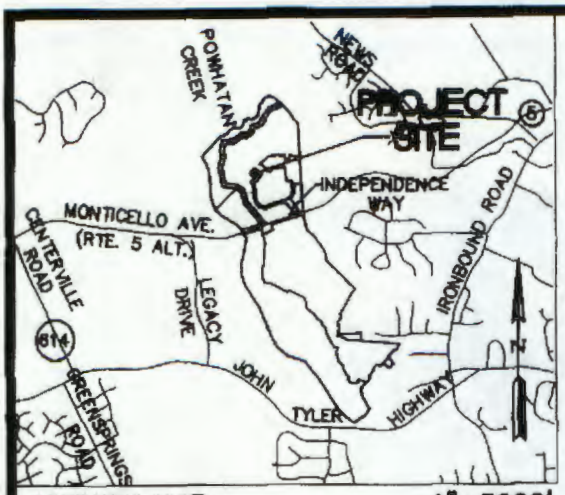


VICINITY MAP 1"=5000'

INTERIOR SETBACKS: PER POWHATAN CROSSING, INC. AND THE MONTICELLO WOODS ARCHITECTURAL REVIEW BOARD

FRONT 20'
SIDE 5'
REAR 10'

4/14/04 04 0010325

FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATIONS REQUIREMENTS PURSUANT TO SECTION 24-281 OF THE JAMES CITY COUNTY ZONING ORDINANCE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LIMITS AND SETBACK LINES REFERRED TO THEREIN ARE HEREBY COINCIDENT WITH THE PROPERTY LOT LINES. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF COVENANTS AND RESTRICTIONS, FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR MONTICELLO WOODS AND THE SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MONTICELLO WOODS" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 40A WAS CONVEYED BY THE MARTHA HIDEN ESTATE, ET AL TRUST TO POWHATAN CROSSING, INC., BY DEED DATED DECEMBER 11, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN D.B. 819, PAGE 564.

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

Pres 3-19-04
FOR POWHATAN CROSSING, INC. DATE

C. LAWISWAITRIP II
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE 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 PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID. GIVEN UNDER MY NAME THIS 19 DAY OF MARCH, 2004.
MY COMMISSION EXPIRES SEPT 30, 2007
SIGNATURE

(37-3)(03-0-0040-A)

WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.

NOTE: REFER TO INSTRUMENT NO. 030009335 AND INSTRUMENT NO. 020014573 FOR FURTHER INFORMATION CONCERNING THE DEVELOPMENT OF THESE PROPERTIES.

out of (37-4)(01-0-0009-)

Mapped 10/17 5/6/04

COMMONWEALTH OF VIRGINIA
11/8/04
G.T. WILSON, JR.
No. 1183

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

G.T. WILSON JR., C.L.S. 11/8/04 DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH

