

140001755

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  
11/1/13  
DATE  
Stephen Romeo  
SIGNATURE



OWNER'S CERTIFICATE

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

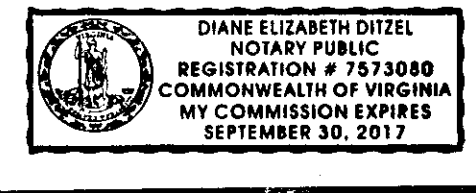
Laurence E. Beamer  
PRINTED NAME  
11/1/13  
DATE  
Laurence E. Beamer  
SIGNATURE

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  
I, Diane Ditzel, 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 DAY OF November, 2013. MY COMMISSION EXPIRES September 30, 2017.  
Diane Ditzel (SIGNATURE)



STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 3RD DAY OF February, 2014  
THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Patrick Haveland, Deputy Clerk

Inst # 140001755  
PLAT BOOK PAGE

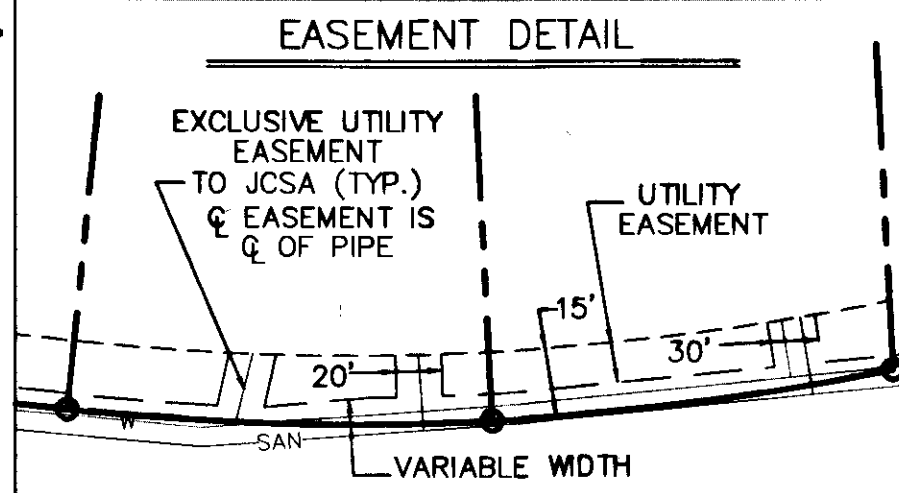
CERTIFICATE OF APPROVAL

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

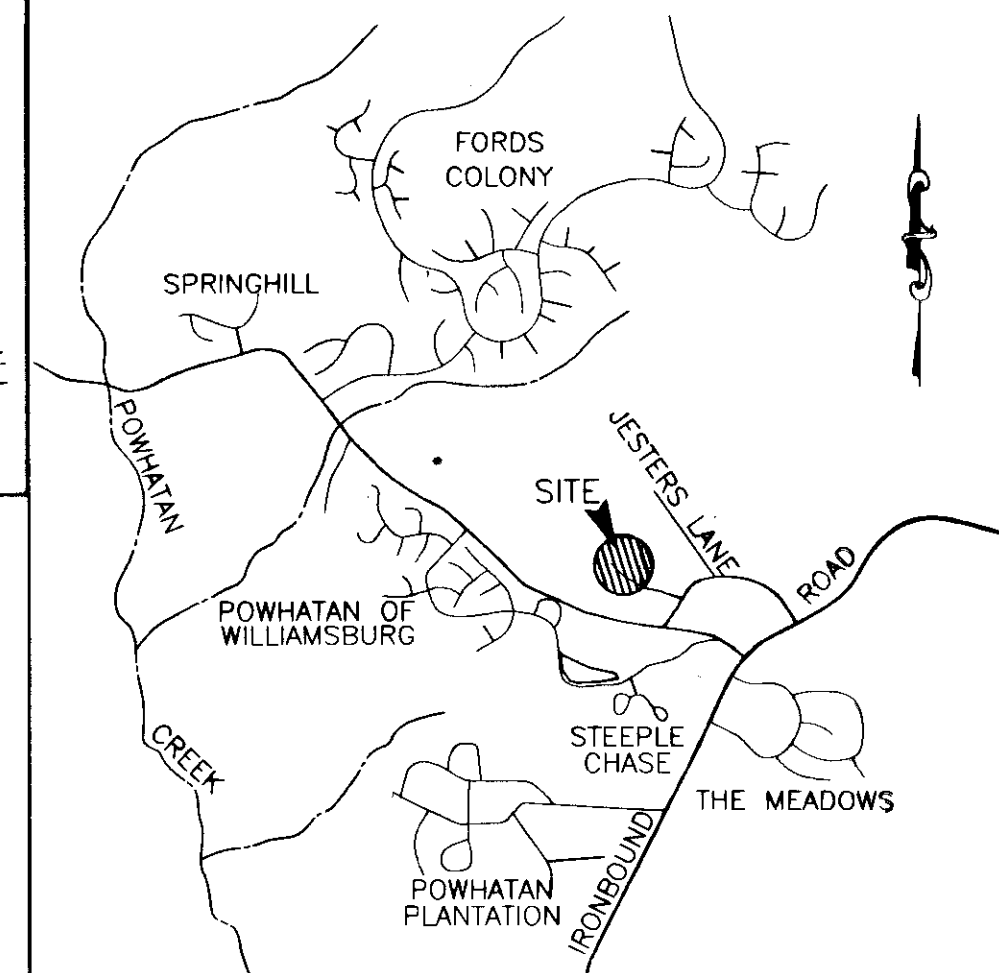
N/A  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
N/A  
DATE VIRGINIA DEPARTMENT OF HEALTH  
1/23/14  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATISTICAL DATA & NOTES

- 1. TAX MAP (38-3). ZONING OF PROPERTY IS R-4 (DB.803 PG. 740) PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL (1-21)
- 2. TOTAL AREA OF PHASE 7C = 21.1627 ACRES
- 3. TOTAL AREA IN LOTS = 19.1905 ACRES  
TOTAL AREA IN R/W = 1.9498 ACRES  
TOTAL NUMBER OF LOTS = 32
- 4. ALL LOTS SERVED BY PUBLIC WATER & SEWER.
- 5. THERE ARE NO SETBACKS PROPOSED FOR THIS SUBDIVISION EXCEPT AS SHOWN.
- 6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 7. STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 8. 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.
- 9. A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES IS HEREBY DEDICATED TO POWHATAN COMMUNITY SERVICES ASSOCIATION.
- 10. 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.
- 11. PROPERTY CONTAINS A RESOURCE PROTECTION AREA AS DEFINED BY JAMES CITY COUNTY SUBDIVISION ORDINANCE. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- 12. THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 13. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- 14. IN ACCORDANCE WITH SECTION 17-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 15. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 16. THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83: REFERENCE STATION JCC 322 AND 321RM3AZ.
- 17. 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.
- 18. THE PROPERTY FALLS WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #5102010035B OF JAMES CITY COUNTY, VA.
- 19. ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE, UNLESS OTHERWISE NOTED.
- 20. AREA SHOWN ALONG NEWS ROAD AS A LANDSCAPE PRESERVATION ZONE (2.3054 AC.) IS HEREBY DEDICATED TO JAMES CITY COUNTY AS A NATURAL OPEN SPACE EASEMENT.
- 21. ALL NATURAL OPEN SPACE EASEMENTS OR CONSERVATION EASEMENTS, SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT, RECORDED SIMULTANEOUSLY HERewith.



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. 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.



VICINITY MAP SCALE: 1"=2000'

PLAT OF CORRECTION TO CORRECT DATA ON SHEETS 2 AND 3 OF RECORDED PLAT INSTRUMENT NO. 060018285 DATED 7/17/06 AND RECORDED 7/27/2006 IN THE CITY OF WILLIAMSBURG & JAMES CITY COUNTY CIRCUIT COURT.  
SHEET 2:  
CORRECT REAR LOT LINE DISTANCE ON LOTS 59 AND 60.  
CORRECT FRONT LOT LINE DISTANCE ON LOT 66.  
CORRECT LOT 60 ACREAGE  
SHEET 3:  
CORRECT BEARING FOR C34, FRONT LOT LINE ON LOT 59

LEGEND table with symbols for MONUMENTS TO BE SET, IRON PIPES TO BE SET, MONUMENTS FOUND, IRON PIPES FOUND.

PLAT OF CORRECTION  
SUBDIVISION OF  
POWHATAN SECONDARY  
OF WILLIAMSBURG  
PHASE VII-C  
POWHATAN DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: 10/24/13  
SHEET 1 OF 3



Vanasse Hangen Brustlin, Inc.  
Transportation Land Development Environmental Services  
351 McLaw Circle, Suite 3  
Williamsburg, Virginia 23185  
(757) 220-0500 & FAX (757) 220-8544