

#030029209

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 Romeo
PRINTED NAME
11-18-02 Stephen Romeo
DATE SIGNATURE

OWNER'S CERTIFICATE

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

Powhatan Enterprises Inc.
Laurence E. Beamer - Resident
PRINTED NAME
11/22/02 [Signature]
DATE 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
I, Patricia M. Penci 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 FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 22nd DAY OF November, 2002. MY COMMISSION EXPIRES June 30, 2006.
Patricia M. Penci
(SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 1st DAY OF October 2003. THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge CLERK
By Claudia H. White, Dep. Clerk
PLAT BOOK INSTRUMENT PAGE # 030029209

CERTIFICATE OF APPROVAL

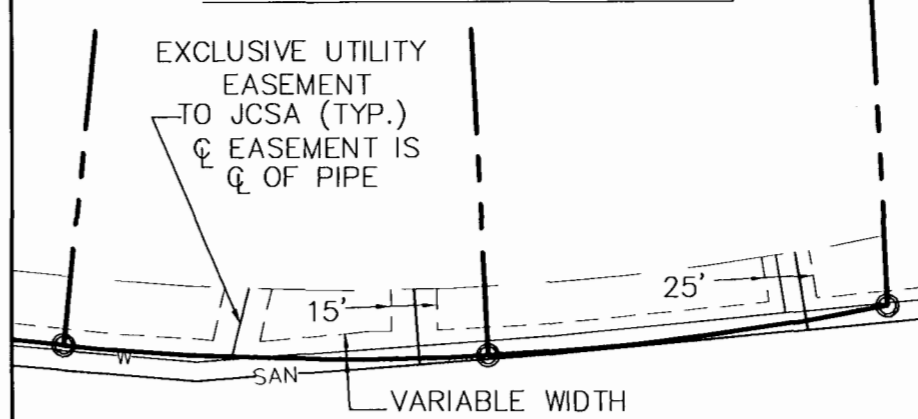
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

11/25/2002 [Signature]
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
11/29/03 [Signature]
DATE VIRGINIA DEPARTMENT OF HEALTH
9/29/03 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATISTICAL DATA & NOTES

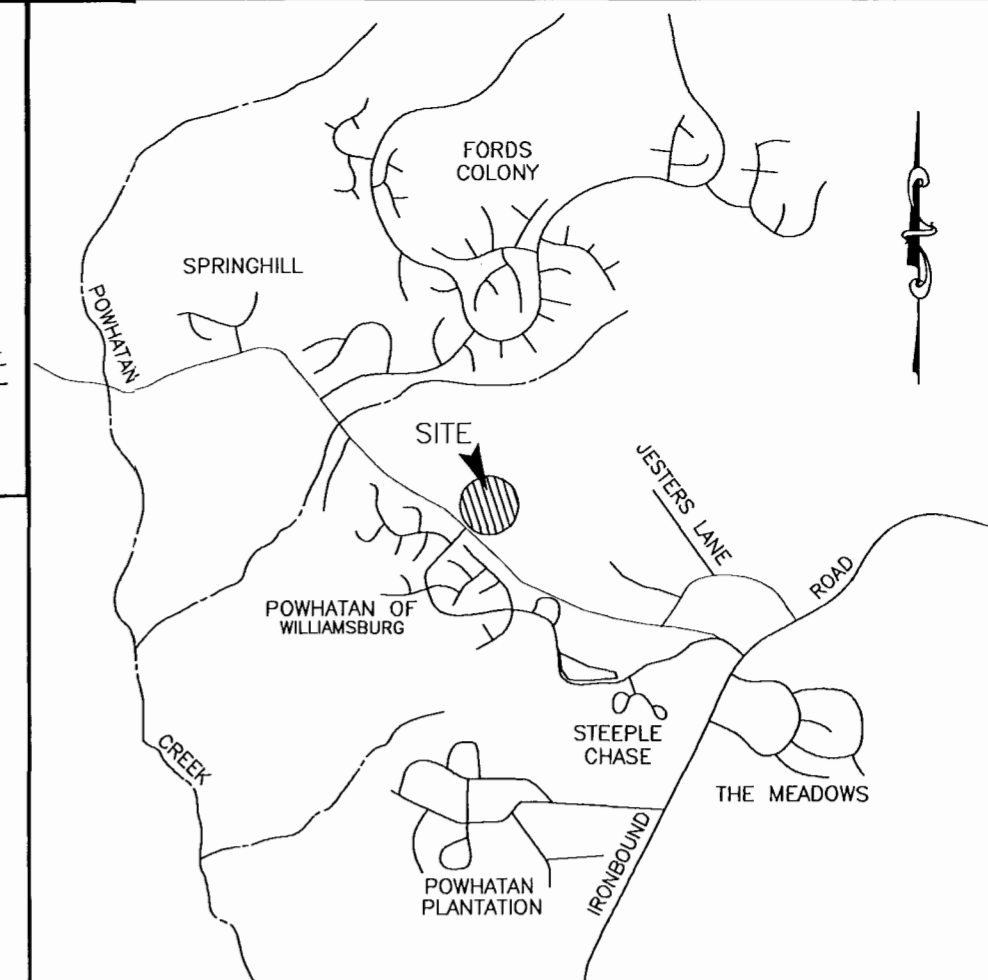
- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL (1-11) TAX MAP (38-3).
- ZONING OF PROPERTY IS R-4 (DB.803 PG. 740) WITH PROFFERS.
- TOTAL AREA OF PHASE 7A = 16.1644 ACRES.
TOTAL AREA IN LOTS = 12.9447 ACRES
TOTAL AREA IN R/W = 3.2197 ACRES
- TOTAL NUMBER OF LOTS = 30
- ALL LOTS SERVED BY PUBLIC WATER & SEWER.
- THERE ARE NO SETBACKS PROPOSED FOR THIS SUBDIVISION EXCEPT AS SHOWN.
- 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, AND JAMES CITY COUNTY CODE.
- STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 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.
- A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES IS HEREBY DEDICATED TO POWHATAN COMMUNITY SERVICES ASSOCIATION.
- 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.
- PROPERTY CONTAINS NO RESOURCE PROTECTION AREA AS DEFINED BY JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE.
- THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- IN ACCORDANCE WITH SECTION 17-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNERS. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSING 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.
- THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83: REFERENCE STATION JCC 322 AND 321RM3AZ.
- 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.
- THE PROPERTY FALLS WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #5102010035B OF JAMES CITY COUNTY, VA.
- ALL DRAINAGE EASEMENTS SHALL BE DEDICATED TO THE POWHATAN COMMUNITY SERVICES ASSOCIATION, UNLESS OTHERWISE NOTED ON PLAT.
- 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.

EASEMENT DETAIL



LEGEND

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



VICINITY MAP

SCALE: 1"=2000'

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.40'	S15°18'40"W
L2	14.72'	N83°44'13"W
L3	16.36'	N44°24'23"E
L4	39.21'	S01°28'46"E
L5	37.85'	S87°42'10"E
L6	33.42'	N44°24'23"E
L7	43.68'	S42°17'41"E
L8	50.12'	S38°17'25"E
L9	86.23'	N50°26'33"E
L10	45.27'	N19°41'13"W
L11	50.12'	S46°17'56"E
L12	45.06'	N42°17'41"W
L13	31.63'	S61°54'58"E
L14	14.72'	S83°44'13"E
L15	63.65'	S57°22'17"W
L16	35.00'	N15°40'26"E
L17	18.64'	N87°03'13"W
L18	25.00'	S63°31'30"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	321.59'	180.00'	223.73'	280.49'	N35°52'16"W	102°21'54"
C2	282.58'	200.00'	170.67'	259.65'	N55°47'14"E	80°57'07"
C3	118.90'	144.39'	63.05'	115.57'	S72°40'23"W	47°10'49"
C4	312.99'	805.00'	158.50'	311.02'	S37°56'40"W	22°16'36"
C5	320.26'	855.00'	162.03'	318.39'	S37°32'13"W	21°27'42"
C6	213.49'	695.00'	107.59'	212.65'	N35°36'23"E	17°36'01"
C7	198.13'	645.00'	99.85'	197.35'	N35°36'23"E	17°36'01"
C8	215.74'	855.00'	108.45'	215.17'	S34°02'06"W	14°27'27"
C9	104.52'	855.00'	52.32'	104.45'	S44°45'56"W	7°00'15"
C10	47.42'	30.00'	30.30'	42.63'	N02°59'12"E	90°33'44"
C11	45.69'	30.00'	28.60'	41.40'	N85°55'34"W	87°15'47"
C12	28.76'	210.00'	14.40'	28.73'	N54°21'56"E	7°50'46"
C13	40.83'	30.00'	24.28'	37.75'	S19°18'03"W	77°58'31"
C14	24.08'	170.00'	12.06'	24.06'	N15°37'43"W	8°06'59"
C15	40.83'	30.00'	24.28'	37.75'	N58°40'28"W	77°58'31"
C16	15.92'	210.00'	7.97'	15.92'	N84°30'36"E	4°20'39"
C17	48.57'	170.00'	24.45'	48.40'	N78°29'52"E	16°22'08"
C18	58.96'	170.00'	29.78'	58.66'	N60°22'40"E	19°52'15"
C19	48.56'	30.00'	31.47'	43.43'	S04°04'26"W	92°44'13"
C20	18.26'	30.00'	9.42'	17.98'	N70°30'07"E	34°52'55"
C21	150.80'	200.00'	79.19'	147.26'	S74°39'44"W	43°12'08"
C22	250.12'	140.00'	174.02'	218.16'	N35°52'16"W	102°21'54"
C23	8.22'	380.00'	4.11'	8.22'	N32°11'13"W	1°14'22"
C24	9.08'	420.00'	4.54'	9.08'	N32°11'13"W	1°14'22"

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
1 October 2003
at 8:50 AM, M. PB. PG. 1
DOCUMENT # 030029209
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

SUBDIVISION OF
POWHATAN SECONDARY
OF WILLIAMSBURG
PHASE VII-A
POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 11/15/02
SHEET 1 OF 2

LANDMARK DESIGN GROUP
Engineers • Planners • Surveyors
andscape Architects • Environmental Consultants
4029 Ironbound Road, Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975 Fax (757) 229-0049
Email: lmdg@landmarkdg.com