<u>#030009335</u> CERTIFICATION OF SOURCE OF BULE THE PROPERTY SHOWN ON THIS PLAT WAS CONNECTED BY THE MARTHA HIDEN ESTATE ET AL TRUST TO POWHATAN CROSSING, INC. BY DEED DATED DECEMBER 11. 1995 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INTED BOOK BIS. PASE 584. 2. PROPERTY IS PART OF TAX PARCEL (37-4)(1-9). ADDRESS: "4100 MONTICELLO AVENUE CONNER'S CERTERCATE THE SUBDIVISION AND LOT LINE EXTINGUISHMENT SHOWN ON THIS FLAT IONOWN AS MICHTICELLO WOODS LOTS 19—30 AND 39—54 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED FRONT 20' SIDE CHANGES PROPRIETORS AND OR TRUSTEES. REAR FOR POMMATAN CHOSSING, NO. C.Lewis WAITRIP II PRINTED MANE CERTIFICATION OF SOURCE OF THE THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN CROSSING INC TO THE MONTICELLO WOODS CHINERS ASSOCIATION BY DEED DATED JUNE TO, 2002 AND RECORDED IN THE CITICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 020014539. CHARLES CERTIFICATE THE SUBDINISION AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT MOUNTH AS MONTROELLO WOODS LOTS 19—30 AND 39—54 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED FLRL: 510201-0035B, DATED 2/8/91. OWNERS, PROPRIETORS AND OR TRUSTEES. Jan Wath & FOR THE MONTECELLO WOODS OWNERS ASSOCIATION (SEE DOC. #970019406 FOR PROFFERS) C. Lewis WAITRIP I 11. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" PRINTED NAME CERTIFICATE OF MOTARIZATION STATE OF VIRGINIA ANY CAUSE CITY/COUNTY OF SAMES CITY L ROSENT M. OLNER

A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE MAMES ARE SIGNED TO THE Foregoing writing have acknowledged the same before me in the SYCH UPDER MY NAME THIS GOTH

ON THE STATE OF THE STATE O CITY/COUNTY AFDRESAID. GIVEN UNDER MY NAME THIS GIFT DAY OF

SIGNATURE

## SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELEF. 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., CL.S.

## CERTIFICATE OF APPROVAL

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

MRGHIA DEPARTMENT OF TRANSPORTATION

SUBDIVISION AGENT OF JAMES CITY COUNTY

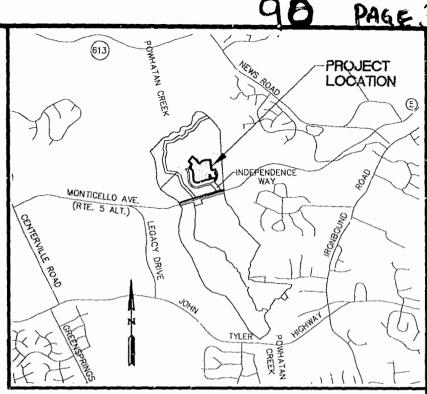
E131 DATE

## GENERAL NOTES

- 1. PROPERTY IS ZONED PUD-R, RESIDENTIAL PLANNED COMMUNITY.
- INTERIOR SETBACKS: PER POWHATAN CROSSING, INC. AND THE MONTICELLO WOODS ARCHITECTURAL REVIEW BOARD

FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATIONS REQUIREMENTS PURSUANT TO SECTION 24—281 OF THE JAMES CITY COUNTY ZORING GERMANICE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LIMITS AND SETBACK LINES RETERRED TO THEREIN ARE HERSENY COMPUTED WITH THE PROPERTY LOT LINES. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF COMEMANTS AND RESTRICTIONS FIRST AMERICANN'T TO DECLARATION OF COMEMANTS AND RESTRICTIONS FOR MONTROELLO WOODS AND THE SUPPLEMENTARY DECLARATION OF CONENANTS, CONDITIONS AND RESTRICTIONS OF MONTICELLO WOODS" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS REPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.

- 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.
- 8. THESE STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19—34 THROUGH 19—36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 8. THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BL DUTSIDE THE 500 YEAR FLOOD PLAIN) PER
- 9. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 10. THIS PROPERTY IS SUBJECT TO CONDITIONS AND PROFFERS Pursuant to James City County Zoning Case No. Z-12-97.
- 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 RESPONSELE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM
- 12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CTITY COUNTY CODE.



LOCATION MAP

City of Williamsburg & County of James City

BETSY B. WOOLRIDGE, CLERK

Bity & Wrobidge

Circuit Court: This PLAT was recorded on 31 00014 2003

at 11:26 AM/PM. PB 70 PG 3+4

DOCUMENT # 230004335

SCALE: 1"=2000"

## AREA TABULATION MONTICELLO WOODS LOTS 19-30 AND 39-54

TOTAL AREA SUBDIVIDED	572,375 S.F.	13.14 AC.±
AREA OF COMMION OPEN SPACE (PARCELS F, J)	5,861 S.F.	0.13 AC.±
AREA OF RIGHT OF WAY	111,387 S.F.	2.56 AC.±
AREA OF RESIDENTIAL LOTS	455,127 S.F.	10.45 AC.±
	SQUARE FEET	ACRES

NOTE: LOT 53 INCLUDES 0.02 OF AN ACRE OF COMMON OPEN SPACE PARCEL "C" PREVIOUSLY RECORDED IN P.B. 86, PAGES 64-67.

NUMBER OF LOTS	28	
AVERAGE LOT SIZE	16,255 S.F.	0.37 AC.±
SMALLEST LOT (LOT 48)	11,211 S.F.	0.26 AC.±
LARGEST LOT (LOT 43)	23,784 S.F.	0.55 AC.±
CROSS LOTS PER ACRE	2.13	

STATE OF VIRGINIA COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 31 DAY OF YHALL , 2003. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. (a) 11:26 AM

PLAT BOOK 90, PAGE 344

AES 1"=60" TESTE Doto 2 Woodi age 10F 2



SUBDIVISION
E EXTINGUISHMENT
LLO WOODS
30 AND 39-54
HATAN CROSSING, INC.

PLAT OF SUND LOT LINE EXMONTICELL(
LOTS 19-30 A
CONNED BY: POWNETA

JF\$ 1/03/03 Project No. 8130-01