

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: [Handwritten Signature] 4-1-2015 DATE
FOR MONTICELLO WOODS ACTIVE ADULT, LLC
L. Lewis WATRIP II PRINTED NAME

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City

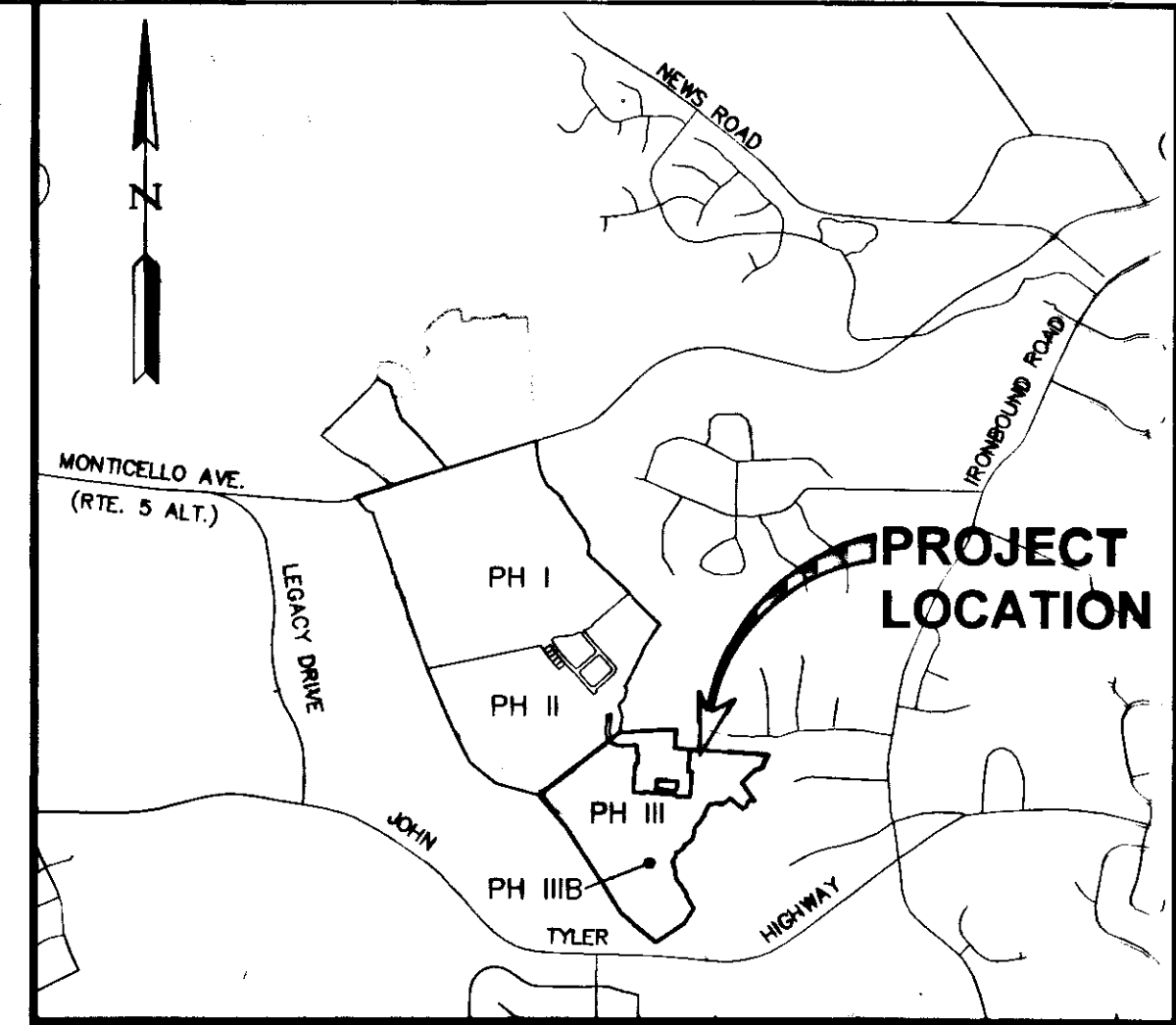
Notary Public Signature: Elisabeth Bay Bar
NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME ON THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 1 DAY OF April 2015
Elisabeth Bay Bar NOTARY PUBLIC SIGNATURE

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

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. #51095C0120C 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. 51095C0120C 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.



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

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.

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

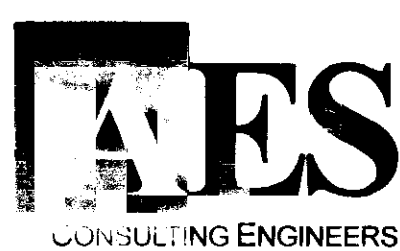
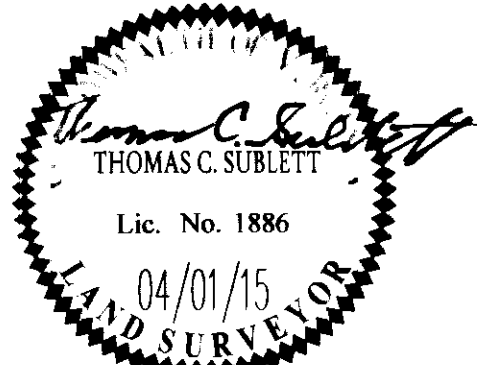
AREA TABULATION
THE SETTLEMENT AT POWHATAN CREEK - PHASE III-B
LOTS 207-220, 223-231, 237-248 AND 265-271 AND COMMON AREA 6B (CA-6B)

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.)

10 Large/Small Plat(s) Recorded herewith as # 15001480

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: Amy Steyer DC
BETSY B. WOOLRIDGE, CLERK

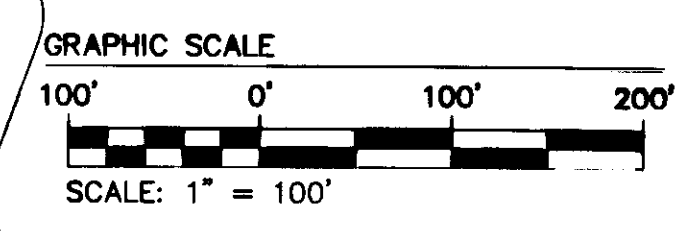
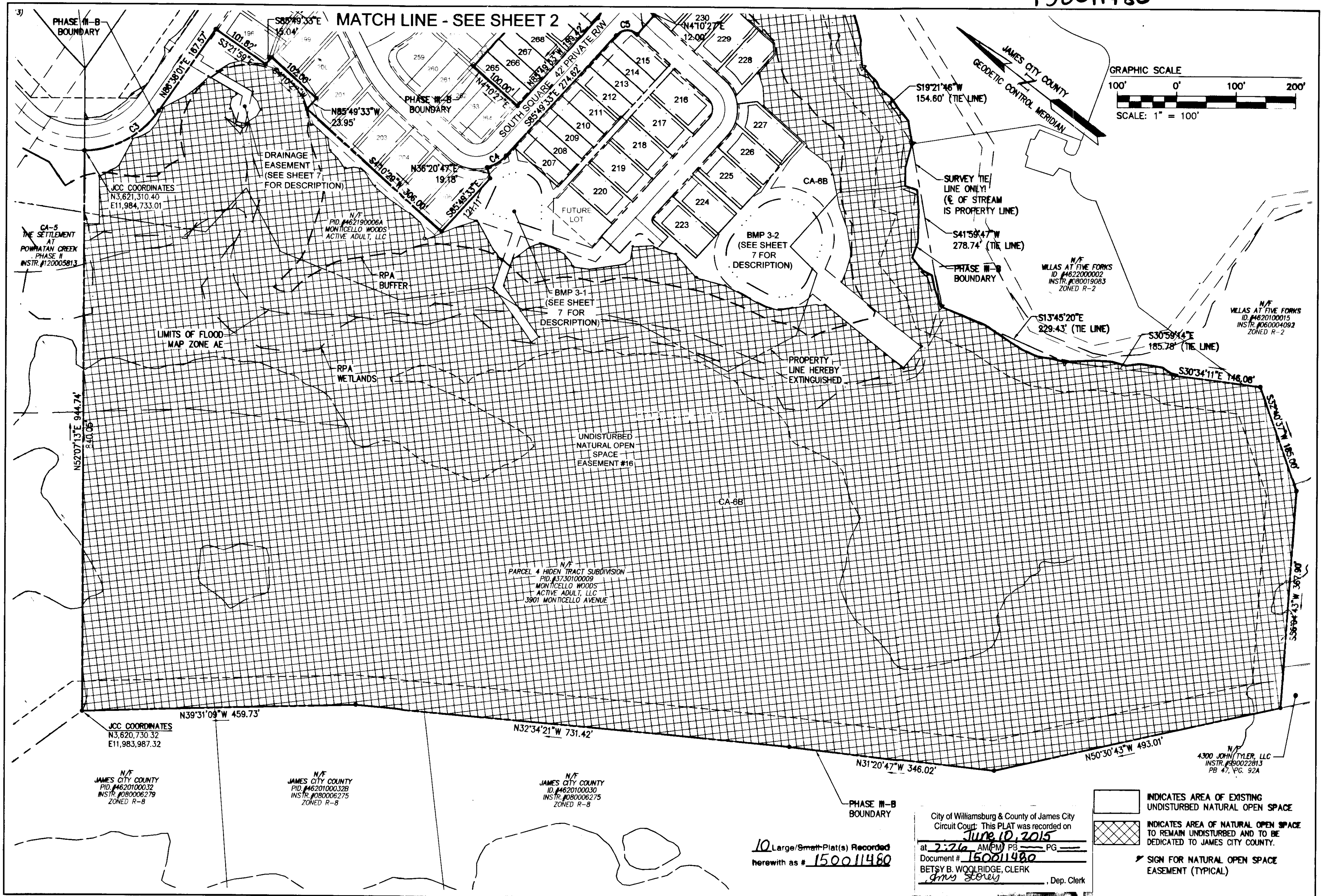
Table with 4 columns: Rev, Date, Description, Revised By. Row 1: 1, 04/01/15, REVISED PER COUNTY COMMENTS, RMS



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

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



INDICATES AREA OF EXISTING UNDISTURBED NATURAL OPEN SPACE

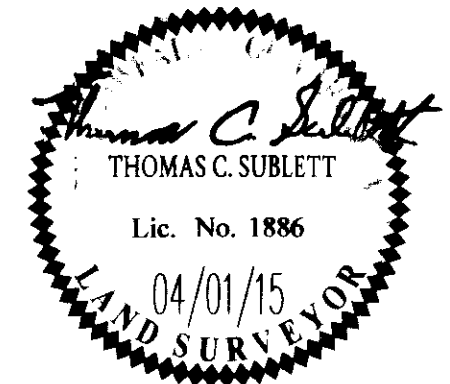
INDICATES AREA OF NATURAL OPEN SPACE TO REMAIN UNDISTURBED AND TO BE DEDICATED TO JAMES CITY COUNTY.

SIGN FOR NATURAL OPEN SPACE EASEMENT (TYPICAL)

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on June 10, 2015
at 2:26 AM (PM) PG.
Document # 150011480
BETSY B. WOOLRIDGE, CLERK
BWS, Dep. Clerk

10 Large/Small-Plat(s) Recorded
herewith as # 150011480

Rev.	Date	Description	Revised By
1	04/01/15	REVISED PER COUNTY COMMENTS	RMS



NES
CONSULTING ENGINEERS

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PLAT OF SUBDIVISION
THE SETTLEMENT AT POWHATAN CREEK
PHASE III-B
LOTS 207-220, 223-231, 237-248, 265-271 AND
COMMON AREA 6B

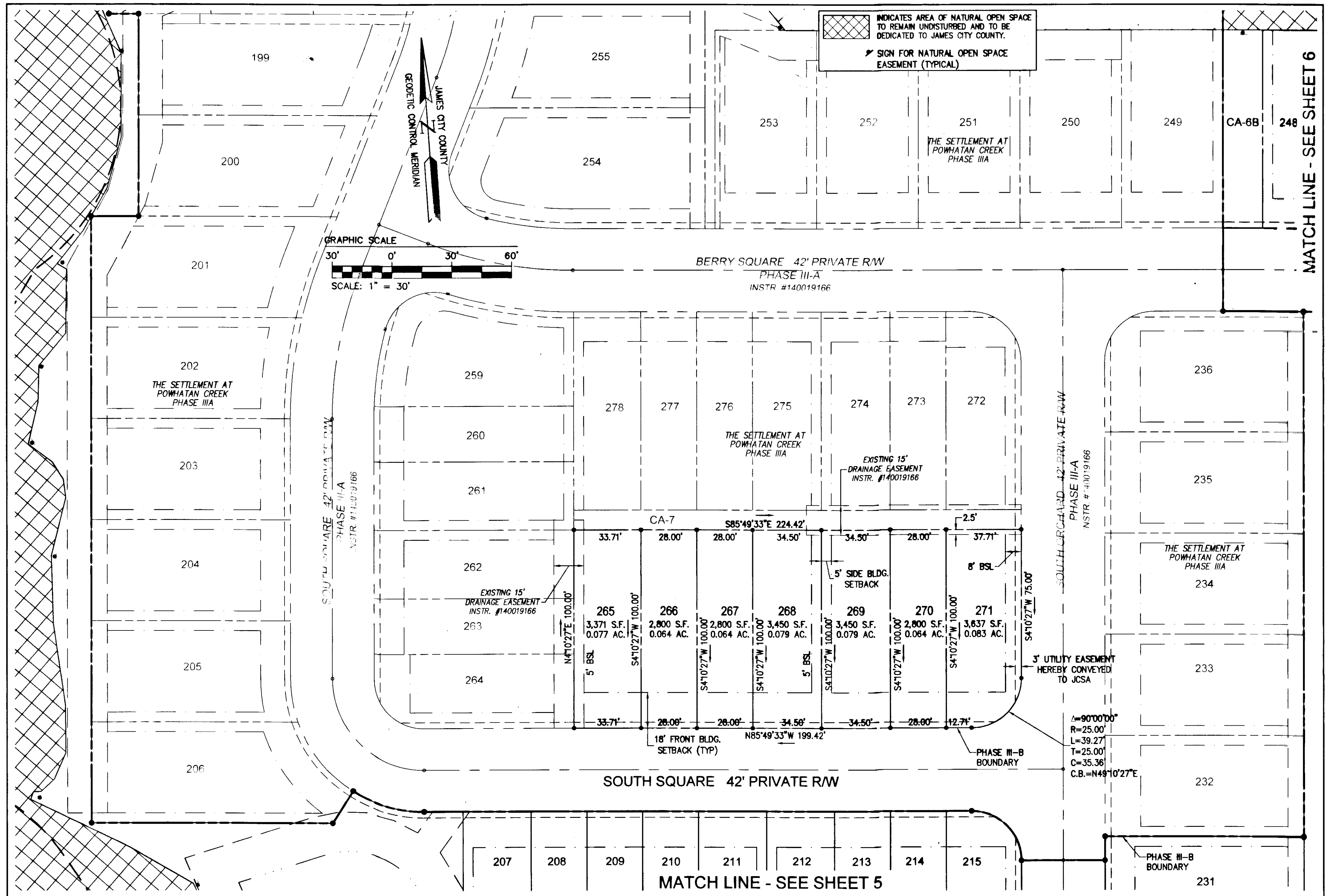
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: **TCB**

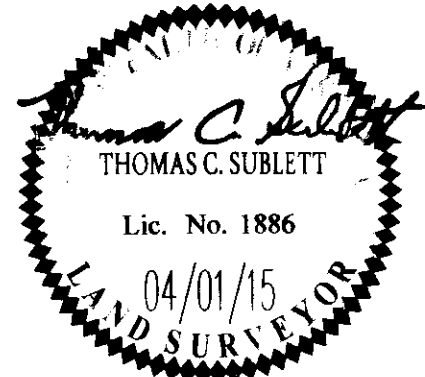
Project Number: **9254-118**

Scale: **1"=100'** Date: **01/16/15**

Sheet Number
3 of 10



10 Large/Small Plat(s) Recorded		City of Williamsburg & County of James City	
herewith as # 15001480		Circuit Court: This PLAT was recorded on	
		June 10, 2015	
		at 2:26 AM/PM PB PG	
		Document # 15001480	
		BETSY B. WOOLRIDGE, CLERK	
		REVISOR: amy stover	
		Dep. Clerk	
1	04/01/15	REVISED PER COU	
Rev.	Date	Desc	



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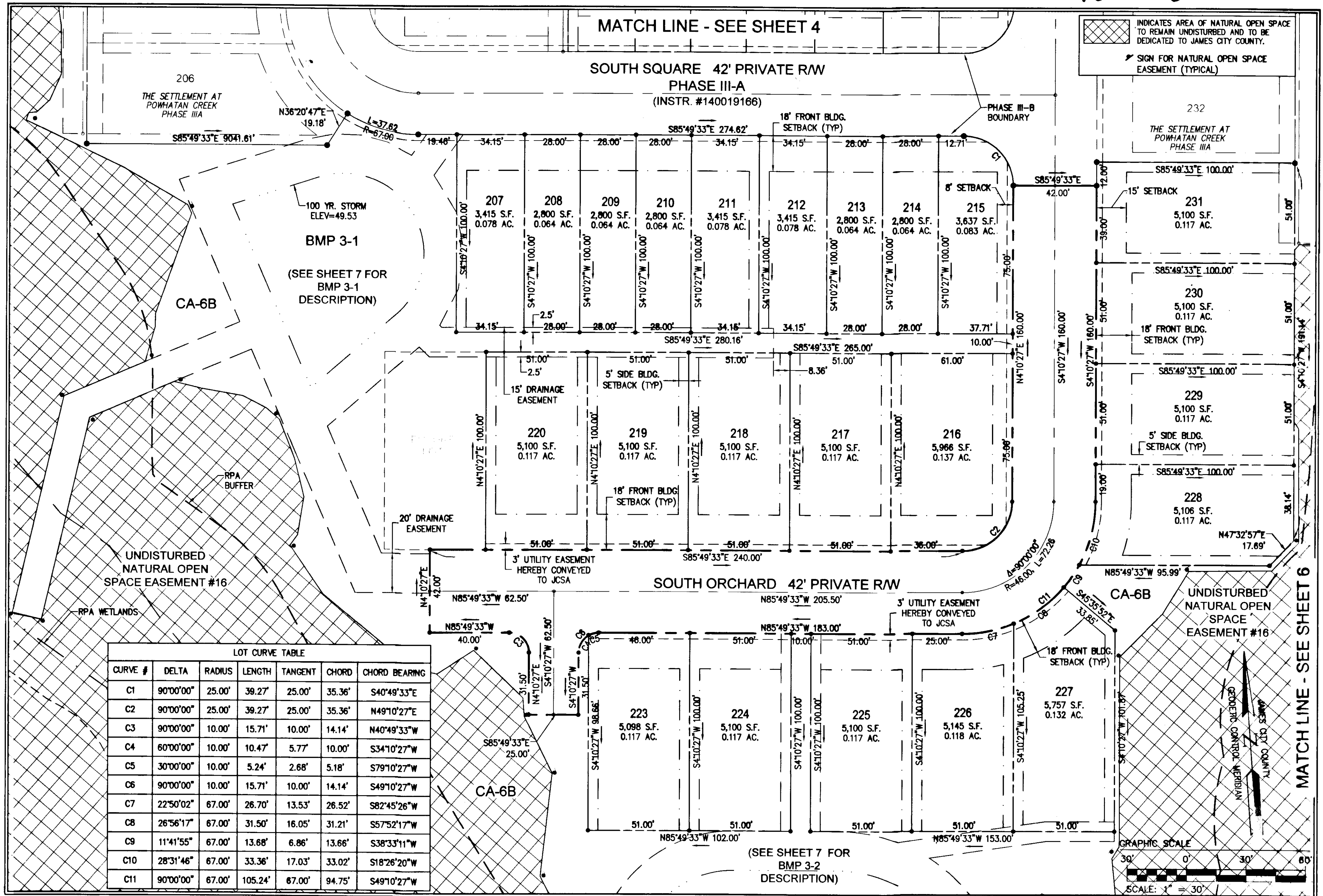
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PLAT OF SUBDIVISION
THE SETTLEMENT AT POWHATAN CREEK
PHASE III-B
LOTS 207-220, 223-231, 237-248, 265-271 AND
COMMON AREA 6B

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TGB
Project Number:	9254-11B
Scale:	Date:
1"=30'	01/16/15
Sheet Number	
4 of 10	

150011480



LOT CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	S40°49'33"E
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	N49°10'27"E
C3	90°00'00"	10.00'	15.71'	10.00'	14.14'	N40°49'33"W
C4	60°00'00"	10.00'	10.47'	5.77'	10.00'	S34°10'27"W
C5	30°00'00"	10.00'	5.24'	2.68'	5.18'	S79°10'27"W
C6	90°00'00"	10.00'	15.71'	10.00'	14.14'	S49°10'27"W
C7	22°50'02"	67.00'	26.70'	13.53'	26.52'	S82°45'26"W
C8	26°56'17"	67.00'	31.50'	16.05'	31.21'	S57°52'17"W
C9	11°41'55"	67.00'	13.68'	6.86'	13.66'	S38°33'11"W
C10	28°31'46"	67.00'	33.36'	17.03'	33.02'	S18°26'20"W
C11	90°00'00"	67.00'	105.24'	67.00'	94.75'	S49°10'27"W

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
June 10, 2015
 at 2:26 AM/PM, PG. 1
 Document # 150011480
 BETSY B. WOOLRIDGE, CLERK
 Dep. Clerk

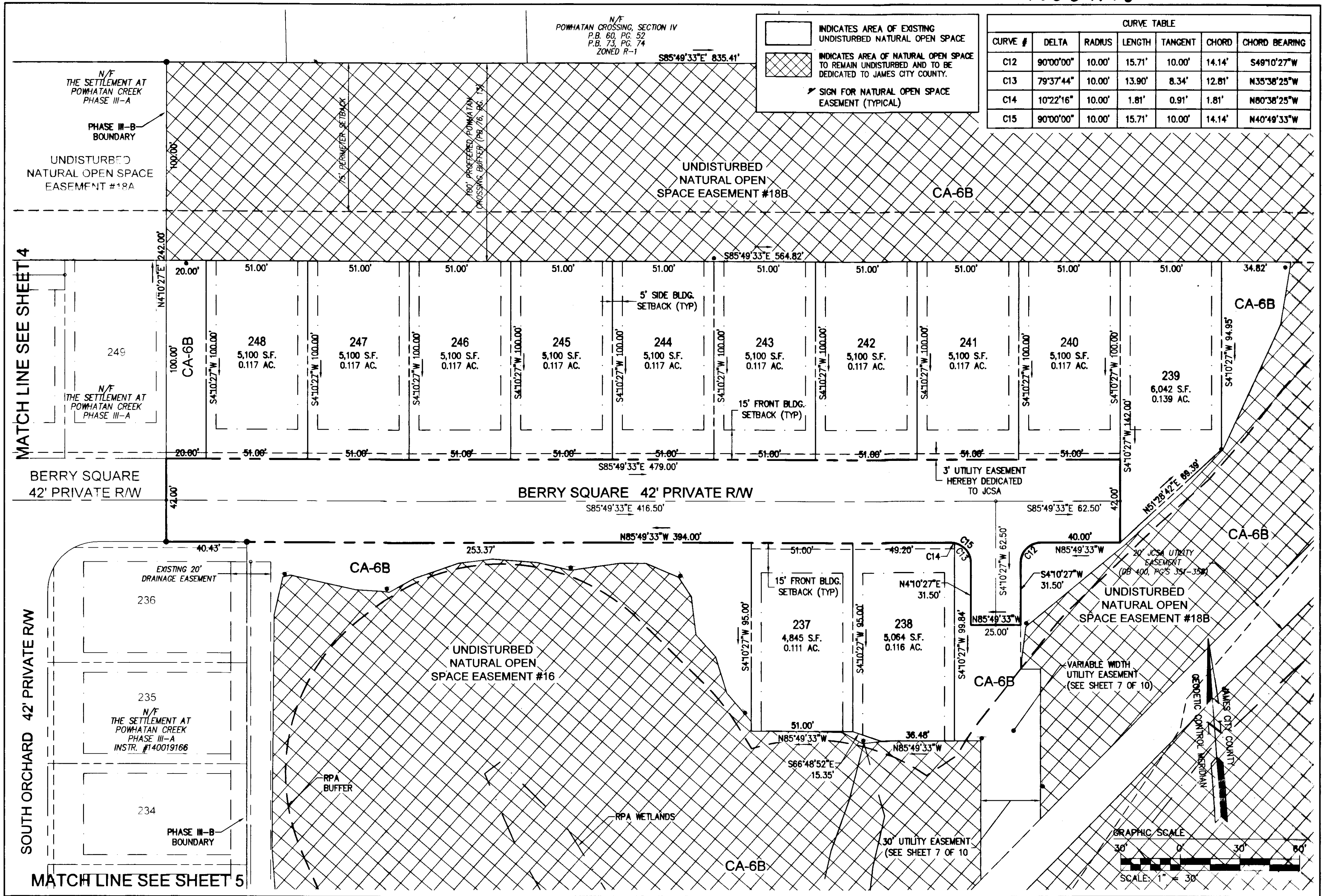
Thomas C. Sublett
 THOMAS C. SUBLETT
 Lic. No. 1886
 04/01/15
 LAND SURVEYOR

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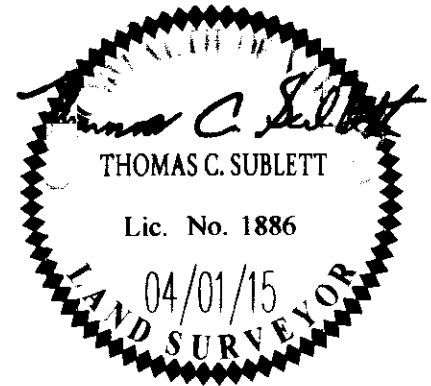
PLAT OF SUBDIVISION
 THE SETTLEMENT AT POWHATAN CREEK
 PHASE III-B
 LOTS 207-220, 223-231, 237-248, 265-271 AND
 COMMON AREA 6B
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCB
 Project Number: 0254-11B
 Scale: 1"=30'
 Date: 01/18/18
 Sheet Number
5 of 10

Rev	Date	Description	Revised By
1	04/01/15	REVISED PER COUNTY COMMENTS	



10 Large (Small Plat) Recorded herewith as # 150011480	City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on June 10, 2015 at 2:26 AM (PM) PG. Document # 150011480		
	BETSY B. WOOLRIDGE, CLERK Dep. Clerk		
1	04/01/15	REVISED PLAT COUNTY DOCUMENTS	Revised By



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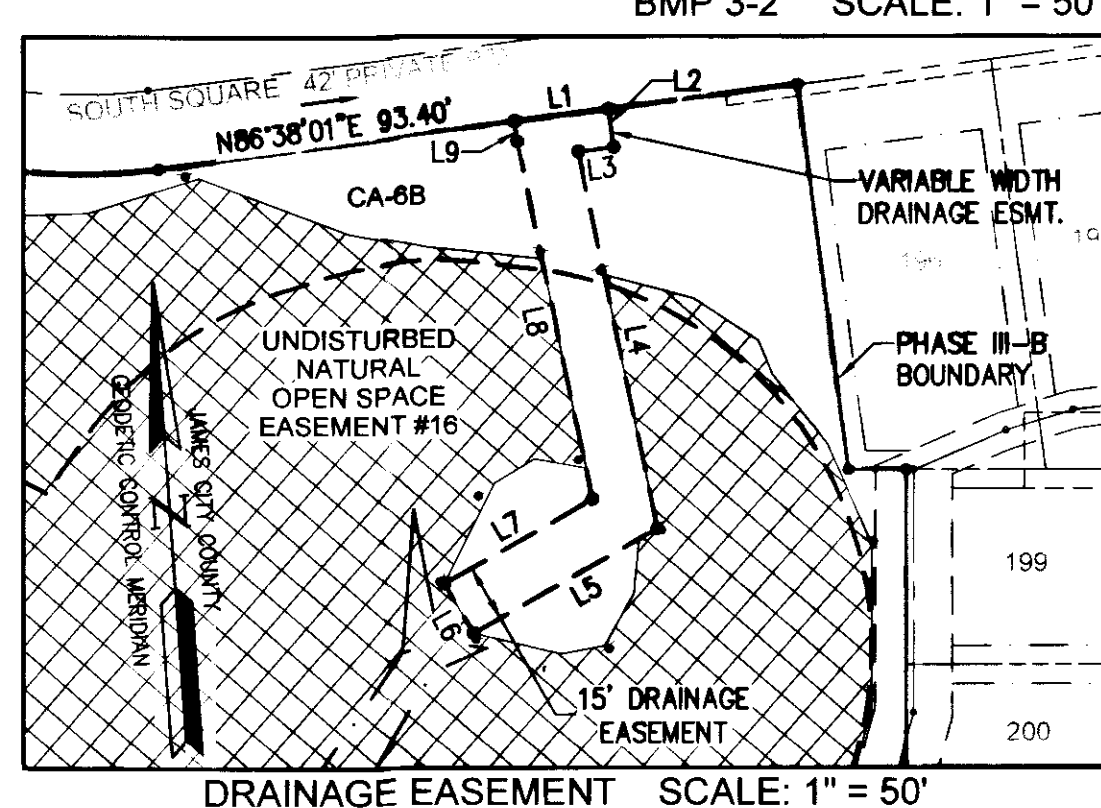
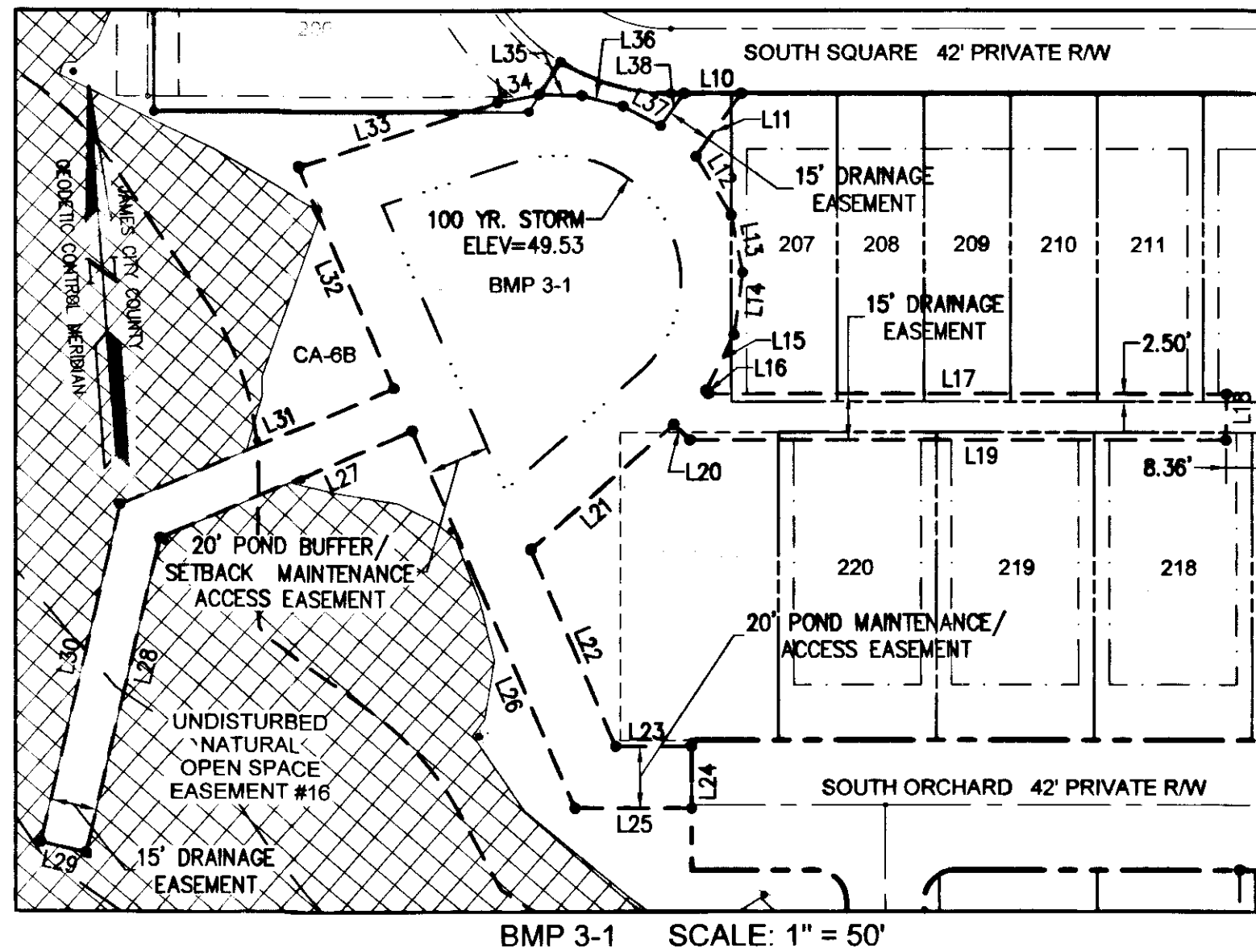
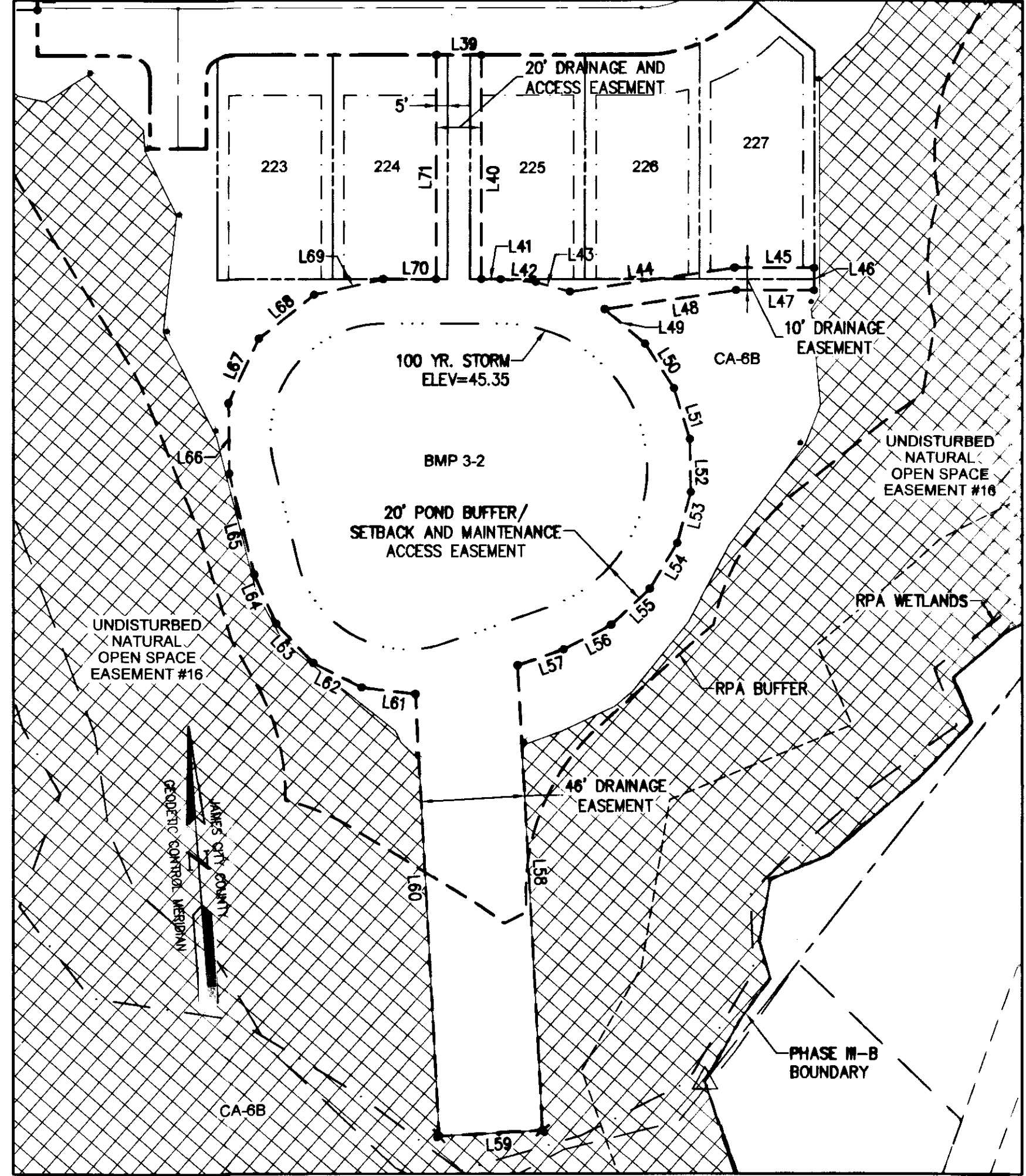
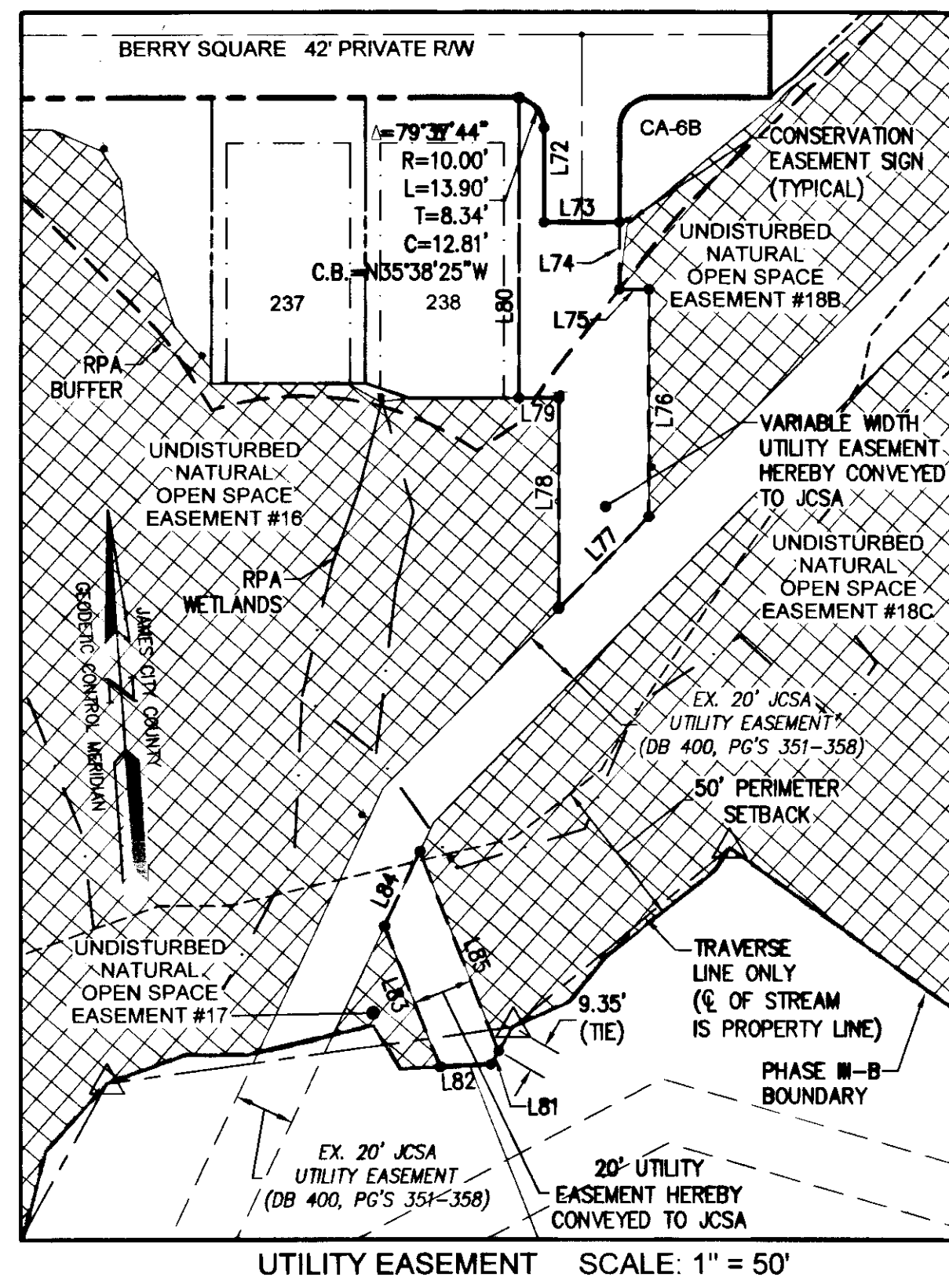
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PLAT OF SUBDIVISION
THE SETTLEMENT AT POWHATAN CREEK
PHASE III-B
LOTS 207-220, 223-231, 237-248, 265-271 AND
COMMON AREA 6B

BERKELEY DISTRICT | JAMES CITY COUNTY | VIRGINIA

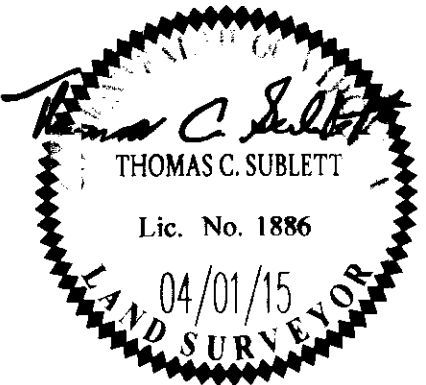
Project Contacts: TCS
Project Number: 0254-11B
Scale: 1"=30' | Date: 01/16/16
Sheet Number: 6 of 10

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N86°38'01"E	24.67'	L30	N17°19'50"E	112.56'	L59	N88°54'16"W	46.00'
L2	S32°21'59"E	10.00'	L31	N70°59'29"E	96.26'	L60	N1°05'44"E	197.47'
L3	S86°38'01"W	9.27'	L32	N19°00'31"W	78.14'	L61	N78°37'37"W	24.04'
L4	S7°38'34"E	100.65'	L33	N76°14'42"E	67.54'	L62	N58°53'14"W	24.04'
L5	S84°21'08"W	55.17'	L34	N82°46'16"E	13.75'	L63	N39°08'52"W	24.04'
L6	N25°38'52"W	15.00'	L35	S84°10'35"E	13.75'	L64	N19°24'29"W	24.04'
L7	N64°21'08"E	44.27'	L36	S71°07'26"E	13.75'	L65	N9°32'18"W	46.53'
L8	N7°38'34"W	95.61'	L37	S58°04'16"E	13.75'	L66	N3°25'33"E	31.46'
L9	N32°1'59"W	5.28'	L38	N39°44'41"E	12.89'	L67	N29°21'14"E	31.46'
L10	S85°49'33"E	18.44'	L39	S85°49'33"E	20.00'	L68	N55°16'55"E	31.46'
L11	S39°44'41"W	25.16'	L40	S4°10'27"W	100.00'	L69	N81°24'21"E	31.43'
L12	S26°54'56"E	22.11'	L41	S85°49'33"E	8.60'	L70	S85°49'33"E	23.50'
L13	S6°57'05"E	18.92'	L42	S80°55'58"E	15.69'	L71	N4°10'27"E	100.00'
L14	S11°32'40"W	20.50'	L43	S69°56'50"E	15.70'	L72	S4°10'27"W	31.50'
L15	S31°03'11"W	20.35'	L44	N85°55'22"E	74.10'	L73	S85°49'33"E	25.00'
L16	S35°45'46"E	1.37'	L45	S85°49'33"E	35.32'	L74	S4°10'27"W	22.30'
L17	S85°49'33"E	167.10'	L46	S4°10'27"W	10.00'	L75	S85°49'33"E	10.00'
L18	S4°10'27"W	15.00'	L47	N85°49'33"W	34.60'	L76	S4°10'27"W	75.72'
L19	N85°49'33"W	173.18'	L48	S85°55'22"W	59.24'	L77	S48°26'54"W	42.97'
L20	N41°39'48"W	7.26'	L49	S44°58'42"E	23.68'	L78	N4°10'27"E	70.29'
L21	S52°54'57"W	61.38'	L50	S28°59'16"E	23.68'	L79	N85°49'33"W	13.20'
L22	S19°00'31"E	69.71'	L51	S12°59'49"E	23.68'	L80	N4°10'27"E	99.84'
L23	S85°49'33"E	24.45'	L52	S2°59'37"W	23.68'	L81	S34°56'58"W	5.19'
L24	S4°10'27"W	20.00'	L53	S18°59'03"W	23.68'	L82	N88°46'22"W	16.77'
L25	N85°49'33"W	37.64'	L54	S34°58'29"W	23.68'	L83	N17°15'11"W	50.48'
L26	N19°00'31"W	76.37'	L55	S50°57'55"W	23.68'	L84	N29°23'38"E	27.51'
L27	S70°59'29"W	88.67'	L56	S66°57'22"W	23.68'	L85	S17°15'11"E	71.50'
L28	S17°19'50"W	104.97'	L57	S74°57'05"W	21.66'			
L29	N72°40'10"W	15.00'	L58	S1°05'44"W	207.76'			



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

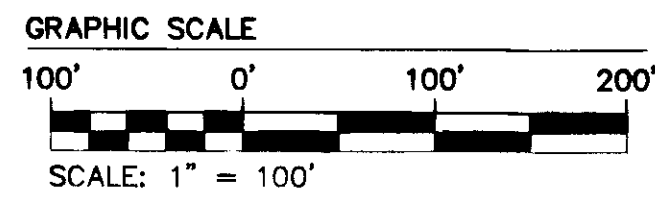
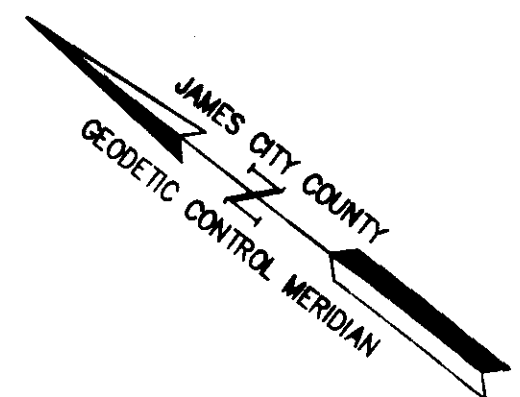
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>June 10, 2015</u> at <u>2:26 AM PM</u> PB PG <u>150011480</u>		
Document # <u>150011480</u>		
BETSY B. WOOLRIDGE, CLERK <i>amy stores</i> Dep. Clerk		
1	04/01/15	REVISED PER COUNTY COMMENTS
Rev	Date	Description
		Revised By



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 CONSULTING ENGINEERS
 Hampton Roads | Central Virginia | Middle Peninsula
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 www.aesva.com

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

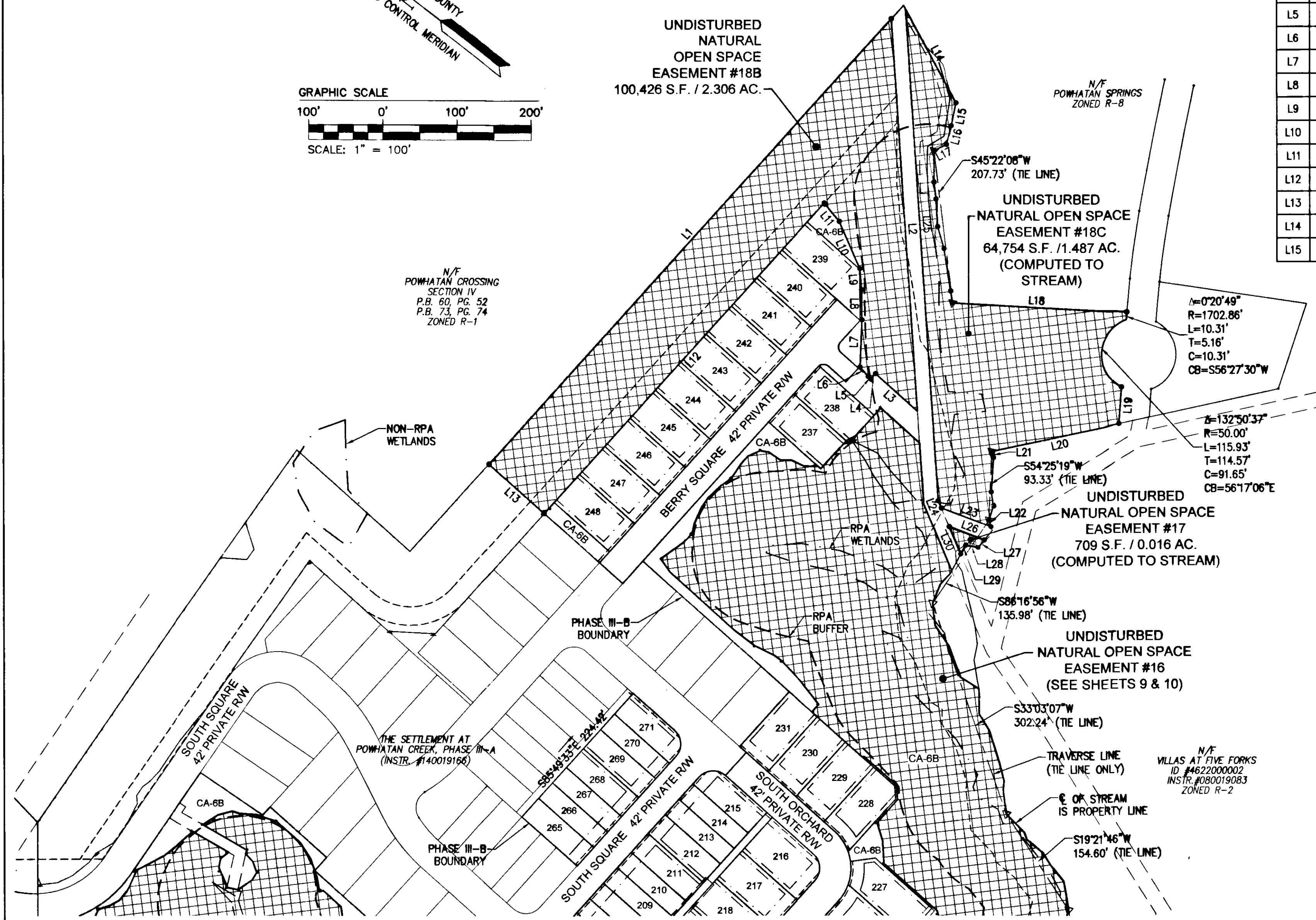
Project Contacts: TCS
 Project Number: 9264-11B
 Scale: 1"=50' Date: 01/18/15
 Sheet Number
7 of 10



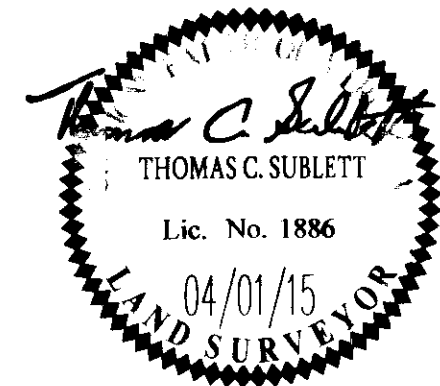
UNDISTURBED NATURAL OPEN SPACE EASEMENT #17 & 18B

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S85°49'33"E	810.97'	L16	S67°01'22"W	25.94'
L2	N48°26'54"E	532.84'	L17	N64°48'24"W	18.84'
L3	N4°10'27"E	75.72'	L18	S34°41'24"E	235.46'
L4	N85°49'33"W	9.50'	L19	S56°17'06"W	49.47'
L5	N4°10'27"E	4.64'	L20	N50°01'24"W	175.61'
L6	N11°16'21"E	16.88'	L21	S34°55'33"W	6.85'
L7	N54°31'00"E	64.28'	L22	S34°56'58"W	9.35'
L8	N51°30'25"E	40.85'	L23	N17°15'11"W	71.50'
L9	N47°33'48"E	28.55'	L24	N29°23'38"E	10.66'
L10	N28°46'01"E	69.62*	L25	S48°26'54"W	667.20'
L11	N13°17'20"E	32.06'	L26	S17°15'11"E	50.48'
L12	N85°49'33"W	564.77'	L27	N88°46'22"W	13.27*
L13	N4°10'27"E	100.00'	L28	N27°22'40"W	17.01*
L14	S24°02'09"W	143.64'	L29	S80°53'03"W	13.78*
L15	S63°25'18"W	31.59'	L30	N29°23'38"E	40.18'

* COMPUTED TO STREAM



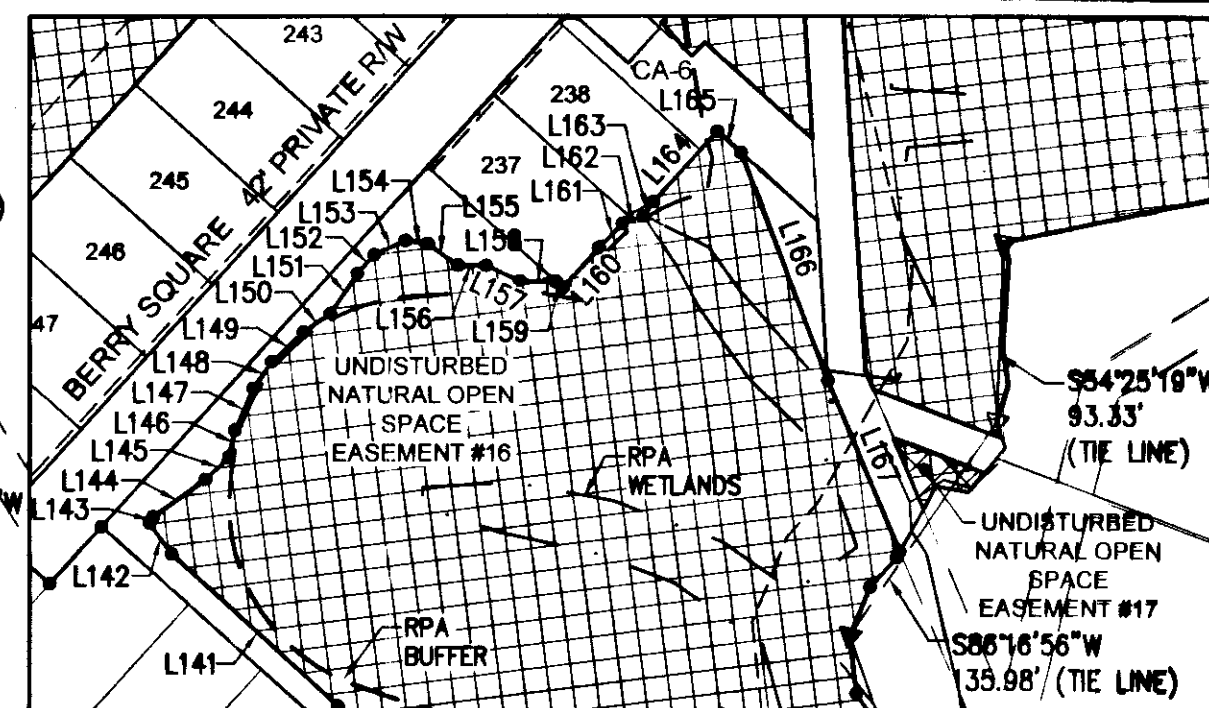
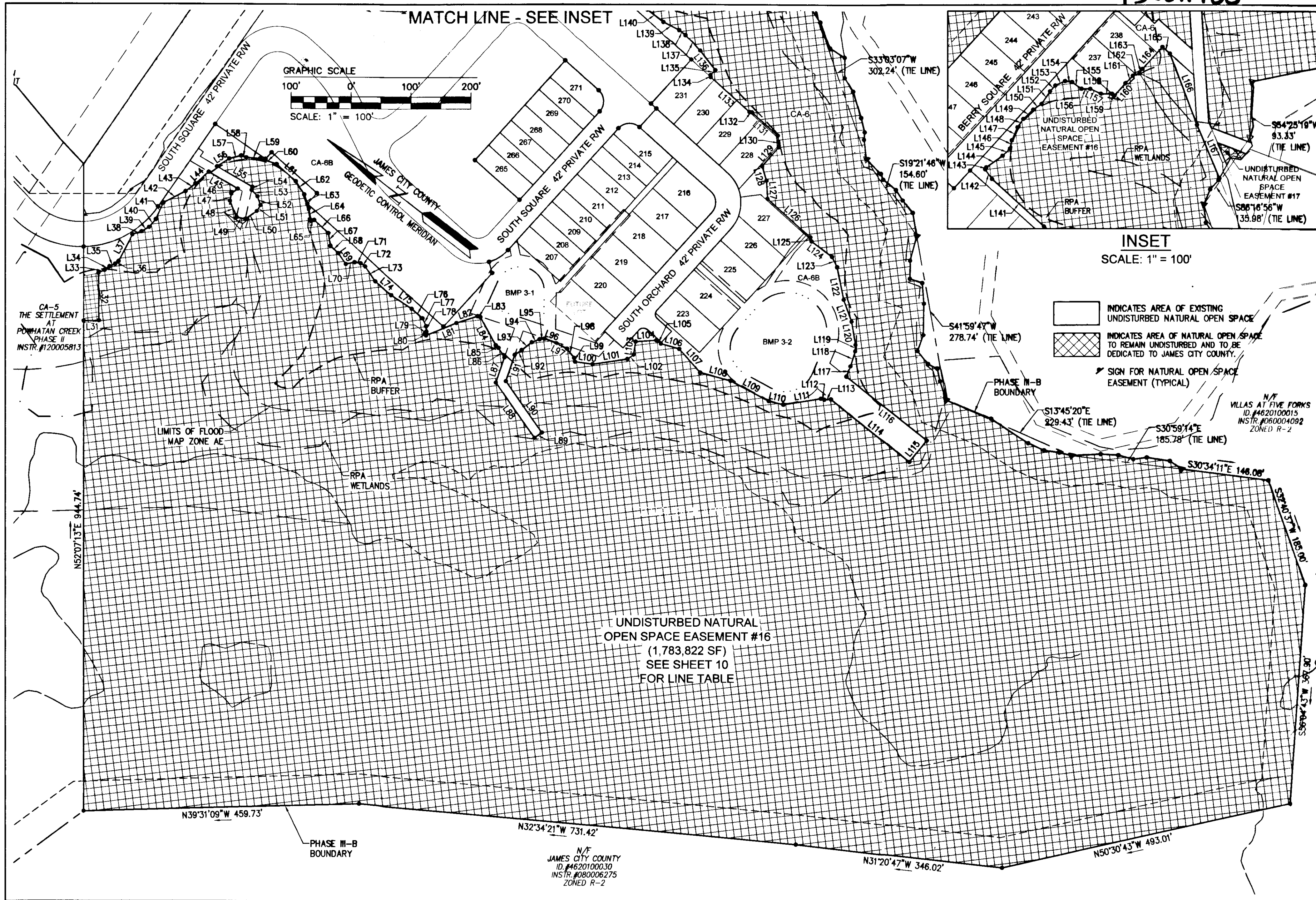
10 Large/Small Plat(s) Recorded herewith as # 150011480	City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on June 10, 2015 at 2:26 AM (PM) PB PG
	Document # Betsy B. Woolridge, Clerk Dep. Clerk
1 04/01/15	REVISED PER COUNTY COMMENTS
Rev. Date	Description



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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:	TCS
Project Number:	9254-11B
Scale:	Date:
1"=100'	01/18/15
Sheet Number	
8 of 10	

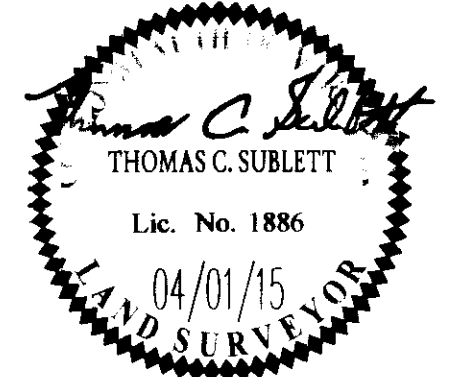


INSET
SCALE: 1" = 100'

- 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)

N/F
VILLAS AT FIVE FORKS
ID #4620100015
INSTR #080004092
ZONED R-2

10 Large Plat(s) Recorded		City of Williamsburg & County of James City	
herewith as # 150011480		Circuit Court: This PLAT was recorded on	
		June 10, 2015	
		at 2:20 AM PM PG	
		Document # 150011480	
		BETSY B. WOOLRIDGE, CLERK	
		Dep. Clerk	
1	04/01/15	REVISED PER COUNTY COMMENTS	RMB
Rev.	Date	Description	Revised By



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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: TCB
Project Number: 0254-11B
Scale: 1"=100' Date: 01/16/15
Sheet Number
9 of 10

LINE TABLE		
LINE	BEARING	LENGTH
L31	S38°44'29"E	25.50'
L32	N51°43'54"E	79.98'
L33	S63°52'13"E	11.15'
L34	S73°16'33"E	10.22'
L35	S61°41'17"E	10.16'
L36	S76°57'58"E	7.43'
L37	N79°48'37"E	50.15'
L38	S56°40'07"E	16.05'
L39	S67°57'28"E	14.70'
L40	S87°38'47"E	17.16'
L41	N76°37'54"E	30.46'
L42	S65°32'07"E	41.70'
L43	S75°43'59"E	21.01'
L44	S79°47'46"E	29.53'
L45	S7°38'34"E	56.09'
L46	N75°45'48"W	13.63'
L47	S62°44'19"W	12.18'
L48	S30°18'33"W	29.23'
L49	S25°38'52"E	15.00'
L50	S72°37'32"E	23.41'
L51	N83°35'32"E	11.68'
L52	N32°54'58"E	15.61'
L53	N9°33'02"E	14.30'
L54	N64°21'08"E	5.47'
L55	N7°38'34"W	67.92'
L56	S70°54'45"E	23.96'
L57	S52°29'17"E	20.43'
L58	S18°09'18"E	9.34'

LINE TABLE		
LINE	BEARING	LENGTH
L59	S34°01'49"E	23.26'
L60	S19°23'58"E	28.98'
L61	S4°11'04"W	42.77'
L62	S19°41'02"W	26.37'
L63	S33°23'41"W	24.34'
L64	S42°01'41"W	21.37'
L65	S55°20'40"E	5.39'
L66	S4°54'07"W	32.26'
L67	S43°27'00"W	21.20'
L68	S5°33'58"W	18.30'
L69	S17°20'40"W	21.84'
L70	S49°10'18"E	15.01'
L71	S27°59'16"E	10.35'
L72	S3°33'46"E	9.33'
L73	S18°05'35"W	30.10'
L74	S2°32'43"W	34.61'
L75	S4°12'42"E	41.22'
L76	S3°45'48"W	24.17'
L77	S27°51'16"W	14.50'
L78	S50°53'20"W	9.00'
L79	N90°00'00"W	4.02'
L80	S22°45'59"W	3.98'
L81	S60°05'16"E	55.02'
L82	S55°43'02"E	37.01'
L83	N20°33'15"W	4.79'
L84	N23°42'38"E	53.86'
L85	N4°34'21"E	6.43'
L86	N20°18'20"E	18.65'

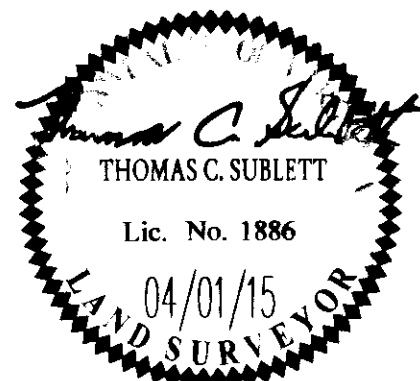
LINE TABLE		
LINE	BEARING	LENGTH
L87	N70°59'29"E	44.35'
L88	N17°22'32"E	112.92'
L89	N74°02'59"W	15.09'
L90	S17°19'50"W	104.97'
L91	S70°59'29"W	46.38'
L92	N72°06'32"W	13.98'
L93	S75°55'27"E	21.28'
L94	S58°45'35"E	13.61'
L95	S44°38'01"E	8.41'
L96	N17°07'29"W	21.24'
L97	S9°36'29"E	19.93'
L98	S13°27'43"W	19.47'
L99	S39°34'42"W	6.51'
L100	S29°56'29"E	29.56'
L101	S46°18'39"E	58.79'
L102	S73°26'02"E	12.67'
L103	N61°04'33"E	21.97'
L104	S41°46'50"E	34.63'
L105	S0°00'00"E	9.49'
L106	S22°05'19"E	31.86'
L107	S10°37'04"W	52.61'
L108	S22°40'02"E	52.47'
L109	S10°03'32"E	71.86'
L110	S24°14'09"E	25.07'
L111	S47°10'33"E	63.60'
L112	S21°27'38"E	5.76'
L113	S41°22'38"E	11.15'
L114	S1°05'44"W	168.08'

LINE TABLE		
LINE	BEARING	LENGTH
L115	S88°54'16"E	46.00'
L116	N1°05'44"E	172.02'
L117	N74°16'29"E	18.77'
L118	N68°56'42"E	26.04'
L119	N54°17'21"E	10.63'
L120	N42°49'20"E	39.47'
L121	N32°20'28"E	39.10'
L122	N40°55'10"E	55.77'
L123	N25°33'10"E	18.95'
L124	N1°12'55"W	42.89'
L125	N35°39'56"E	7.01'
L126	N4°08'12"E	96.09'
L127	N48°55'21"E	30.62'
L128	N35°29'06"E	25.33'
L129	S86°32'30"E	41.80'
L130	N47°30'26"E	19.76'
L131	N4°01'09"E	57.78'
L132	N30°32'47"W	4.08'
L133	N4°10'27"E	87.22'
L134	N46°05'40"E	3.50'
L135	S84°29'19"E	11.48'
L136	N14°26'32"E	41.11'
L137	N9°02'00"E	36.09'
L138	N1°11'36"W	12.94'
L139	N11°03'19"W	29.59'
L140	N0°03'33"W	34.23'
L141	N4°40'29"E	117.65'
L142	N17°00'08"E	19.82'

LINE TABLE		
LINE	BEARING	LENGTH
L143	N79°48'07"E	3.82'
L144	S73°26'17"E	33.72'
L145	S82°19'39"E	16.78'
L146	N65°04'10"E	14.24'
L147	N75°25'00"E	23.85'
L148	N87°12'17"E	16.92'
L149	S81°13'55"E	22.65'
L150	S72°36'26"E	17.13'
L151	N86°03'04"E	25.07'
L152	S85°40'17"E	13.06'
L153	S62°38'02"E	17.85'
L154	S28°51'36"E	11.83'
L155	S2°40'04"E	19.34'
L156	S37°53'13"E	14.69'
L157	S12°48'17"E	19.32'
L158	S36°46'11"E	18.74'
L159	S4°10'27"W	4.88'
L160	S85°49'33"E	28.12'
L161	S84°08'53"E	17.86'
L162	S56°24'33"E	11.41'
L163	N87°29'20"E	9.67'
L164	S85°49'33"E	49.68'
L165	S4°10'27"W	16.56'
L166	S31°18'32"W	127.64'
L167	S29°23'38"W	97.30'

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on June 10, 2015
at 2:36 AM (PM) PG ---
Document # 150011480
BETSY B. WOOLRIDGE, CLERK
Amy Storey, Dep. Clerk

Rev	Date	Description	Revised By
1	04/01/15	REVISED PER COUNTY COMMENTS	RMS



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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: TCS
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Date: 01/16/15
Sheet Number: **10 of 10**