

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.



Stephen Rowe  
PRINTED NAME  
6/19/01  
DATE  
Stephen Rowe  
SIGNATURE

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS POWHATAN OF WILLIAMSBURG SECONDARY, PHASE VI-A, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETOR AND/OR TRUSTEE.

Powhatan Enterprises Inc.  
Lawrence F. Beamer - President  
PRINTED NAME

6/19/01  
DATE  
Lawrence F. Beamer  
SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.H. ANDERSON TO POWHATAN ENTERPRISES, INC. BY DEED, DATED 1/24/78 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN DEED BOOK 182, PAGE 416.

CERTIFICATE OF NOTARIZATION

STATE OF Virginia  
CITY/COUNTY OF James City  
Patricia M. Pencei  
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 19th DAY OF June, 2001. MY COMMISSION EXPIRES June 30, 2002.

Patricia M. Pencei, commissioned as Patricia M. Pencei  
(SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 26th DAY OF Dec 2001  
THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Betsy E. Woolridge, CLERK

PLAT BOOK: 84 PAGE 44-47

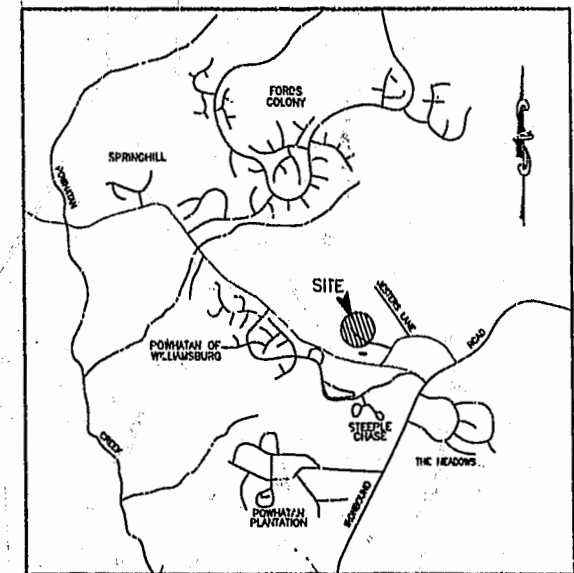
CERTIFICATE OF APPROVAL

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

7/10/01  
DATE  
Virginia Department of Transportation  
Virginia Department of Health  
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATISTICAL DATA & NOTES

- 1. PROPERTY IDENTIFIED AS ASSESSOR'S PARCELS (1-11),(1-21), (1-1), TAX MAP (38-3).
- 2. ZONING OF PROPERTY IS R-4 & R-8
- 3. TOTAL AREA OF PHASE 6A = 16.3140 ACRES. TOTAL AREA IN LOTS = 11.2771 ACRES TOTAL AREA IN R/W = 3.7848 ACRES TOTAL AREA IN CONSERVATION EASEMENT = .4172 ACRES TOTAL AREA IN OPEN SPACE = .8349 ACRES
- 4. TOTAL NUMBER OF PROPOSED BUILDING LOTS FOR PHASE I = 30
- 5. ALL LOTS TO BE SERVED BY PUBLIC WATER & SEWER.
- 6. FRONT SETBACK = NONE SIDE SETBACK = NONE REAR SETBACK = NONE
- 7. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 8. ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS.
- 9. CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 10. A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES IS HEREBY DEDICATED TO POWHATAN COMMUNITY SERVICES ASSOCIATION.
- 11. LANDSCAPE PROTECTION ZONE (L.P.Z.) IS HEREBY DEDICATED TO POWHATAN COMMUNITY SERVICES ASSOCIATION.
- 12. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" AS RECORDED IN DEED BOOK 215, PAGE 722 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE COUNTY OF JAMES CITY.
- 13. VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE LIABILITY OR RESPONSIBILITY ASSOCIATED WITH THE STORMWATER FACILITY.
- 14. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- 15. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 16. ALL LOTS SERVED BY PUBLIC SEWER AND WATER.
- 17. CONSERVATION EASEMENT TO BE GRANTED TO WILLIAMSBURG LAND CONSERVANCY.



VICINITY MAP N.T.S.

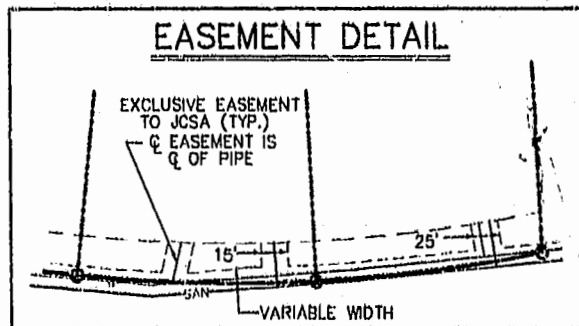
TAX PARCEL SUMMARY

PORTION OF SUBDIVISION FALLING WITHIN:

TAX PARCEL 38-3-1-11	8.1176 AC.
TAX PARCEL 38-3-1-21	7.2640 AC.
TAX PARCEL 38-3-1-1	.9124 AC.

LANDSCAPE PROTECTION ZONE NOTE

IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL OF THE ARCHITECTURAL AND LAND PRESERVATION BOARD (A.L.P.B.) OR A COMMITTEE DESIGNATED THEREBY AND NO PERMANENT STRUCTURES MAY BE ERECTED WHETHER ON PRIVATE PROPERTY OR COMMON AREAS, WITHOUT PRIOR APPROVAL OF THE A.L.P.B.



LEGEND

- MONUMENTS TO BE SET
- IRON PIPES TO BE SET
- MONUMENTS FOUND
- IRON PIPES FOUND

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on December 26, 2001 at 2:50 AM PM PB 84 PG 44-47 DOCUMENT # 010024124 BETSY E. WOOLRIDGE, CLERK

SUBDIVISION PLAT OF POWHATAN OF WILLIAMSBURG SECONDARY PHASE VI-A BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA DATE: 6/19/2001 SHEET 1 OF 4



Engineers • Planners • Surveyors Landscape Architects • Environmental Consultants 4029 IRONBOUND ROAD, SUITE 100 WILLIAMSBURG, VA 23103 TEL (757) 253-2075 FAX (757) 228-0040