

202416131

CERTIFICATION OF SOURCE OF TITLE (3901 MONTICELLO AVENUE)

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MONTICELLO NH COMPANY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO WINDSWEEP DEVELOPMENT LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JULY 25, 2022 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 202211641.

CERTIFICATION OF SOURCE OF TITLE (4101 MONTICELLO AVENUE)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY MONTICELLO NH COMPANY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO WINDSWEEP DEVELOPMENT LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JULY 25, 2022 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 202211641.

OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "THE SETTLEMENT AT POWHATAN CREEK PHASE 4" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR WINDSWEEP DEVELOPMENT, LLC

W. Vernon McClure Jr. 11/21/24
DATE
PRINTED NAME (TITLE)

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Chesterfield

I, Kristen D. Keatley 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 21st DAY OF November, 2024

MY COMMISSION EXPIRES: December 31, 2025

NOTARY REGISTRATION NUMBER: 7550683

Kristen D. Keatley
NOTARY PUBLIC SIGNATURE

KRISTEN D. KEATLEY
NOTARY PUBLIC
REGISTRATION # 7550683
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
12-31-25

TRUSTEES CONSENT AND DEDICATION

Stephen Richardson - Vice President 11/22/24
PRINTED NAME AND TITLE (TRUSTEE) DATE

Stephen Richardson
TRUSTEE SIGNATURE (FOR RESOURCE SERVICE CORPORATION)

AMENDMENT TO CREDIT LINE DEED OF TRUST AND SUPPLEMENTAL DEED OF TRUST DATED AUGUST 17, 2022 AND RECORDED AS INSTRUMENT NO.: #202212521 IN THE CLERK'S OFFICE OF THE WILLIAMSBURG - JAMES CITY COUNTY CIRCUIT COURT. TRUSTEE: RESOURCE SERVICE CORPORATION BENEFICIARY: FULTON BANK, N.A.

CERTIFICATE OF NOTARIZATION FOR RESOURCE SERVICE CORPORATION, TRUSTEE

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Richmond

I, Lyndon F. Patrick 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 22nd DAY OF November, 2024

MY COMMISSION EXPIRES: MAY 31, 2027

NOTARY REGISTRATION NUMBER: 283388

Lyndon Fitzgerald Patrick
Notary Public
Reg #293358
Commonwealth of Virginia
My Commission Expires 5/31/2027

Lyndon Fitzgerald Patrick
NOTARY PUBLIC SIGNATURE

GENERAL NOTES:

- THE PROPERTIES SHOWN ARE ALL OF PARCEL IDS 3730100009 AND 3740100010.
- SITE ADDRESSES: 3901 MONTICELLO AVENUE AND 4101 MONTICELLO AVENUE - WILLIAMSBURG VA. 23188.
- THESE PROPERTIES ARE LOCATED WITHIN FLOOD ZONE "X" (AREAS OUTSIDE THE 0.2% CHANCE FLOOD), ZONE "X" (0.2% ANNUAL CHANCE FLOOD) ZONE "AE" (BASE FLOOD ELEVATION DETERMINED - FLOODWAY), ZONE "AE" (NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "A" (1% ANNUAL CHANCE FLOOD) AS SHOWN ON MAP NUMBERS 51095C0118D AND 51095C0119D EFFECTIVE ON 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- THESE PROPERTIES ARE ZONED PUD-R PLANNED UNIT DEVELOPMENT RESIDENTIAL.
- 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.
- 4101 MONTICELLO AVENUE HAS ACCESS TO SAUNDERS BRIDGE ROAD. THE PARCELS LIE ADJACENT TO MONTICELLO AVENUE.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- THE PROPERTIES HAVE NO KNOWN GAPS OR OVERLAPS WITH ADJOINING PROPERTIES.
- PROPERTY LINES AS SHOWN WERE TAKEN FROM RECORD, PREVIOUS SURVEYS BY AES AND OTHER AVAILABLE INFORMATION AND DO NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE VIRGINIA PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THE PROPERTY SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- 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.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
- IN ACCORDANCE WITH SECTION 19-29H OF THE JAMES CITY COUNTY ZONING ORDINANCE, THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE HEREBY CONVEYED TO JCSA AND 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.
- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY ORDINANCE AND THE JAMES CITY COUNTY CODE.
- SEE PRELIMINARY CONSTRUCTION PLANS (SPLN-22-0006) FOR PHASE 4 - THE SETTLEMENT AT POWHATAN CREEK.
- SEE MASTER PLAN AMENDMENT #2 FOR HIDDENWOOD PROPERTY, FOR JAMESTOWN, L.L.C. BY AES CONSULTING ENGINEERS DATED 2/24/03 FOR EXPANDED RPA BUFFERS.
- THE PROPERTY IS SUBJECT TO PROFFERS ASSOCIATED WITH SECOND AMENDED CASE NO. Z-10-03/MP-10-03 RECORDED AS INSTRUMENT NO. 040002149.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE AND WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.

SURVEYOR'S CERTIFICATE

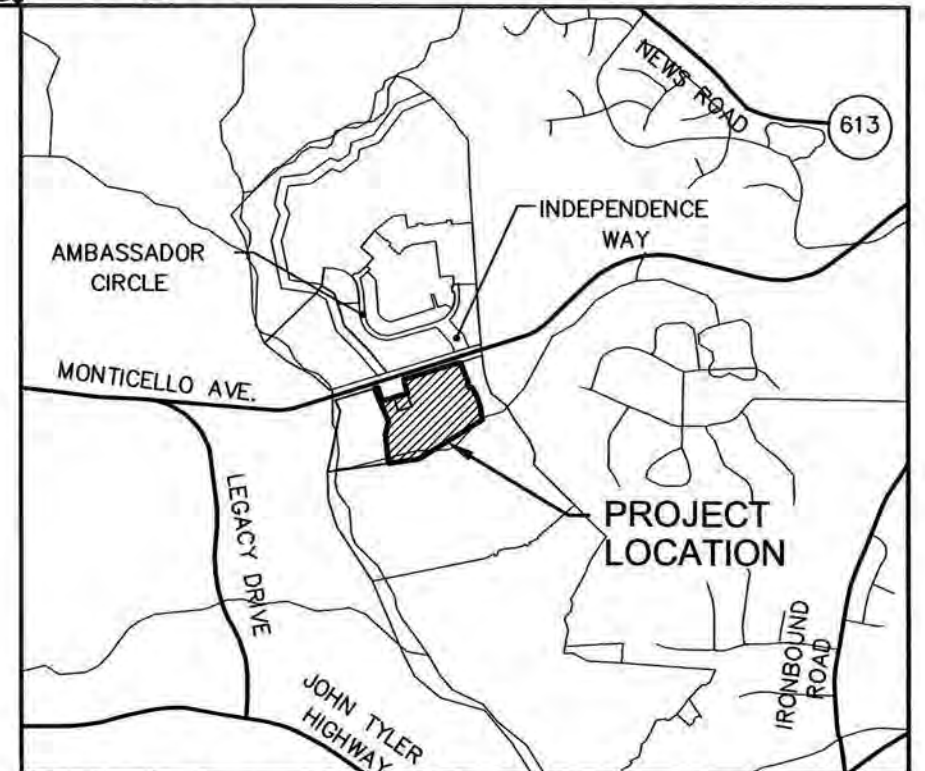
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Samuel J. Birkers 11-19-2024
DATE
SAMUEL J. BIKKERS, L.S. #2304

CERTIFICATE OF APPROVAL

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

Samuel J. Birkers 12/5/2024
DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

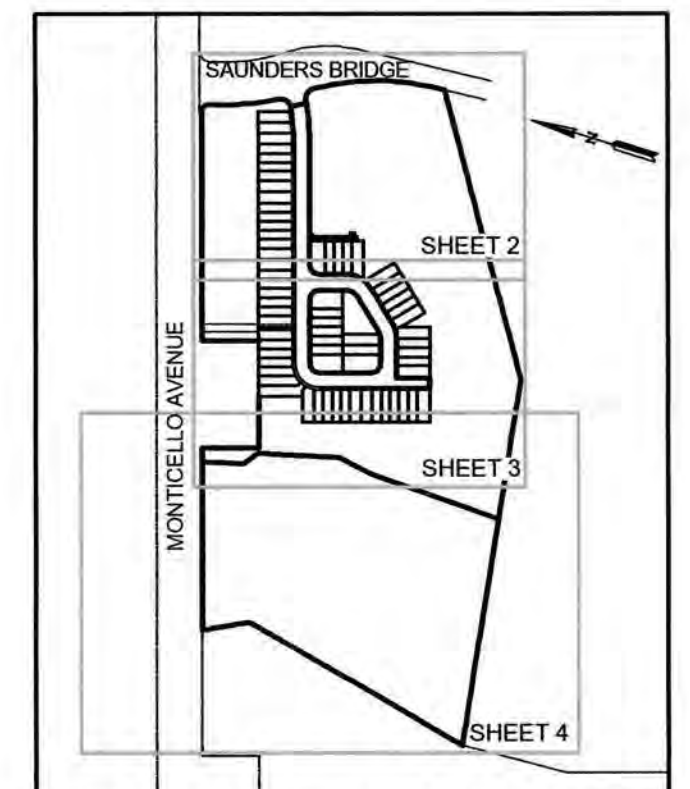


LOCATION MAP

AREA TABULATION FOR NATURAL OPEN SPACE DEDICATED TO JAMES CITY COUNTY POWHATAN CREEK PHASE 4

NATURAL OPEN SPACE 1	41,306 S.F.	0.948 AC.±
NATURAL OPEN SPACE 2	33,342 S.F.	0.765 AC.±
NATURAL OPEN SPACE 3	125,900 S.F.	2.890 AC.±
NATURAL OPEN SPACE 4	303,018 S.F.	6.956 AC.±
NATURAL OPEN SPACE 5	181,072 S.F.	4.157 AC.±
TOTAL NATURAL OPEN SPACE	684,638 S.F.	15.717 AC.±

Large/Small Plat(s) Recorded
herewith as #



SHEET INDEX SCALE: 1" = 500'

AREA TABULATION THE SETTLEMENT AT POWHATAN CREEK PHASE 4 LOTS 1-68 AND COMMON AREAS 1 - 4

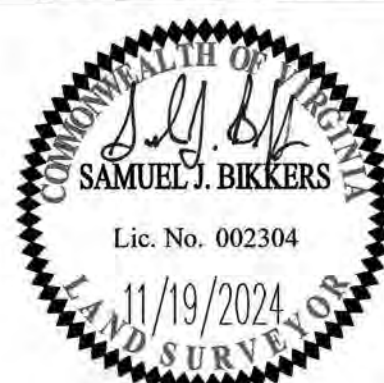
AREA OF RESIDENTIAL LOTS	167,786 S.F.	3.852 AC.±
AREA OF RIGHT OF WAY	59,356 S.F.	1.362 AC.±
AREA OF COMMON AREA 1	95,916 S.F.	2.202 AC.±
AREA OF COMMON AREA 2	400,666 S.F.	9.198 AC.±
AREA OF COMMON AREA 3	7,369 S.F.	0.169 AC.±
AREA OF COMMON AREA 4	397,333 S.F.	9.122 AC.±
TOTAL AREA SUBDIVIDED	1,128,426 S.F.	25.905 AC.±
NUMBER OF LOTS	68	
AVERAGE LOT SIZE	2,444 S.F.	0.056 AC.±
SMALLEST LOT (MULTIPLE LOTS)	2,112 S.F.	0.048 AC.±
LARGEST LOT (LOT 63)	4,178 S.F.	0.096 AC.±
GROSS LOTS PER ACRE	2.63	

Large/Small Plat(s) Recorded
herewith as # 202416131

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 11 DAY OF December, 2024
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:58 AM/PM
INSTRUMENT # 202416131
TESTE: ELIZABETH E. O'CONNOR, CLERK
ELIZABETH E. O'CONNOR, CLERK

JCC S-23-0014

Rev.	Date	Description	Revised By
1	9-28-2023	REVISED PER COUNTY COMMENTS DATED 7/12/23	JFS



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

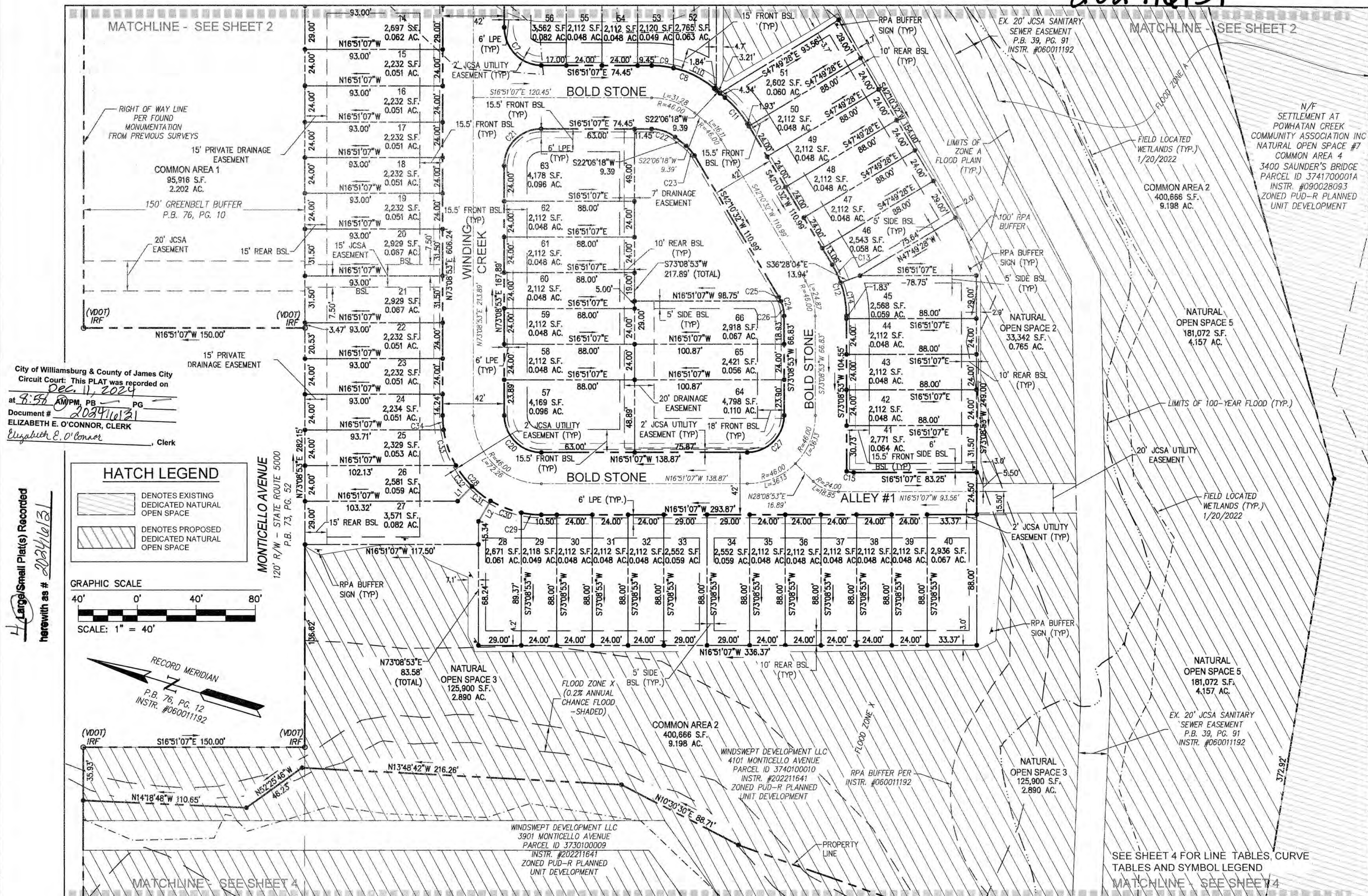
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
THE SETTLEMENT AT POWHATAN CREEK
PHASE 4
OWNED BY
WINDSWEEP DEVELOPMENT LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

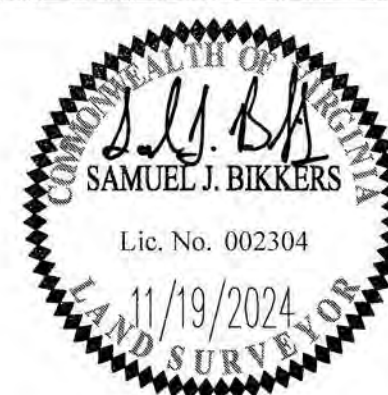
Project Contacts: SJB/JFS
Project Number: 9254-17
Scale: NOTED Date: 4/03/2023
Sheet Number
1 OF 4

1	9-28-2023	REVISED PER COUNTY COMMENTS DATED 7/12/23	JFS
Rev.	Date	Description	Revised By

20241413



1	9-28-2023	REVISED PER COUNTY COMMENTS DATED 7/12/23	JFS
Rev.	Date	Description	Revised By



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PLAT OF SUBDIVISION
THE SETTLEMENT AT POWHATAN CREEK
PHASE 4

OWNED BY
WINDSWEPT DEVELOPMENT LLC

BERKELEY DISTRICT

JAMES CITY COUNTY

VIRGINIA

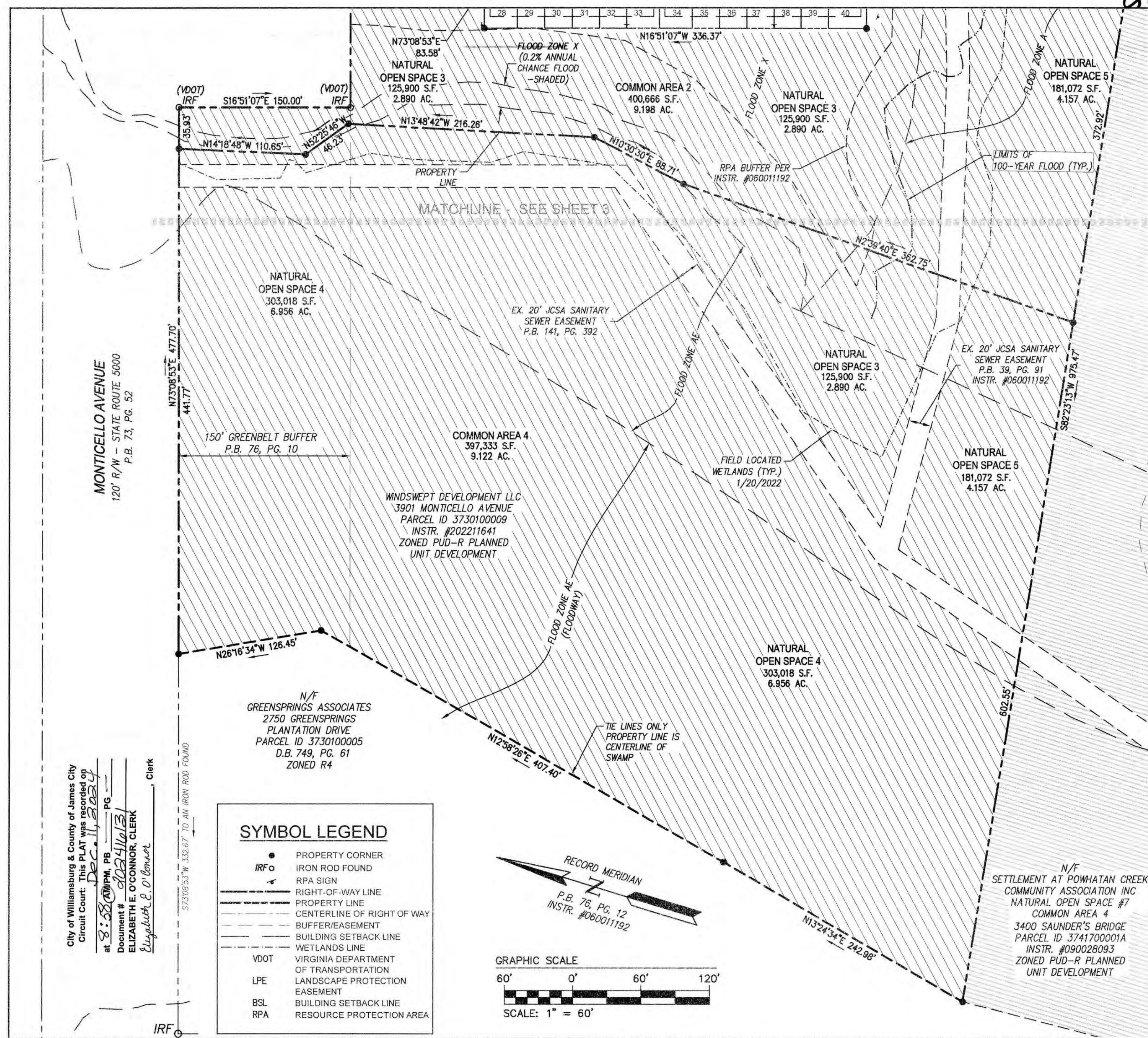
Project Contacts:		SJB/JFS
Project Number:		9254-17
Scale:	Date:	
1"=40'	4/03/2023	

Sheet Number

3 of 4

4 Large/Small Plat(s) Recorded
herewith as # 202416131

202416131

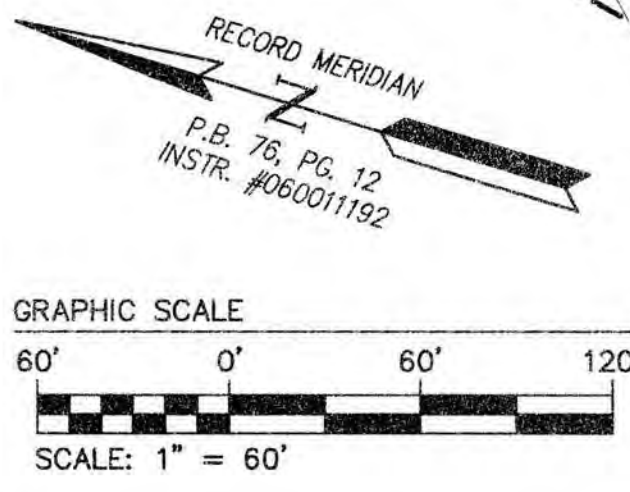


CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	57°04'50"	25.00'	24.91'	13.60'	23.89'	S44°36'05"E
C2	14°34'26"	557.00'	141.68'	71.22'	141.30'	S23°20'53"E
C3	93°17'09"	25.00'	40.70'	26.48'	36.35'	S16°00'28"W
C4	86°14'53"	25.00'	37.63'	23.41'	34.18'	S75°06'49"E
C5	28°31'19"	643.59'	320.38'	163.58'	317.08'	S17°43'42"E
C6	10°29'50"	421.00'	77.13'	38.67'	77.02'	S67°53'58"W
C7	90°00'00"	25.00'	39.27'	25.00'	35.36'	S28°08'53"W
C8	38°57'25"	67.00'	45.56'	23.70'	44.68'	S2°37'35"W
C9	12°32'38"	67.00'	14.67'	7.36'	14.64'	N10°34'48"W
C10	26°24'47"	67.00'	30.89'	15.72'	30.61'	N8°53'54"E
C11	20°04'14"	67.00'	23.47'	11.86'	23.35'	S32°08'25"W
C12	30°58'21"	67.00'	36.22'	18.56'	35.78'	S57°39'42"W
C13	11°21'24"	67.00'	13.28'	6.66'	13.26'	N47°51'14"E
C14	19°36'57"	67.00'	22.94'	11.58'	22.83'	N63°20'24"E
C15	18°27'35"	15.00'	4.83'	2.44'	4.81'	S7°37'20"E
C16	10°29'50"	379.00'	69.44'	34.82'	69.34'	N67°53'58"E
C17	4°23'18"	379.00'	29.03'	14.52'	29.02'	S70°57'13"W
C18	4°24'52"	379.00'	29.20'	14.61'	29.19'	S66°33'08"W
C19	1°41'40"	379.00'	11.21'	5.60'	11.21'	S63°29'53"W
C20	90°00'00"	25.00'	39.27'	25.00'	35.36'	N28°08'53"E
C21	90°00'00"	25.00'	39.27'	25.00'	35.36'	S61°51'07"E
C22	38°57'25"	25.00'	17.00'	8.84'	16.67'	S2°37'35"W
C23	20°04'14"	25.00'	8.76'	4.42'	8.71'	S32°08'25"W
C24	30°58'21"	25.00'	13.51'	6.93'	13.35'	S57°39'42"W
C25	7°13'38"	25.00'	3.15'	1.58'	3.15'	S45°47'21"W
C26	23°44'43"	25.00'	10.36'	5.26'	10.29'	S61°16'31"W
C27	90°00'00"	25.00'	39.27'	25.00'	35.36'	N61°51'07"W
C28	90°00'00"	67.00'	105.24'	67.00'	94.75'	S28°08'53"W
C29	11°37'27"	67.00'	13.59'	6.82'	13.57'	S11°02'24"E
C30	19°07'52"	67.00'	22.37'	11.29'	22.27'	S4°20'16"W
C31	13°42'25"	67.00'	16.03'	8.05'	15.99'	S20°45'24"W
C32	15°16'56"	67.00'	17.87'	8.99'	17.82'	S35°15'04"W
C33	21°52'51"	67.00'	25.59'	12.95'	25.43'	S53°49'58"W
C34	8°22'30"	67.00'	9.79'	4.91'	9.78'	S68°57'38"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°23'24"W	13.93'
L2	N76°05'49"W	16.11'

HATCH LEGEND	
	DENOTES EXISTING DEDICATED NATURAL OPEN SPACE
	DENOTES PROPOSED DEDICATED NATURAL OPEN SPACE

SYMBOL LEGEND	
	PROPERTY CORNER
	IRON ROD FOUND
	RPA SIGN
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	CENTERLINE OF RIGHT OF WAY
	BUFFER/EASEMENT
	BUILDING SETBACK LINE
	WETLANDS LINE
	VIRGINIA DEPARTMENT OF TRANSPORTATION
	LANDSCAPE PROTECTION EASEMENT
	BUILDING SETBACK LINE
	RESOURCE PROTECTION AREA



Rev.	Date	Description	Revised By
1	9-28-2023	REVISED PER COUNTY COMMENTS DATED 7/12/23	JFS



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PHASE 4
OWNED BY
WINDSWEEP DEVELOPMENT LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS
Project Number: 9254-17
Scale: 1"=60' Date: 4/03/2023
Sheet Number
4 OF 4