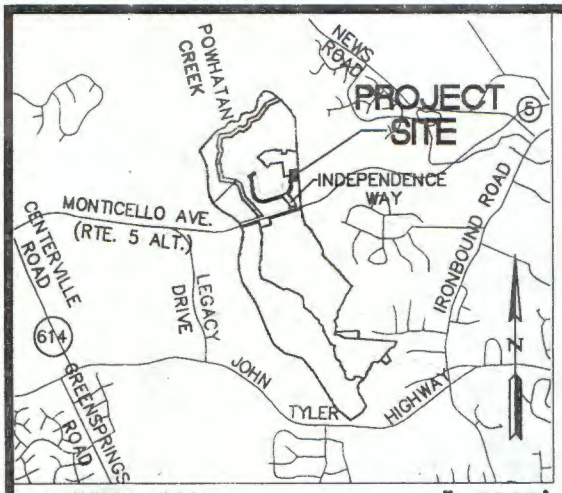


VICINITY MAP 1"=5000'

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

FRONT 20'
SIDE 5'
REAR 10'

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.

RECORD MERIDIAN N INSTRUMENT NO. 030039970

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS NEW LOTS 6 AND 7 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. (ALSO SEE INSTRUMENT NO. 030039970)

EXISTING TAX PARCEL NUMBERS AND STREET ADDRESSES

LOT 6	T.M. (37-4) (15-06)	4020 AMBASSADOR CIRCLE
LOT 7	T.M. (37-4) (15-07)	4024 AMBASSADOR CIRCLE
LOT 8	T.M. (37-4) (15-08)	4028 AMBASSADOR CIRCLE

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

C. Lewis Waltrip II 1-26-04
FOR POWHATAN CROSSING, INC. DATE

C. LEWIS WALTRIP II
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, ROBERT OWEN 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 26 DAY OF JANUARY, 2004.
MY COMMISSION EXPIRES 9/30/07
SIGNATURE

FORMER AREA

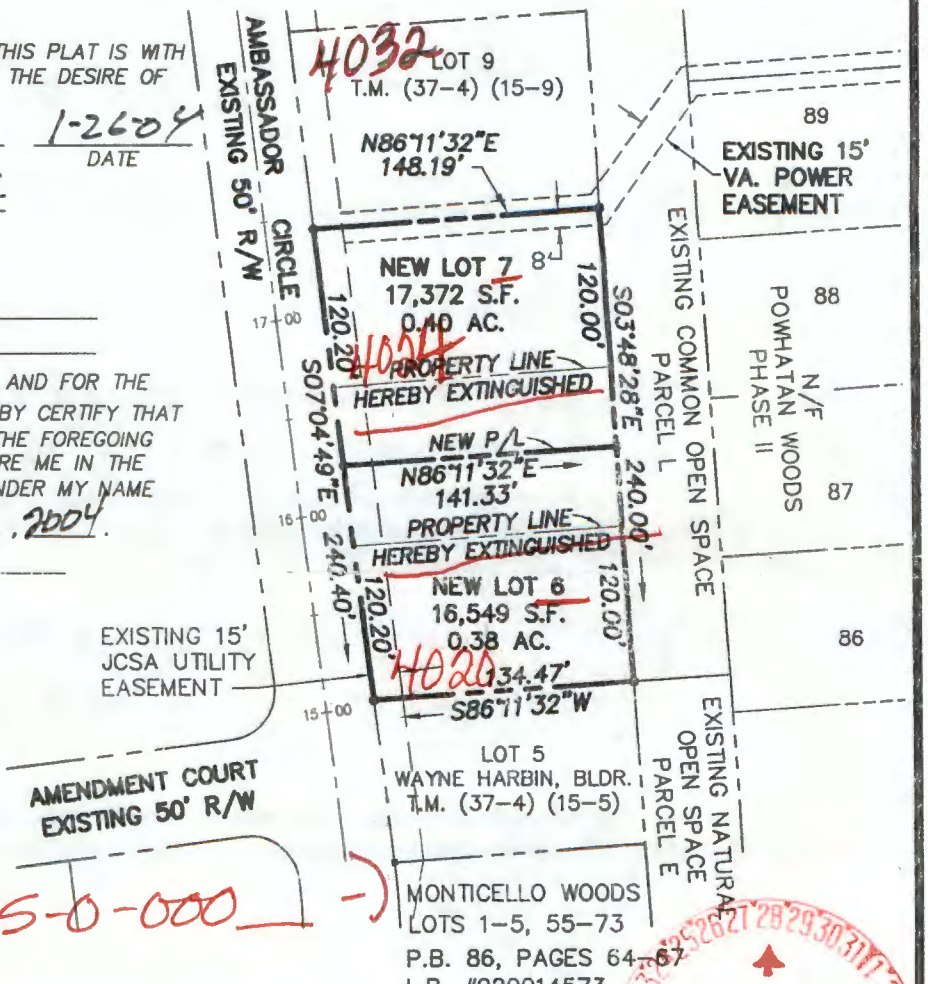
OF LOT 6=10,941 S.F.± OR 0.25 AC.±
OF LOT 7=11,307 S.F.± OR 0.26 AC.±
OF LOT 8=11,673 S.F.± OR 0.27 AC.±

NEW AREA

OF LOT 6=16,549 S.F.± OR 0.38 AC.±
OF LOT 7=17,372 S.F.± OR 0.40 AC.±
LOT 8 IS ELIMINATED BY THIS PLAT.

NOTE:
REFER TO INSTRUMENT NO. 030039970 FOR FURTHER INFORMATION CONCERNING THE DEVELOPMENT OF THESE PROPERTIES.

(37-4)(15-0-000 -)



delete: (37-4) (15-0-0008)

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. 1-7-04 DATE

COMMONWEALTH OF VIRGINIA
1-7-04
G.T. WILSON, JR.
No. 1183

JAN 2004
RECEIVED
PLANNING DEPARTMENT

PM EST JFS