

15001480

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-B, LOTS 207-220, 223-231, 237-248 AND 265-271, AND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: *John Watry* 4-1-2015 DATE
FOR MONTICELLO WOODS ACTIVE ADULT, LLC
Signature: *Lewis WATRIP II*
PRINTED NAME

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City

Signature: *Elizabeth Bay Bar*
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 ON THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 1 DAY OF April, 2015
Signature: *Elizabeth Bay Bar*
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 7/31/2015
NOTARY REGISTRATION NUMBER: 7123871

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: *Thomas C. Sublett* 4/01/15 DATE
THOMAS C. SUBLETT, L.S. #1886

CERTIFICATE OF APPROVAL

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

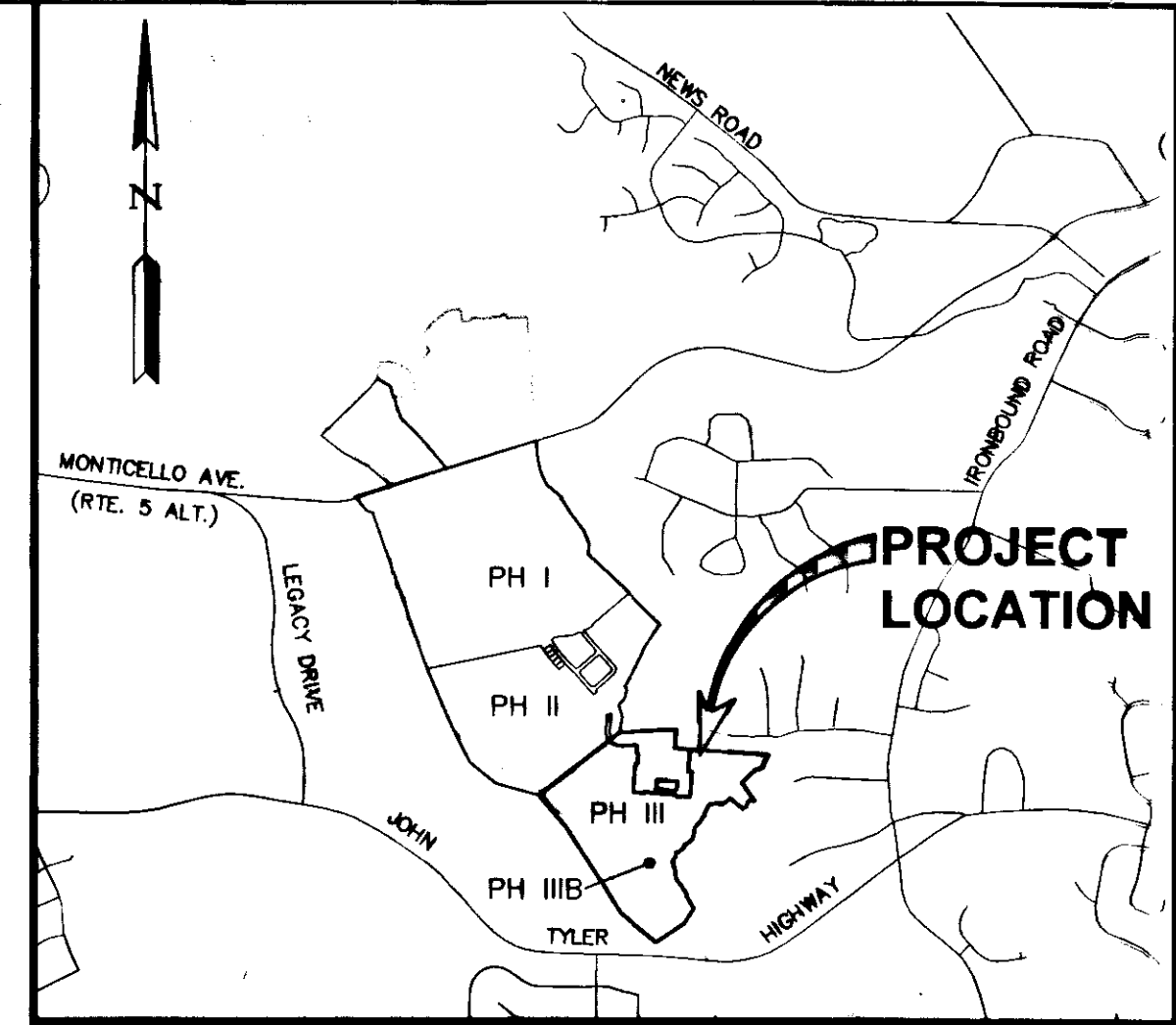
DATE: 6/5/15
Signature: *[Signature]*
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

NOTES:

- 1. PROPERTY IS ZONED PUD-R, (PLANNED UNIT DEVELOPMENT DISTRICT), WITH PROFFERS.
2. PROPERTY CONSISTS OF PART OF PID: #4821900006A; ADDRESS: SOUTH SQUARE. PART OF PID: #3730100009; ADDRESS: 3901 MONTICELLO AVENUE. PART OF PID: #3740100010; ADDRESS: 4101 MONTICELLO AVENUE (LOTS 265-271)
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. #5109500120C REVISED TO REFLECT LOMR, EFFECTIVE DATE MARCH 6, 2014. PARCELS #3740100010 AND #4821900006A ASSOCIATED WITH THIS PLAT LIE WITHIN ZONE X PER F.I.R.M. 5109500120C DATED 9/28/07 AND REVISED TO REFLECT LOMR EFFECTIVE 3/6/14. PARCEL #3730100009 ASSOCIATED WITH THIS PLAT LIES IN ZONE AE AND IS DESIGNATED AS UNDISTURBED NATURAL OPEN SPACE EASEMENT #16.
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 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.
18. ON NOVEMBER 5, 2014, THE JAMES CITY COUNTY PLANNING COMMISSION APPROVED THE DISTURBANCE OF APPROXIMATELY 2,403 SQUARE FEET WITHIN THE 100' POWHATAN CROSSING PERIMETER BUFFER TO ALLOW THE PLACEMENT OF UNDERGROUND UTILITIES ON SITE AS DONE FOR THE PREVIOUS PHASE.

AREA TABULATION
THE SETTLEMENT AT POWHATAN CREEK - PHASE III-B
LOTS 207-220, 223-231, 237-248 AND 265-271 AND COMMON AREA 6B (CA-6B)

Table with 3 columns: Description, SQUARE FEET, ACRES. Rows include: AREA OF RESIDENTIAL LOTS (185,013 S.F., 4.247 AC.), FUTURE LOT (5,100 S.F., 0.117 AC.), AREA OF RIGHT-OF-WAY (PH III-B) (43,289 S.F., 0.994 AC.), AREA OF COMMON OPEN SPACE (CA-6B) (2,097,524 S.F., 48.153 AC.), TOTAL AREA PHASE III-B (2,330,926 S.F., 53.511 AC.), AREA REMAINING IN PHASE III (0 S.F., 0 AC.), TOTAL UNDISTURBED NATURAL OPEN SPACE EASEMENT (1,949,711 S.F., 44.759 AC.), NUMBER OF LOTS (42), AVERAGE LOT SIZE (4,405 S.F., 0.101 AC.), SMALLEST LOT (LOTS 208-210, 213, 214, 266, 267 & 270) (2,800 S.F., 0.064 AC.), LARGEST LOT (LOT 216) (5,968 S.F., 0.137 AC.)



VICINITY MAP
SCALE 1"=2000'

SHEET DESCRIPTION

- SHEET 1 OF 10 - COVER SHEET
SHEET 2 OF 10 - OVERALL BOUNDARY (EASTERN PORTION)
SHEET 3 OF 10 - OVERALL BOUNDARY (WESTERN PORTION)
SHEET 4 OF 10 - LOTS AND COMMON AREAS
SHEET 5 OF 10 - LOTS, R/W, COMMON AREAS AND LOT CURVE TABLE
SHEET 6 OF 10 - LOTS, R/W, AND COMMON AREAS
SHEET 7 OF 10 - BMP 3-1 & 3-2, AND DRAINAGE AND UTILITY EASEMENTS
SHEET 8 OF 10 - UNDISTURBED NATURAL OPEN SPACE EASEMENTS #17, #18B & #18C W/ LINE TABLES, AND #16 (EASTERN PORTION)
SHEET 9 OF 10 - UNDISTURBED NATURAL OPEN SPACE EASEMENT #16 (WESTERN PORTION)
SHEET 10 OF 10 - UNDISTURBED NATURAL OPEN SPACE EASEMENT #16 LINE TABLES

LEGEND

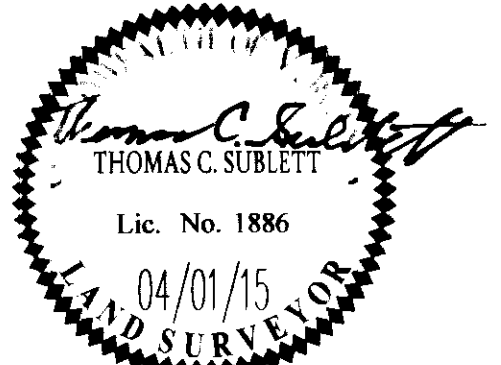
- RIGHT-OF-WAY LINE
--- PROPERTY LINE
--- EASEMENT
--- BUILDING SETBACK LINE (BSL TYP.)
--- RPA BUFFER LINE
--- CENTER LINE OF EASEMENT

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 10 DAY OF June, 2015
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:26 AM (PM)
INSTRUMENT # 15001480
TESTE: *Amey Stewy DC*
BETSY B. WOOLRIDGE, CLERK

JCC CASE NO. S-0006-2015
PLAT OF SUBDIVISION
THE SETTLEMENT AT POWHATAN CREEK
PHASE III-B
LOTS 207-220, 223-231, 237-248, 265-271 AND COMMON AREA 6B
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: AES
Project Number: 0254-11B
Scale: NA Date: 01/16/15
Sheet Number: 1 of 10

Table with 4 columns: Rev, Date, Description, Revised By. Row 1: 1, 04/01/15, REVISED PER COUNTY COMMENTS, RMS



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