

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.

9-26-03
DATE Stephen A. Romeo
STEPHEN A. ROMEO

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 OWNER'S, PROPRIETOR'S AND/OR TRUSTEE'S.

9-26-03
DATE Lawrence R. Beamer
NAME

LAWRENCE R. BEAMER
(PRINT NAME)

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 TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 26th DAY OF September, 2003. MY COMMISSION EXPIRES June 30, 2006.

Patricia M. Penci
(SIGNATURE)

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.H. ANDERSON, TRUSTEE, AND UNITED VIRGINIA BANK OF WILLIAMSBURG, EXECUTOR OF THE ESTATE OF D.C. RENICK TO POWHATAN ENTERPRISES, INC. BY DEED DATED JANUARY 24, 1978 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN DEED BOOK 182, PAGE 416 AND BY FIRST UNION NATIONAL BANK OF THE NORTH CAROLINA, N.A. TO POWHATAN ENTERPRISES, INC. BY DEED DATED DECEMBER 23, 1977 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN DEED BOOK 181, PAGE 361.

STATE OF VIRGINIA, COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 22nd DAY OF October 2:42 P.M. 2003, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Debra L. Worbridge, CLERK

PLAT BOOK --- PAGE ---
Doc. # 030032761

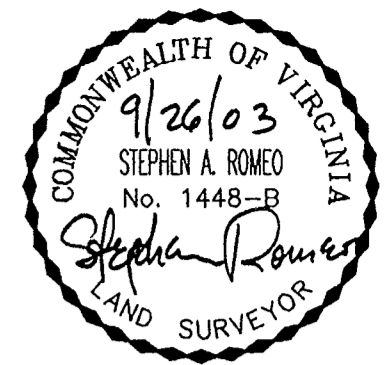
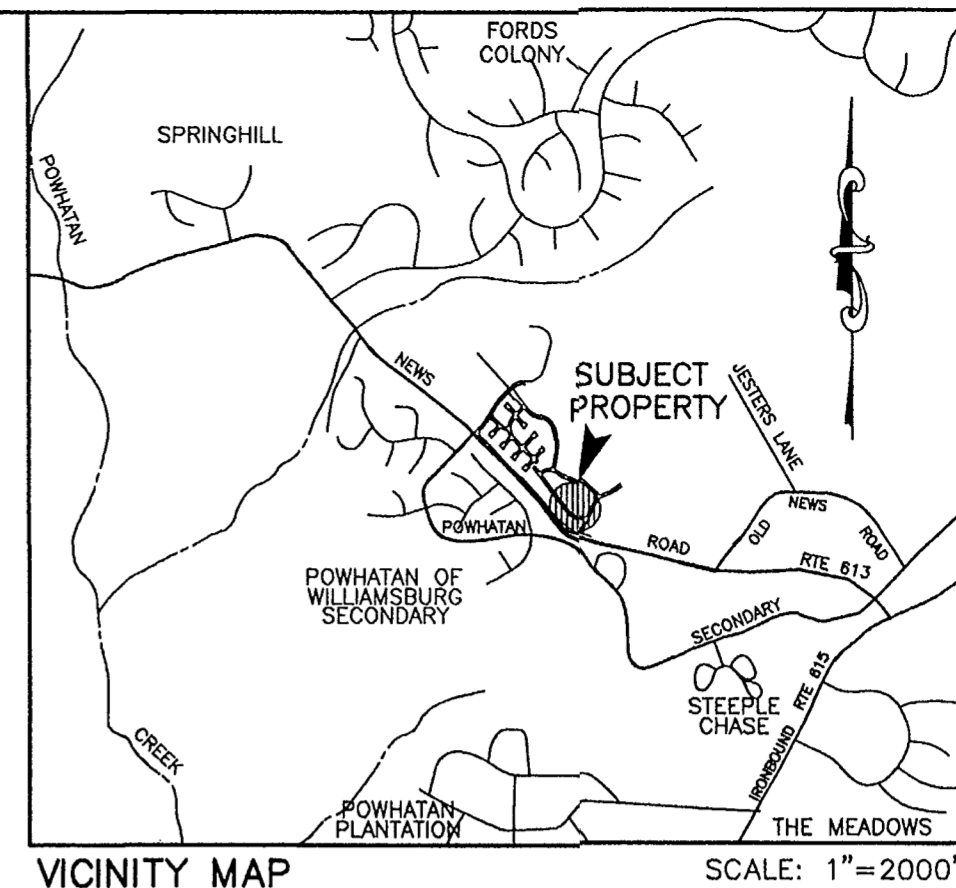
CERTIFICATE OF APPROVAL

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

DATE 10/24/03
VIRGINIA DEPARTMENT OF HEALTH
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATISTICAL DATA & NOTES

- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL, 1-21, TAX MAP (38-3); ZONING OF PROPERTY IS R-4, D.B. 803 PGS. 740-792.
- TOTAL AREA PHASE 6 = 4.1690 AC.
- THE NEWS ROAD RIGHT-OF-WAY BUFFER WAS ESTABLISHED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON JANUARY 14, 2002.
- ALL ROADS ARE TO BE PRIVATE AND HELD AS COMMON AREAS BY THE HOMEOWNERS ASSOCIATION, AND SHALL NOT BE MAINTAINED BY VDOT OR THE COUNTY.
- ALL LOTS TO BE SERVED BY PUBLIC WATER & SEWER.
- THERE ARE NO SETBACKS PROPOSED FOR THIS PROJECT EXCEPT AS SHOWN.
- ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED TO STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE RESTRICTIVE COVENANTS OF POWHATAN ENTERPRISES, INC. RECORDED IN DB. 215, PGS. 722-737; DECLARATION OF COVENANTS - INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY BETWEEN POWHATAN ENTERPRISES, INC. AND JAMES CITY COUNTY, INSTRUMENT #010006391. THE PROPERTY SHALL ALSO BE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTION OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC.
- ALL DRAINAGE EASEMENTS DESIGNATED ON THE PLANS ARE HEREBY DEDICATED TO THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC.
- IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83; REFERENCE JCC STATION 322 AND 321RM3AZ.
- THE PROPERTY LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #510201 0035B OF JAMES CITY COUNTY, VA.
- THE PROPERTY CONTAINS NO RESOURCE PROTECTION AREAS.
- THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION 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.
- THE PEDESTRIAN INGRESS/EGRESS EASEMENTS SHOWN ON THIS PLAT, ARE HEREBY GRANTED TO POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 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.
- THE LANDSCAPE PROTECTION ZONE (L.P.Z.) IS HEREBY DEDICATED TO POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC.
- IN AREAS DESIGNATED LANDSCAPE PROTECTION 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 WITHIN THE L.P.Z.

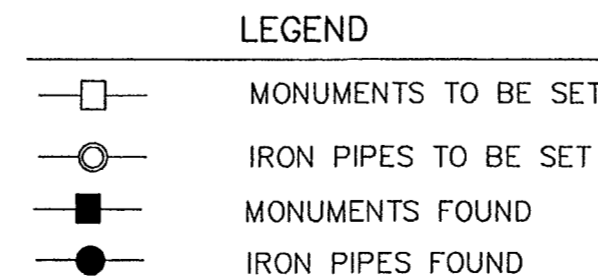


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SUBDIVISION OF
A PORTION OF
POWHATAN OF WILLIAMSBURG SECONDARY
FOR CONVEYANCE TO
CENTEX HOMES, INC.
JAMES CITY COUNTY
VIRGINIA



Checked: SAR	Date: 9/25/03
Drawn: LFV	Scale: 1"=50'
Project Number: 1780041	CADD File name: POWVILL6ALL
Drawing Number: 1 of 2	Dwg. File No.: 14646W

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