

SECOND AMENDED PLAT OF SUBDIVISION
WATERFORD
AT
POWHATAN SECONDARY
PHASE SIXTEEN
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 10/21/98 SHEET 1 OF 3 SCALE: N/A
PROJECT NO: 97-008 DRAWN BY: SJR

SA SLEDD & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(757) 873-3388

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA.

W. Page Cockrell 3/28/02
W. PAGE COCKRELL, DATE



AREA TABLE

AREA OF THIS PHASE	.509 AC.
AREA OF PRIVATE STREETS	.032 AC.
TOTAL SUBDIVMED AREA	.541 AC.

CERTIFICATE OF APPROVAL

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

4/9/02
DATE: W. Page Cockrell
SUBDIVISION AGENT OF
JAMES CITY COUNTY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 23, 2002
at 10:10 AM PM, PB 80 PG 78-80
DOCUMENT # 020009700
BETSY B. WOOLRIDGE, CLERK
Mona B. Bawell, Dep. Clerk

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES. CRESTAR BANK (INST#970008879, PG. 57, 4/30/93) CONSENTED TO:

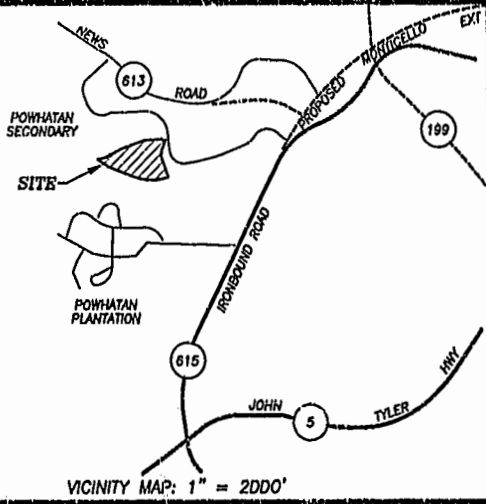
H. Mac Weaver, II
H. MAC WEAVER, II, TRUSTEE

Joseph W. Kesterson
JOSEPH W. KESTERSON, TRUSTEE

(EITHER OF WHOM MAY ACT)

I, Bice J. Ship, A NOTARY PUBLIC IN AND FOR THE City OF Chesapeake, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 1st DAY OF April, 2002.

Bice J. Ship
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/31/03



OWNER'S CERTIFICATE

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

TERRY/PETERSON RESIDENTIAL TWO, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

BY: John H. Peterson, Jr. 3/28/02
DATE

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Virginia Beach, I, Donna Y. Watt, 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 AFORESAID GIVEN UNDER MY NAME THIS 27th DAY OF March, 2002. MY COMMISSION EXPIRES 4/30/05.

Donna Y. Watt
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC., A VIRGINIA CORPORATION, TO TERRY/PETERSON RESIDENTIAL TWO, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MAY 1, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NUMBER 970008878, PAGE 55.

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 23 DAY OF April, 2002. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:10 AM

TESTE: Betsy B. Woolridge
CLERK

PLAT BOOK 85, PAGE 78-80

GENERAL NOTES:

- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4.
- TAX MAP NUMBER OF PROPERTY:
LOT 4: (37-4) (11-7)
LOT 5: (37-4) (11-5)
- ALL STREETS DESIGNATED AS PRIVATE ARE TO BE HELD AS COMMON AREAS BY THE HOME OWNERS ASSOCIATION.
- THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
- ALL DRAINAGE EASEMENTS WILL BE PRIVATE.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-90(1) OF THE JAMES CITY COUNTY CODE.
- MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS WHICH DO NOT MEET STATE DESIGN STANDARDS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
- THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINES BETWEEN LOTS 4 AND 5, THEREBY REPLACING "AMENDED PLAT OF WATERFORD AT POWHATAN SECONDARY PHASE SIXTEEN" RECORDED IN P.B. 83, PGS. 54-56 IN THE COUNTY OF JAMES CITY, VIRGINIA.
- PREVIOUS AREA OF LOT 4 (INSTRUMENT NO. 010018904) = 5,345 S.F.
AMENDED AREA OF LOT 4 AS SHOWN ON THIS PLAT = 5,344 S.F.
PREVIOUS AREA OF LOT 5 (INSTRUMENT NO. 010018904) = 17,436 S.F.
AMENDED AREA OF LOT 5 AS SHOWN ON THIS PLAT = 16,831 S.F.