

030007285

89 PAGE 79

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

Stephen Ramez
PRINTED NAME
1-7-03
DATE
Stephen Ramez
SIGNATURE

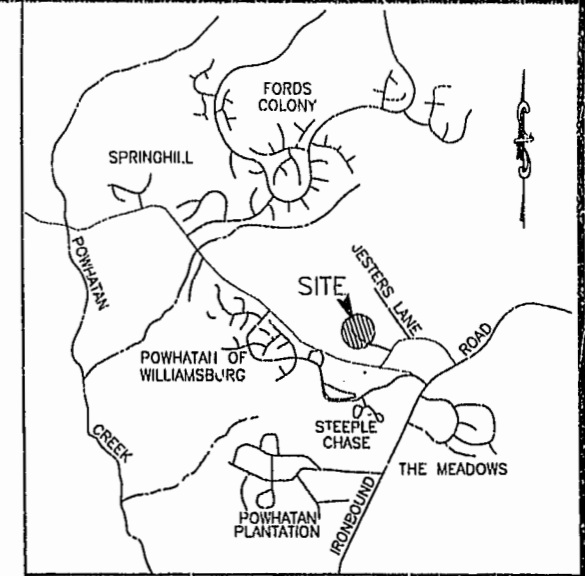


STATISTICAL DATA & NOTES

- 1. PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL (1-21) TAX MAP (38-3).
2. ZONING OF PROPERTY IS R-4 WITH PROFFERS (DB.803 FG. 740)
3. TOTAL AREA OF PHASE 7B= 6.7856 AC
TOTAL AREA IN LOTS = 5.8904 AC
TOTAL AREA IN R/W = 0.8952 AC
4. TOTAL NUMBER OF LOTS = 13
5. ALL LOTS SERVED BY PUBLIC WATER & SEWER.
6. THERE ARE NO SETBACKS PROPOSED FOR THIS SUBDIVISION EXCEPT AS SHOWN.
7. PRIVATE OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE ABANDONED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS, AND JAMES CITY COUNTY CODE.
8. STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
10. A 15' UTILITY AND DRAINAGE EASEMENT, (UNLESS OTHERWISE NOTED ON PLAT) IS CENTERED ON ALL PROPERTY LINES IS HEREBY DEDICATED TO POWHATAN COMMUNITY SERVICES ASSOCIATION.
11. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" AS SHOWN IN DEED BOOK 215, PAGE 722 AND TO THE DECLARATION OF COVENANTS INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY AS SHOWN IN INSTRUMENT #010006391, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE COUNTY OF JAMES CITY.
12. PROPERTY CONTAINS NO RESOURCE PROTECTION AREA AS DEFINED BY JAMES CITY COUNTY SUBDIVISION ORDINANCE.
13. THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
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. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF JAMES CITY COUNTY SUBDIVISION ORDINANCE.
17. THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83: REFERENCE STATION JCC 322 AND 321RM3AZ.
18. IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL OF THE POWHATAN COMMUNITY SERVICES ASSOCIATION OR A COMMITTEE DESIGNATED THEREBY AND NO PERMANENT STRUCTURES MAY BE ERECTED WITHIN THE L.P.Z.
19. THE PROPERTY FALLS WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #51020100353 OF JAMES CITY COUNTY, VA.
20. ON OCTOBER 2, 2002, THE JAMES CITY COUNTY PLANNING COMMISSION GRANTED A WAIVER OF THE SIDEWALK REQUIREMENT CONTAINED IN SECTION 24-35 OF THE ZONING ORDINANCE.
21. ALL DRAINAGE EASEMENTS SHALL BE DEDICATED TO THE POWHATAN COMMUNITY SERVICES ASSOCIATION, UNLESS OTHERWISE NOTED ON PLAT.
22. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY SUBDIVISION CODE.

LEGEND

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



VICINITY MAP SCALE: 1"=2000'

OWNER'S CERTIFICATE

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

Powhatan Enterprises Inc
Lawrence E. Beamer, President
PRINTED NAME

1/7/03
DATE
Lawrence E. 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 County
I, Melissa Long, a Notary Public in and for the City/County and State aforesaid, do hereby certify that the person's 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 7 day of January, 2003. My Commission Expires 05/31/2004

Melissa Long, Commissioned as Melissa Long
(SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 10 DAY OF March 2003, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:25pm

TESTE: Cathy S. Woolridge, CLERK

PLAT BOOK 89 PAGE 79+80

CERTIFICATE OF APPROVAL

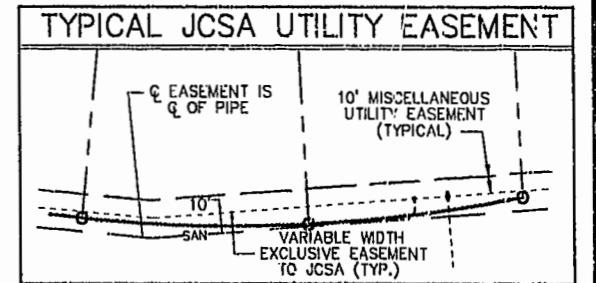
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

1/8/2003
DATE
Virginia Department of Transportation

3/7/03
DATE
Subdivision Agent of James City County

Table with 8 columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA. Contains 5 rows of curve data (CL1-CL5).

Table with 8 columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA. Contains 11 rows of curve data (C1-C11).



ALL 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. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN EASEMENTS. NO TREES, SHRUBS, STRUCTURES, FENCES OR OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5- FEET, AND TREES A MINIMUM OF 10- FEET, FROM THE CENTER OF WATER AND SEWER PIPELINES.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 10 March 2003 at 3:25 AM PM, PB 89 PG 79+80
DOCUMENT # 030007285
Cathy S. Woolridge, Clerk

SUBDIVISION OF POWHATAN SECONDARY OF WILLIAMSBURG PHASE VII-B
POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 1/7/03
SHEET 1 OF 2



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VIRGINIA
(757) 253 2975 FAX: (757) 224 0049
Email: lndg@landmarkdg.com

DRAWN BY: LFV
CHKD. BY: SAR

PROJ. NO.: 1780041-001.57
DWG. NO.: 14044W