

150016101

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

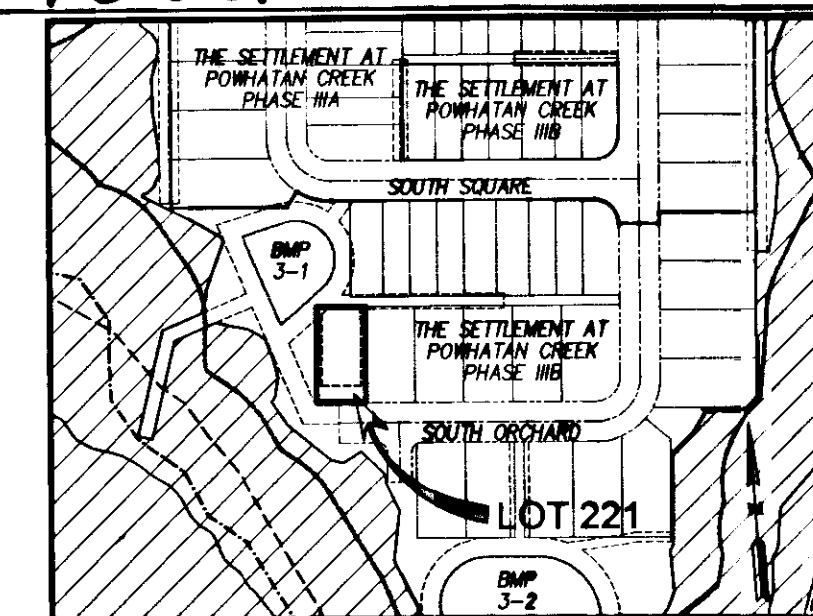
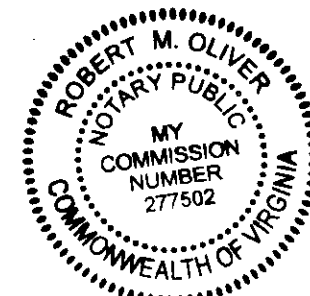
THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE SETTLEMENT AT POWHATAN CREEK PHASE III-C, LOT 221, AND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: C. Lewis Waltrip, II
DATE: 8-11-15
FOR MONTICELLO WOODS ACTIVE ADULT, LLC
PRINTED NAME: C. LEWIS WALTRIP, II

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.

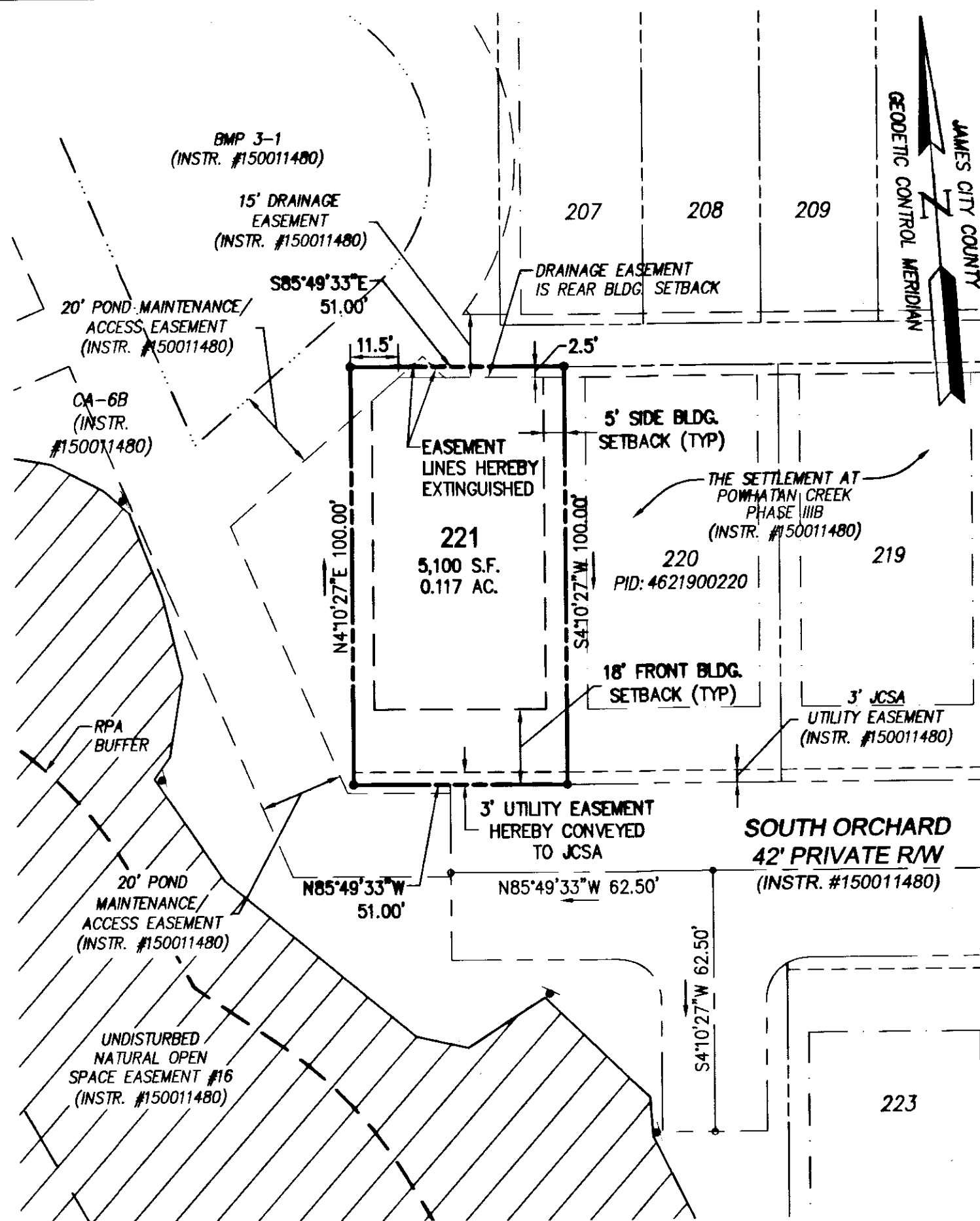
GIVEN UNTO MY HAND THIS 11 DAY OF AUGUST, 2015
NOTARY PUBLIC SIGNATURE: [Signature]
MY COMMISSION EXPIRES: 9/30/15
NOTARY REGISTRATION NUMBER: 277502



VICINITY MAP SCALE 1"=200'

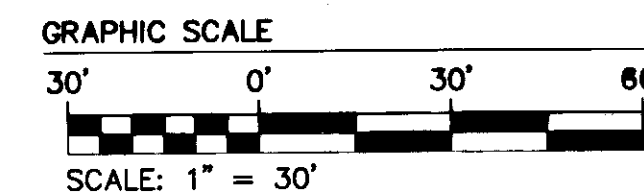
NOTES

- 1. PROPERTY IS ZONED PUD-R, (PLANNED UNIT DEVELOPMENT DISTRICT), WITH PROFFERS.
2. PROPERTY CONSISTS OF A PORTION OF PID: #4621900008A; ADDRESS: 4101 MONTICELLO AVENUE.
3. PURSUANT TO SECTION 24-498 OF THE JAMES CITY COUNTY ZONING ORDINANCE...
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. LOT 221 LIES 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.
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.
11. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER.
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.
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.



LEGEND

- RIGHT-OF-WAY LINE
--- PROPERTY LINE
--- EASEMENT
--- BUILDING SETBACK LINE (BSL TYP.)
--- RPA BUFFER LINE
[Symbol] INDICATES AREA OF EXISTING UNDISTURBED NATURAL OPEN SPACE
[Symbol] EXISTING NATURAL OPEN SPACE EASEMENT SIGN (TYPICAL)



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
DATE: 7/21/15
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.

Signature: [Signature]
DATE: 14 Aug 2015
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 18th DAY OF AUGUST, 2015
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:06 AM/PM
INSTRUMENT # 150016101

TESTE: Betsy B. Woolridge, Clerk

NOTE: THIS PLAN AMENDS S-0006-2015 AND WAS REVIEWED BY THE DRC ON MAY 27, 2015 AND RECEIVED A RECOMMENDATION OF PRELIMINARY APPROVAL BY THE PLANNING COMMISSION ON JUNE 3, 2015.

JCC CASE NO. S-0030-2015

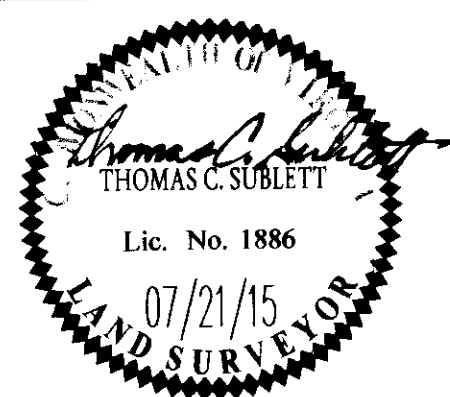
PLAT OF SUBDIVISION

THE SETTLEMENT AT POWHATAN CREEK
PHASE III-C
LOT 221

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Table with Project Contacts, Project Number (9254-11C), Scale (1"=30'), Date (07/21/15), and Sheet Number (1 of 1).

Table with columns: Rev., Date, Description, Revised By. Entry: 1 Large/Small Plat(s) Recorded herewith as # 150016101



AES CONSULTING ENGINEERS logo and contact information: 5246 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com