

#030034669

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.

DATE July 18, 2003
 SIGNATURE Paul dec. Holt, Jr.
 NAME PRINTED Paul dec. Holt, Jr.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND FORMERLY KNOWN AS POWHATAN VILLAGE, PHASE 5, HEREAFTER KNOWN AS THE VILLAGES AT POWHATAN, PHASE 5, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

DATE July 21 2003
 SIGNATURE Davis J. Murray
 NAME PRINTED Davis J. Murray

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY-COUNTY OF Chesapeake
 I, Shannon L. Herrera, 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 21st DAY OF July, 2003. MY COMMISSION EXPIRES June 30, 2006
 SIGNATURE Shannon L. Herrera

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 APRIL 4, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, IN INSTRUMENT #030010223 & 030010224

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 RECORD THIS 6th DAY OF November, 2003 AS THE LAW DIRECTS.
 11:52 AM

TESTE:
 PLAT BOOK: PAGE:
Doc. # 030034669

CERTIFICATE OF APPROVAL

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

APPROVED: [Signature] 10/21/03
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATISTICAL DATA & NOTES

- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL 1-16, TAX MAP (37-4). ZONING OF PROPERTY IS R-4 WITH PROFFERS, D.B. 803, PGS. 740-792.
- TOTAL AREA PHASE 5 = 3.0019 AC.
- TOTAL NUMBER OF PROPOSED BUILDING LOTS = 20
- ALL ROADS 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.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND 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 IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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 #010006391. THE PROPERTY SHALL ALSO BE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC., RECORDED IN INSTRUMENT #020007145.
- 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.
- 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.
- 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, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 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 BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- AN EASEMENT 3.5' IN WIDTH, 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 ORDINANCE.
- STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 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 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.
- 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.
- THE LANDSCAPE PRESERVATION ZONE (L.P.Z.) IS HEREBY DEDICATED TO POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. AND POWHATAN COMMUNITY SERVICES ASSOCIATION.
- 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 ERRECTED WITHIN THE L.P.Z.
- THE NEWS ROAD RIGHT-OF-WAY BUFFER WAS ESTABLISHED BY THE DEVELOPMENT REVIEW COMMITTEE ON FEBRUARY 28, 2001.
- THE ADJOINING STREET, PLEASANT VIEW DRIVE, IS PRIVATE AND IS NOT MAINTAINED BY VDOT OR THE COUNTY.

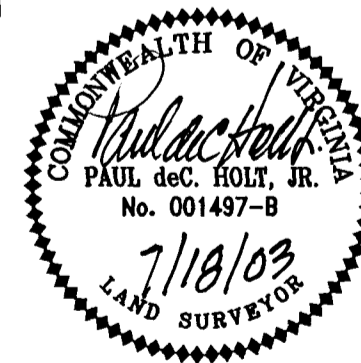
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	38.65'	25.00'	24.39'	N01°43'04"W	34.91'	88°34'34"
C2	40.07'	25.00'	25.81'	N88°28'54"E	35.91'	91°49'22"
C3	38.47'	25.00'	24.22'	N01°31'06"W	34.79'	88°10'38"
C4	113.74'	195.00'	58.54'	S25°51'41"W	112.13'	33°25'05"
C5	40.16'	25.00'	25.91'	N55°10'26"E	35.98'	92°02'36"
C6	31.90'	25.00'	18.54'	N48°36'47"W	29.78'	73°06'32"
C7	14.50'	195.00'	7.26'	S14°11'22"E	14.50'	4°15'42"
C8	213.49'	695.00'	107.59'	N35°36'23"E	212.65'	17°36'01"
C9	203.13'	805.00'	102.11'	S34°02'06"W	202.59'	14°27'27"
C10	102.90'	805.00'	51.52'	S44°55'32"W	102.83'	7°19'25"
C11	57.25'	135.00'	29.06'	S73°01'03"E	56.83'	24°17'59"
C12	32.61'	25.00'	19.09'	S81°45'46"W	30.35'	74°44'21"
C13	39.27'	25.00'	25.00'	N00°36'25"W	35.36'	90°00'00"
C14	60.84'	105.00'	31.30'	S62°12'20"E	59.99'	33°11'51"

AREA SUMMARY TABLE

PARCEL NUMBER	SQ. FOOTAGE	ACREAGE
LOT 188	5,800	0.1331
LOT 189	4,909	0.1127
LOT 190	3,900	0.0895
LOT 191	4,050	0.0930
LOT 192	4,050	0.0930
LOT 193	3,900	0.0895
LOT 194	4,546	0.1044
LOT 195	4,834	0.1110
LOT 196	5,380	0.1235
LOT 197	5,040	0.1157
LOT 198	4,050	0.0930
LOT 199	6,554	0.1505
LOT 200	4,432	0.1017
LOT 201	4,610	0.1058
LOT 202	3,900	0.0895
LOT 203	4,050	0.0930
LOT 204	4,050	0.0930
LOT 205	3,900	0.0895
LOT 206	4,443	0.1020
LOT 207	4,433	0.1018
LOT AREA TOTAL	90,831	2.0852
OPEN AREA TOTAL	22,945	0.5268
RIGHT OF WAY AREA	17,001	0.3903
COMBINED TOTAL AREAS	130,777	3.0022

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 16 November 2003
 at 11:52 AM/PM, PG.
 DOCUMENT # 030034669
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



LEGEND
 -> IRON PIN FOUND
 -o- IRON PIN TO BE SET

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

PHRA

SURVEY: SUBDIVISION OF The Villages at Powhatan Phase 5 formerly known as POWHATAN VILLAGE PHASE 5 Powhatan District James City County, Virginia

FILE NAME: 1175712SUB5.DWG
 CHECKED: PDH/WHB
 DRAWN: TF
 DATE: JULY 18, 2003
 PROJECT NO: 11757-1-2

SCALE: NTS SHEET: 2 OF 2