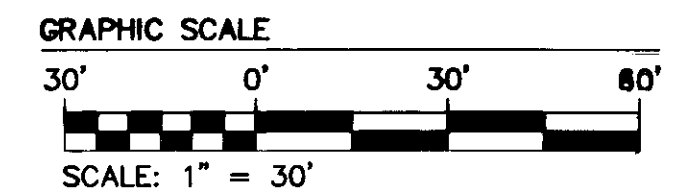
140019166



N/F POWHATAN CROSSING SECTION IV P.B. 60, PG. 52 P.B. 73, PG. 74 ZONED R-1

PHASE III-A BOUNDARY

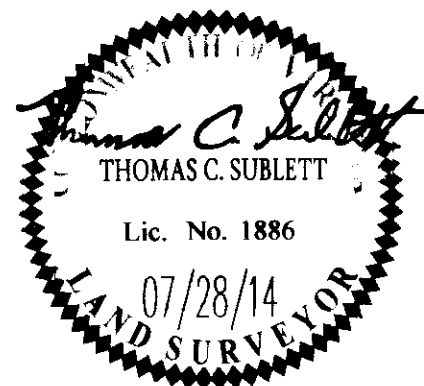
INDICATES AREA OF NATURAL OPEN SPACE TO REMAIN UNDISTURBED AND TO BE DEDICATED TO JAMES CITY COUNTY.
BSL - BUILDING SETBACK LINE FOR PRINCIPLE RESIDENCE
SIGN FOR NATURAL OPEN SPACE EASEMENT (TYPICAL)



SEE SHEET 3 OF 6

SEE SHEET 5 OF 6

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1 07/28/14
Rev. Date Description



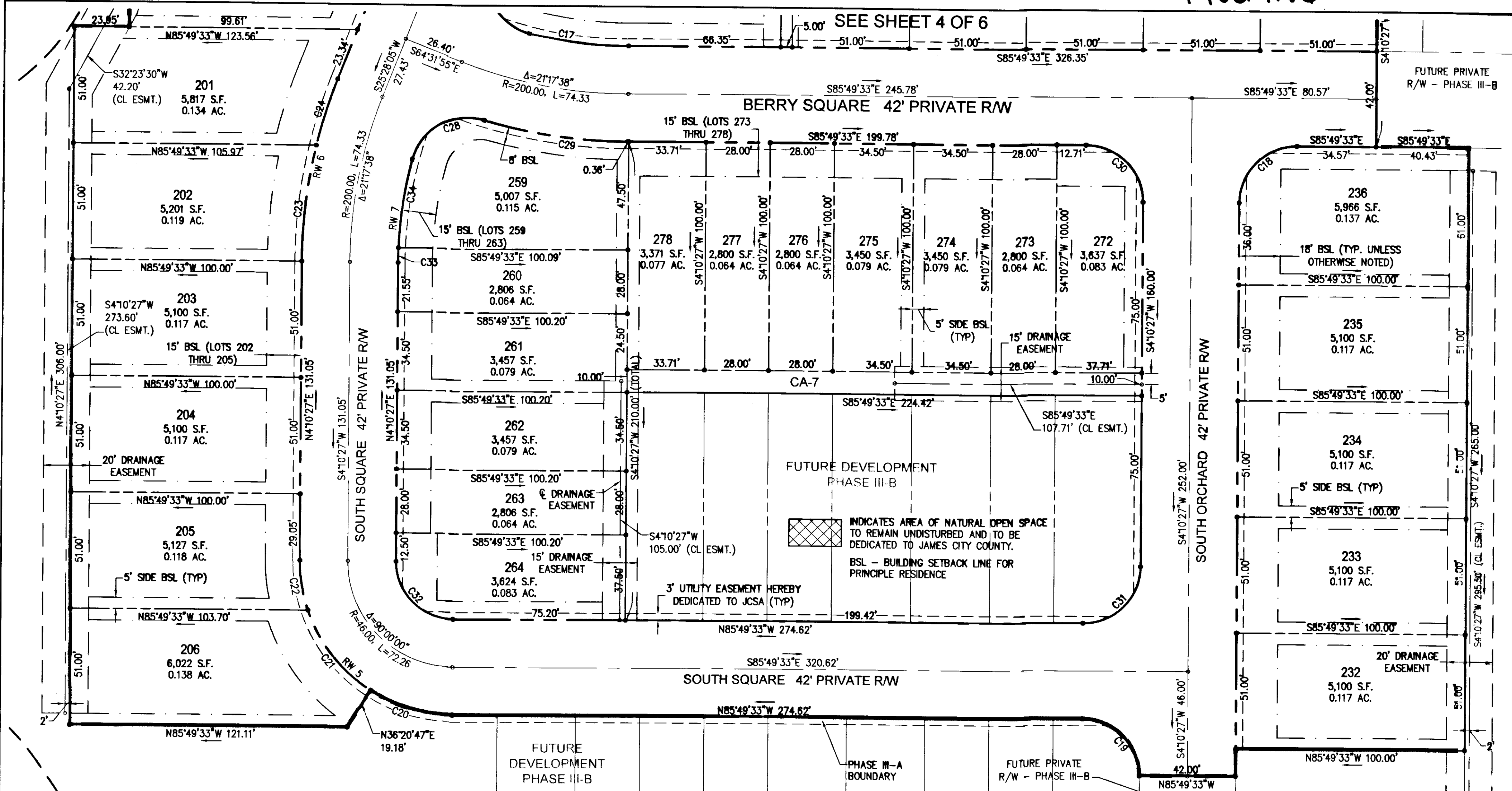
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BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TEG
Project Number: 8254-11A
Scale: 1"=30'
Date: 07/02/14
Sheet Number: 4 of 6

14009166

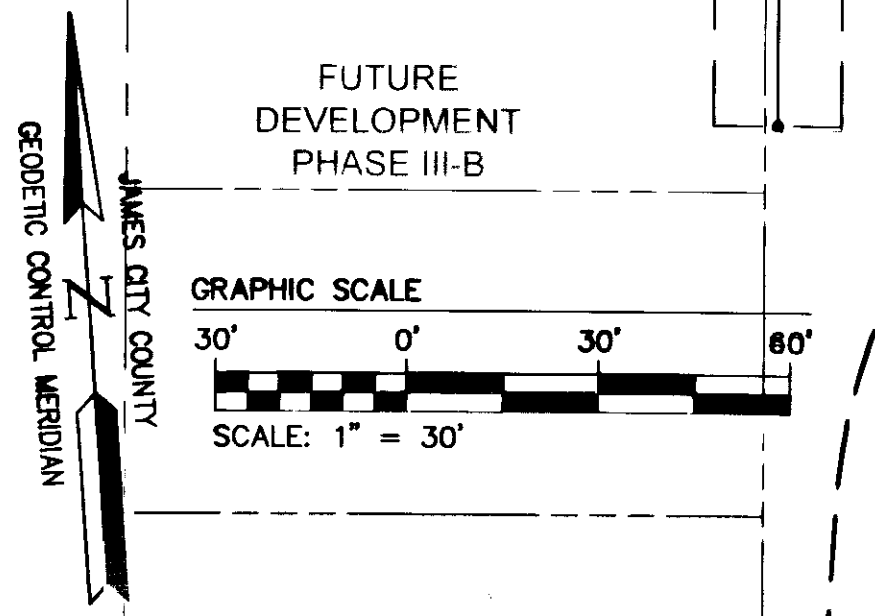
SEE SHEET 4 OF 6



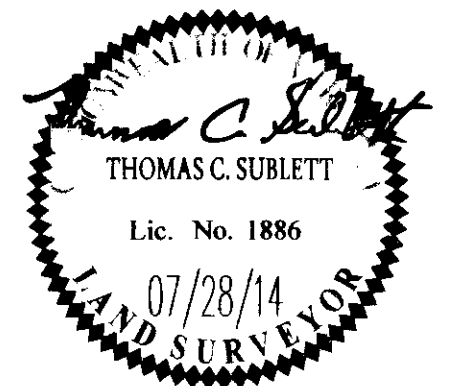
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C11	45°37'13"	81.00'	64.49'	34.07'	62.80'	S70°33'22"E
C12	32°30'11"	81.00'	45.95'	23.61'	45.34'	S31°29'41"E
C13	19°25'03"	81.00'	27.45'	13.86'	27.32'	S5°32'04"E
C14	9°39'29"	221.00'	37.25'	18.67'	37.21'	S9°00'12"W
C15	11°38'09"	221.00'	44.88'	22.52'	44.80'	S19°39'01"W
C16	9°18'44"	25.00'	42.46'	28.41'	37.54'	S23°11'17"E
C17	13°58'53"	179.00'	43.68'	21.95'	43.57'	S78°50'06"E
C18	90°00'00"	25.00'	39.27'	25.00'	35.36'	S49°10'27"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C19	90°00'00"	25.00'	39.27'	25.00'	35.36'	N40°49'33"W
C20	32°10'20"	67.00'	37.62'	19.32'	37.13'	N69°44'23"W
C21	38°42'12"	67.00'	45.26'	23.53'	44.40'	N34°18'07"W
C22	19°07'29"	67.00'	22.36'	11.29'	22.26'	N5°23'17"W
C23	13°20'35"	221.00'	51.47'	25.85'	51.35'	N10°50'45"E
C24	7°57'03"	221.00'	30.67'	15.36'	30.64'	N21°29'33"E
C25	8°02'40"	179.00'	25.13'	12.59'	25.11'	N21°26'45"E
C26	13°14'58"	179.00'	41.39'	20.79'	41.30'	N10°47'56"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C27	97°32'26"	39.00'	66.39'	44.50'	58.66'	N44°35'46"W
C28	91°47'28"	25.00'	40.05'	25.79'	35.90'	N64°45'50"E
C29	16°29'07"	221.00'	63.59'	32.01'	63.37'	S77°34'59"E
C30	90°00'00"	25.00'	39.27'	25.00'	35.36'	S40°49'33"E
C31	90°00'00"	25.00'	39.27'	25.00'	35.36'	S49°10'27"W
C32	90°00'00"	25.00'	39.27'	25.00'	35.36'	N40°49'33"W
C33	2°03'55"	179.00'	6.45'	3.23'	6.45'	N5°12'25"E
C34	12°37'43"	179.00'	39.45'	19.81'	39.37'	N12°33'14"E



Large	Plats Recorded	City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 11-20-2014 at 9:12 AM PM PG
Small	Plats Recorded	Document # 14009166
Small	Plats Recorded	BETSY B. WOOLRIDGE, CLERK
Small	Plats Recorded	Dep. Clerk
Small	Plats Recorded	07/28/14
Small	Plats Recorded	REVISED
Small	Plats Recorded	Description
Small	Plats Recorded	Drawn By

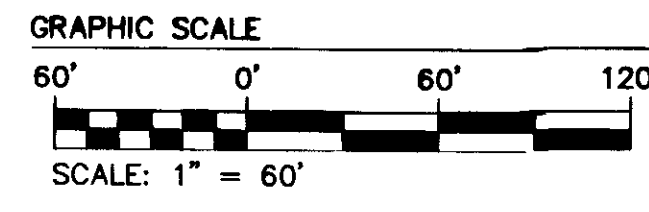
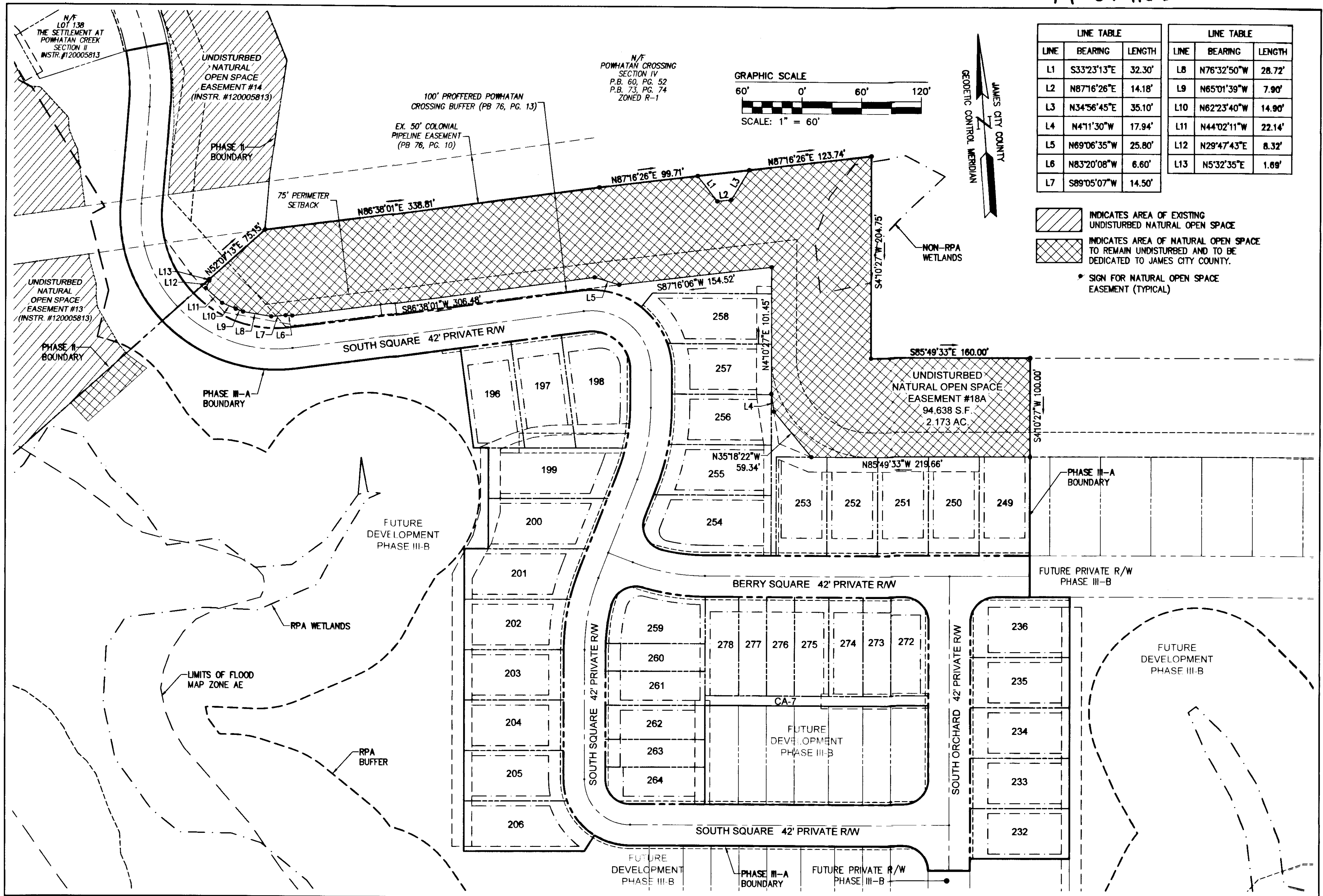


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Scale: 1"=30' Date: 07/28/14
Sheet Number: **5 of 6**

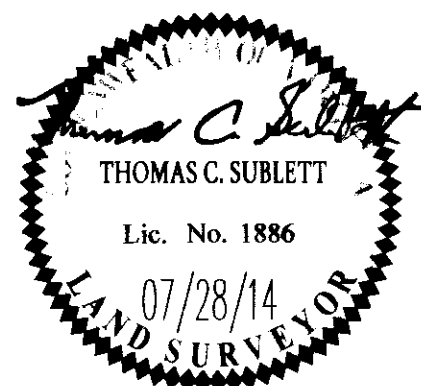
140019166



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S33°23'13"E	32.30'	L8	N76°32'50"W	28.72'
L2	N87°16'26"E	14.18'	L9	N65°01'39"W	7.90'
L3	N34°56'45"E	35.10'	L10	N62°23'40"W	14.90'
L4	N4°11'30"W	17.94'	L11	N44°02'11"W	22.14'
L5	N69°06'35"W	25.80'	L12	N29°47'43"E	8.32'
L6	N83°20'08"W	6.60'	L13	N5°32'35"E	1.09'
L7	S89°05'07"W	14.50'			

INDICATES AREA OF EXISTING UNDISTURBED NATURAL OPEN SPACE
 INDICATES AREA OF NATURAL OPEN SPACE TO REMAIN UNDISTURBED AND TO BE DEDICATED TO JAMES CITY COUNTY.
 SIGN FOR NATURAL OPEN SPACE EASEMENT (TYPICAL)

6	Large/Small Plat(s) Recorded	City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 11-20-2014 at 9:12 AM/PM, PG. Document # 140019166
	Prepared by	BETSY B. WOOLRIDGE, CLERK
	Revised By	Dep. Clerk
1	07/28/14	
Rev.	Date	Description



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PLAT OF SUBDIVISION
THE SETTLEMENT AT POWHATAN CREEK
PHASE III-A
LOTS 196-206, 232-236, 249-264, 272-278
AND COMMON AREA 6A & 7
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCB
Project Number: 9264-11A
Scale: 1"=60'
Date: 07/09/14
Sheet Number
6 of 6