

ADEA CHIMMADY TADLE

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



OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND FORMERLY KNOWN AS POWHATAN VILLAGE, PHASE 4, HEREAFTER KNOWN AS THE VILLAGES AT POWHATAN, PHASE 4, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEE'S.

610ARY 3, 2003 Mung



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA COUNTY OF CAGO PROPER 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 CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 370 DAY OF February 20.03. MY COMMISSION EXPIRES Tune 30,2006

SIGNATURE SIGNATURE

CERTIFICATE OF SOURCE OF TITLE THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC., TO CENTEX HOMES, A
NEVADA GENERAL PARTNERSHIP, BY DEED, DATED
SEPTEMBER 23, 2002 AND RECORDED IN THE OFFICE
OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY
OF JAMES CITY, VIRGINIA, IN INSTRUMENT #020022790. \$020023049

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO PECORD THIS 2 DAY OF FEB 2003 AS THE LAW DIRECTS.

TESTE: Quinquille Discharge PLAT 800K: 89 PAGE: 58-59

@ 905AU

CERTIFICATE OF APPROVAL

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

VIRGINIA DEPARTMENT

OF TRANSPORTATION

APPROVED VIRGINIA DEPARTMENT OF HEALTH

ED:
SUBDIVISION AGENT
OF JAMES CHY COUNTY APPROVED:

DATE

STATISTICAL DATA & NOTES

1. PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL 1-21, TAX MAP (38-3). ZONING OF PROPERTY IS R-4 WITH PROFFERS, D.B. 80%, PGS. 740-792.

- 2. TOTAL AREA PHASE 4 = 4.744 AC.
- 3. TOTAL NUMBER OF PROPOSED BUILDING LOTS = 41
- 4. ALL RUADS ARE TO BE PRIVATE AND HELD AS COMMON AREAS BY THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. AND SHALL NOT BE MAINTAINED BY VDOT OR BY JAMES CITY COUNTY.
- 5. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER
- 6. THERE ARE NO SETBACKS PROPOSED FOR THIS PROJECT EXCEPT AS SHOWN.
- 7. ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROFERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 8. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY SEPARATE ANNEXATION TO THE RESTRICTIVE COVENANTS OF POWHATAN ENTERPRISES, INC., RECORDED IN D.B. 215, PGS. 722-737; DECLARATION OF COVENANTS INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY BETWEEN POWHATAN ENTERPRISES, INC. AND JAMES CITY COUNTY, INSTRUMENT #010007973. THE PROPERTY SHALL ALSO BE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC., RECORDED IN INSTRUMENT #020008581 & #020007145.
- 9. ALL DRAINAGE EASEMENTS DESIGNATED ON THE PLANS ARE HEREBY DEDICATED TO THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION,
- IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUPPIMSION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 11. AN EASEMENT, OVER AND ACROSS ALL PRIVATE ROAD RIGHT OF WAYS SHOWN ON THIS PLAT IS HEREBY GRANTED TO JAMES CITY SERVICE AUTHORITY FOR INGRESS/EGRESS AND UTILITY PURPOSES.
- 12. THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83: REFERENCE JCC STATION 322 AND 321RM3AZ.
- 13. THE PROPERTY LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #510201 0035B CF JAMES CITY COUNTY, VA.
- THE PROPERTY CONTAINS NO RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 15. THE PROPERTY LIFS WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS
- 17. AN EASEMENT 3.5' IN WOTH, ADJACENT TO ALL LOT LINES (FRONT, SIDE AND REAR), IS HEREBY RESERVED FOR THE BENEFIT OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC., FOR INGRESS AND EGRESS, GRADING, DRAINAGE, UTILITIES, OR OTHER PURPOSES AUTHORIZED BY THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR POWHATAN VILLAGE.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION
- 19. STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAME: CITY COUNTY SUBDIVISION ORDINANCE.
- 20. A WAIVER OF THE SIDEWALK REQUIREMENT FOR POWHATAN SECONDARY CONTAINED IN SECTION 24-35 OF THE ZONING ORDINANCE WAS GRANTED ON OCTOBER 2, 2000 BY THE JAMES CITY COUNTY PLANNING COMMISSION.
- 21. THE RIGHT OF WAY SHOWN IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISION OR ADJACENT PROPERTY.
- 22. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY 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 JCSA AND THE PROPERTY OWNER. AUDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM A"Y CAUSE, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA.
- 23. THE LANDSCAPE PRE. 'RVA'NON ZONE (L.P.Z.) IS HEREBY DEDICATED TO POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC AND POWHATAN COMMUNITY SERVICES ASSOCIATION.
- 24. IN AREAS DESIGNATED LANDSCAPE PRESERVATION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. OR A COMMITTEE DESIGNATED THEREBY, AND NO PERMANENT STRUCTURES MAY BE ERECTED
- 25. THE NEWS ROAD RIGHT-OF-WAY BUFFER WAS ESTABLISHED BY THE DEVELOPMENT REVIEW COMMITTEE ON FEBRUARY 28, 2001
- 26. THE ADJOINING STREET, PLEASANT VIEW DRIVE, IS PRIVATE AND IS NOT MAINTAINED BY VDOT DR THE COUNTY,

			CURVE	TABLE		
CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
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C4	107.31	145.28	56.24'	S72'44'12"W	104.89'	42'19'16
C5	36,20'	25.00'	22.11'	N52'25'58"E	33.12'	82'58'10
C6	38.03'	185,00'	19.08'	N05'03'33"E	37.96	11'46'39
C7	53,07'	215,00'	26.67'	N03'45'24"E	52,94	14'08'34
CB	30,38'	25.00'	17,38'	523'51'49"E	28.54	69'37'24
C9	11.47'	145,00	5.74'	N56'24'32"W	11.47	4'31'57
C10	137.68'	500,00'	69.28'	562'01'52"E	137.24'	15'46'36
C11	145,94'	530,00	73,43'	\$62'01'52"8	145,48	15'46'36
C12	146.56'	115,00'	85.13'	S80'20'47"W	136,84	73'01'17
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COMMON OPEN SPACE 1	14 792	0.3396
COMMON OPEN SPACE 2	130	0.0030
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DIGIPLA OF MAY APPS		
RIGHT OF WAY AREA	24.004	A 1/484
COMBINED TOTAL AREA	31,021	0.7121
	31,021 206,631	0.7121 4.7436

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City of Williamsburg & County of James City Circui Court: This PLAT was recorded on 27 3-button 200 3 at 9:05 AMPM PB 29 PG 58459

DOCUMENT # CORE CYERK
BEFORE WOOLRIDGE, CYERK
LITTLE TOOP, Clerk

Patton Harris Rust & Associates,pc Engineers. Surveyors. Planners. Landscape Architects. 195 Rosemont Road, Suite 101 Virgina Beach, VA 23452 T 757.497.7472 F 757.497.0250

1175711SUB4.0W0 SIECKED POH/WH9 JAN. 28, 2003 JOG ECT NO

SUBDIVISION OF The Villages at Powhotan Phase 4 formerly known as POWHATAN VILLAGE PHASE 4

Powhatan District James City County, Virginia 11757-1-0

NT5 2 OF