

150014812

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

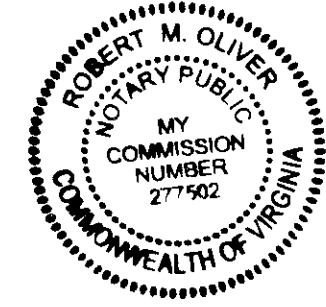
THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE SETTLEMENT AT POWHATAN CREEK PHASE III-B, LOTS 207-220, 223-231, 237-248 AND 265-271, AND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

FOR MONTICELLO WOODS ACTIVE ADULT, LLC DATE 7-14-15 C. Lewis WAITRIP II PRINTED NAME

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF JAMES CITY

I, ROBERT OLIVER A 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 14 DAY OF JULY, 2015 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 9/30/15 NOTARY REGISTRATION NUMBER: 277502

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 7/14/2015 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.

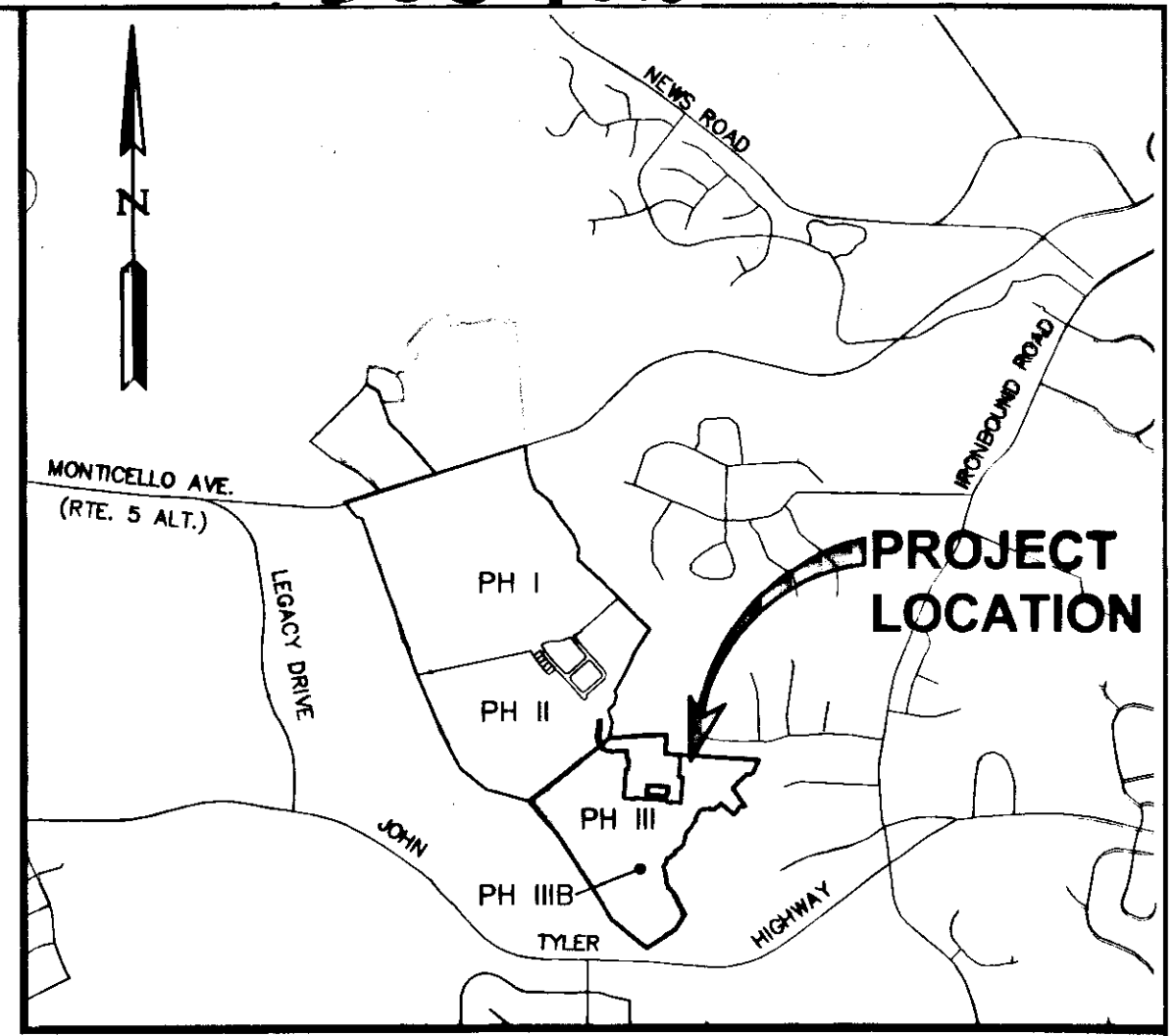
7/23/15 DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

NOTES:

- 1. PROPERTY IS ZONED PUD-R, (PLANNED UNIT DEVELOPMENT DISTRICT), WITH PROFFERS.
2. PROPERTY CONSISTS OF PART OF PID: #4621900006A; 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 #4621900006A 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. #97019408), 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' PERMETER 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, 268, 267 & 270) (2,800 S.F., 0.064 AC.±), LARGEST LOT (LOT 216) (5,966 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

THIS AMENDED PLAT IS TO REVISE THE FRONT BUILDING SETBACKS ON LOT 239 THRU LOT 247 AS SHOWN ON SHEET 6 OF 10 (INSTRUMENT NO. 150011480). THERE ARE NO OTHER CORRECTIONS TO THE PLAT.

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 28 DAY OF JULY, 2015. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:19 AM/PM INSTRUMENT # 150014812

TESTE: ELIZABETH CONNER BETSY B. WOOLRIDGE, CLERK

10 Large Plat(s) Recorded herewith as # 150014812

JCC CASE NO. S-0027-2015

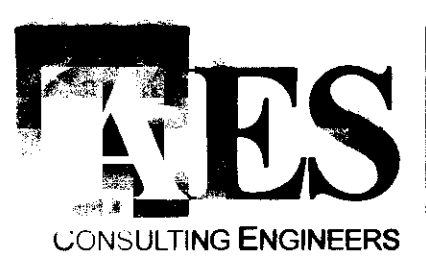
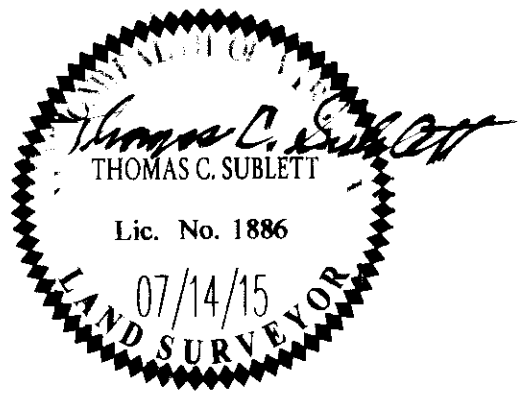
AMENDED PLAT OF SUBDIVISION THE SETTLEMENT AT POWHATAN CREEK PHASE III-B LOTS 207-220, 223-231, 237-248, 265-271 AND COMMON AREA 6B

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: AES Project Number: 0254-110 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. Row 2: 2, 07/14/15, AMENDED FRONT BUILDING SETBACKS (LOT 239 THRU LOT 247), RMS.



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

Hampton Roads | Central Virginia | Middle Peninsula