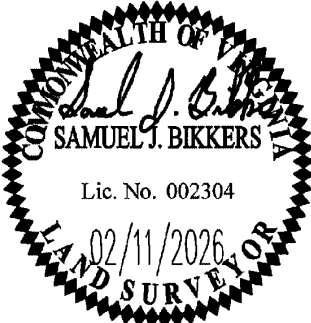


GENERAL NOTES:

1. LOTS 1-68 ARE AS SHOWN ON A PLAT BY AES CONSULTING ENGINEERS TITLED "PLAT OF SUBDIVISION THE SETTLEMENT AT POWHATAN CREEK PHASE 4 OWNED BY WINDSWEEP DEVELOPMENT LLC" RECORDED AS INSTRUMENT NO. 202416131 AND ARE SUBJECT TO AN APPROVED SITE PLAN TITLED "SITE PLAN FOR THE SETTLEMENT AT POWHATAN CREEK PHASE 4" BY AES CONSULTING ENGINEERS DATED JUNE 28, 2022 AND APPROVED JULY 25, 2024.
2. ALL RETAINING WALL EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE AND WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
3. 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.
4. THESE PROPERTIES ARE ZONED PUD-R PLANNED UNIT DEVELOPMENT RESIDENTIAL.
5. THIS PLAT IS INTENDED FOR RETAINING WALL EASEMENT PURPOSES ONLY. PROPERTY LINES AS SHOWN WERE TAKEN FROM RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THERE ARE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH AFFECT THESE PROPERTIES. (NOT SHOWN FOR CLARITY) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.



PLAT SHOWING RETAINING WALL EASEMENT
THE SETTLEMENT AT POWHATAN CREEK
PHASE 4

OWNED BY
NVR INC.

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS	Scale: 1"=50'
Project Number: 9254-17	Date: 11/12/2025



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