

ENGINEER & SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, 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 have been complied with.

Given under our hands this 20th day of November 1975



STATE of VIRGINIA, COUNTY of JAMES CITY

I, Virginia B. Pillsbury, a Notary Public do certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in my city and state aforesaid.

Given under my hand this 8th day of December 1975

My commission expires August 16, 1976

STATE of VIRGINIA, COUNTY of JAMES CITY

In the clerk's office of the circuit court for the county of James City the 12th day of December 1975 the map hereon was presented admitted to the record as the law directs.

Teste: Judith C. Clotier, Clerk
Plat Book 33 Page 27-28-29

CERTIFICATE of APPROVAL

This subdivision known as POWHATAN SHORES - SECTION I is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date 12-8-75 R.D. Galt Highway Engineer
Date 12/11/75 Walter A. Covey Agent of Governing Body
Date 12-8-75 Ernest Kugel Health Officer

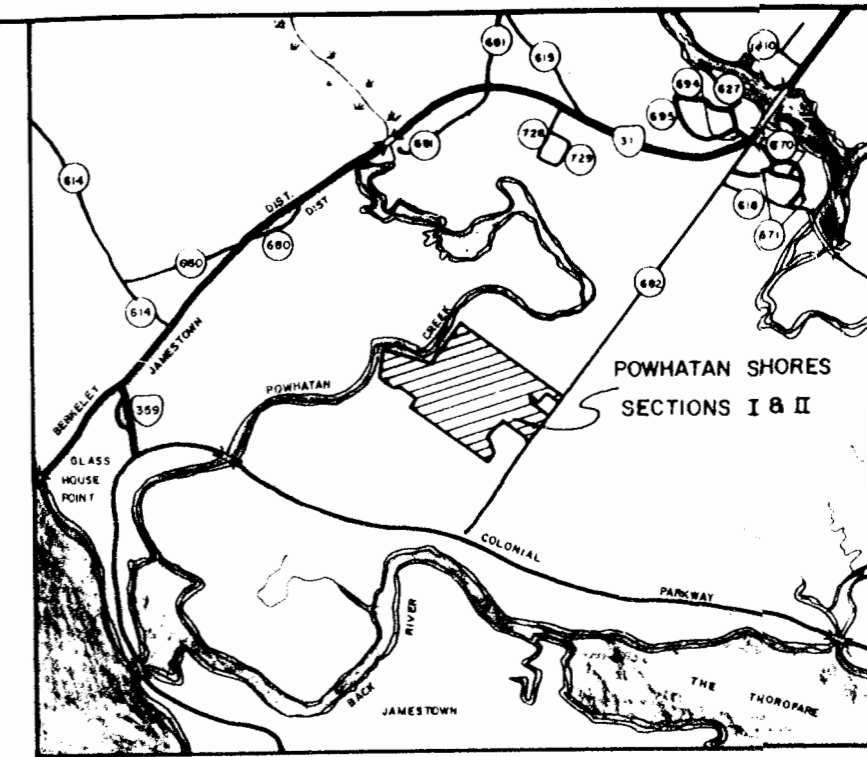
This subdivision is with free consent and in accordance with the wishes and desires of the undersigned owners and proprietors. Title to the land shown hereon is vested in POWHATAN SHORES, INC. by deeds as follows:

DB 135, page 514 to 518 Jan. 28, 1972

BY Henry S. Branscome Henry S. Branscome
Title President, Powhatan Shores, Inc.

Reference:

- PB 27 Pg.13
- DB124 Pg.350
- DB116 Pg.191
- PB 25 Pg.9
- DB124 Pg.433
- DB135 Pg.351
- DB115 Pg.497
- DB112 Pg.632
- DB108 Pg.227
- DB135 Pg.531
- DB 80 Pg.26
- DB132 Pg.656
- DB135 Pg.514



LOCATION MAP
SCALE IN FEET
0 1320 2640 3960 5280

CURVE DATA

No.	Angle	Radius	Arc	Tan	Chord	Chord Bearing	No.	Angle	Radius	Arc	Tan	Chord	Chord Bearing
1	28°17'00"	714.41'	352.66'	180.00'	349.09'	N55°05'34"E	46	10°06'05"	135.00'	23.80'	11.93'	23.77'	N32°19'58"W
2	27°20'00"	479.88'	228.93'	116.69'	226.77'	N55°34'04"E	47	32°00'00"	60.00'	33.51'	17.20'	33.08'	N11°16'55"W
3	25°48'30"	430.00'	193.69'	98.52'	192.06'	N28°59'49"E	48	39°57'32"	60.00'	41.84'	21.81'	41.00'	N24°41'51"E
4	26°09'10"	538.16'	245.64'	125.00'	243.52'	N54°01'39"E	49	85°00'00"	60.00'	89.01'	54.98'	81.08'	N02°10'37"E
5	7°15'30"	1,292.85'	163.78'	82.00'	163.67'	N63°28'29"E	50	50°00'00"	60.00'	52.36'	27.98'	50.71'	N65°19'23"W
6	52°43'10"	160.00'	147.22'	79.28'	142.08'	S56°30'51"E	51	50°00'00"	60.00'	52.36'	27.98'	50.71'	S64°40'37"W
7	48°21'50"	160.00'	135.06'	71.85'	131.08'	N05°58'21"W	52	80°02'08"	80.00'	83.81'	50.38'	77.16'	S00°20'27"E
8	24°19'33"	603.16'	256.08'	130.00'	254.16'	N53°06'46"E	53	33°51'49"	60.00'	35.46'	18.27'	34.95'	S23°25'36"E
9	27°19'39"	405.59'	193.45'	98.60'	191.62'	N38°23'17"W	54	9°40'07"	185.00'	31.22'	15.65'	31.18'	S11°19'46"W
10	92°09'23"	25.00'	40.21'	25.96'	36.01'	N02°58'14"W	55	78°01'39"	25.00'	34.05'	20.25'	31.48'	S22°51'00"W
11	16°30'10"	689.41'	198.57'	99.98'	197.88'	N51°21'32"E	56	5°14'24"	1,267.85'	115.95'	58.02'	115.91'	S64°29'02"W
12	9°37'27"	689.41'	115.80'	58.04'	115.67'	N64°25'20"E	57	4°47'20"	563.16'	47.07'	23.55'	47.06'	S64°42'34"W
13	11°20'58"	504.88'	100.01'	50.17'	99.85'	N63°33'35"E	58	12°12'30"	563.16'	120.00'	60.23'	119.77'	S56°12'39"W
14	10°34'10"	504.88'	93.14'	46.70'	93.00'	N52°36'01"E	59	9°09'20"	563.16'	89.99'	45.09'	89.89'	S45°31'44"W
15	84°35'08"	25.00'	36.91'	22.74'	33.65'	N89°36'30"E	60	90°00'00"	25.00'	39.27'	25.00'	35.36'	S85°57'04"W
16	90°00'00"	25.00'	39.27'	25.00'	35.36'	S03°05'56"E	61	89°50'00"	25.00'	39.20'	24.93'	35.30'	N03°58'00"W
17	90°00'00"	50.00'	78.54'	50.00'	70.71'	S86°54'04"W	62	7°28'50"	578.16'	75.48'	37.80'	75.43'	N44°41'25"E
18	90°00'00"	25.00'	39.27'	25.00'	35.36'	S86°54'04"W	63	12°23'13"	578.16'	124.99'	62.74'	124.75'	N54°37'26"E
19	84°01'16"	25.00'	36.66'	22.52'	33.46'	N06°05'18"W	64	4°27'30"	578.16'	44.99'	22.51'	44.98'	N63°02'48"E
20	19°49'46"	455.00'	157.47'	79.53'	156.69'	N26°00'27"E	65	44°54'02"	60.00'	47.02'	24.79'	45.83'	N87°43'34"E
21	3°00'00"	405.00'	21.21'	10.61'	21.20'	S17°35'34"W	66	70°40'00"	60.00'	74.00'	42.53'	69.40'	N74°50'35"E
22	19°14'30"	405.00'	136.01'	68.65'	135.37'	S28°42'49"W	67	60°00'00"	60.00'	62.83'	34.64'	60.00'	N09°30'35"E
23	3°34'00"	405.00'	25.21'	12.61'	25.21'	S40°07'04"W	68	33°56'30"	60.00'	35.54'	18.31'	35.03'	N37°27'40"W
24	14°00'00"	454.88'	111.15'	55.85'	110.87'	S48°54'04"W	69	70°00'00"	60.00'	73.30'	42.01'	68.83'	N89°25'55"W
25	13°20'00"	454.88'	105.86'	53.17'	105.62'	S62°34'04"W	70	35°11'34"	60.00'	36.85'	19.03'	36.28'	S37°58'18"W
26	1°51'37"	739.41'	24.01'	12.00'	24.01'	S68°18'15"W	71	44°54'02"	60.00'	47.02'	24.79'	45.83'	S42°49'32"W
27	7°45'50"	739.41'	100.19'	50.17'	100.12'	S63°29'32"W	72	83°41'57"	25.00'	36.52'	22.39'	33.36'	N72°52'28"W
28	7°47'06"	739.41'	100.47'	50.31'	100.39'	S55°43'04"W	73	17°02'00"	430.59'	128.01'	64.48'	127.54'	N39°32'30"W
29	9°00'00"	739.41'	116.15'	58.19'	116.03'	S47°19'31"W	74	3°59'36"	430.59'	30.01'	15.01'	30.00'	N50°03'18"W
30	88°07'33"	25.00'	38.45'	24.20'	34.77'	S86°53'18"W	75	44°54'02"	60.00'	47.02'	24.79'	45.83'	N29°36'05"W
31	90°00'00"	25.00'	39.27'	25.00'	35.36'	N04°02'56"W	76	38°56'30"	60.00'	40.78'	21.21'	40.00'	N26°37'19"W
32	8°56'00"	513.16'	80.01'	40.09'	79.93'	N45°25'04"E	77	47°58'46"	60.00'	50.24'	26.70'	48.79'	N70°04'57"W
33	14°59'10"	513.16'	134.22'	67.50'	133.84'	N57°22'39"E	78	47°58'46"	60.00'	50.24'	26.70'	48.79'	S61°56'17"W
34	2°14'00"	513.16'	20.00'	10.00'	20.00'	N65°59'14"E	79	92°02'28"	60.00'	96.39'	62.18'	86.35'	S08°04'20"E
35	0°26'05"	1,317.85'	10.00'	5.00'	10.00'	N66°53'12"E	80	42°51'34"	60.00'	44.88'	23.55'	43.84'	S75°31'21"E
36	4°56'24"	1,317.85'	113.62'	56.85'	113.59'	N64°11'57"E	81	44°54'02"	60.00'	47.02'	24.79'	45.83'	S74°30'07"E
37	74°32'46"	25.00'	32.53'	19.03'	30.28'	S80°59'52"E	82	4°31'10"	380.59'	30.02'	15.02'	30.01'	S49°47'31"E
38	14°26'43"	185.00'	46.64'	23.45'	46.52'	S50°56'50"E	83	15°04'40"	380.59'	100.15'	50.37'	99.87'	S39°59'36"E
39	33°51'51"	60.00'	35.46'	18.27'	34.95'	S41°14'16"E	84	93°03'20"	25.00'	40.60'	26.37'	36.29'	S14°04'24"W
40	66°50'40"	60.00'	70.00'	39.60'	66.10'	S57°43'41"E	85	11°48'22"	628.16'	129.44'	64.95'	129.21'	S54°41'53"W
41	57°17'40"	60.00'	60.00'	32.78'	57.53'	N60°12'09"E		7°50'42"	628.16'	86.01'	43.07'	85.94'	S44°52'21"W
42	47°44'50"	60.00'	50.00'	26.56'	48.57'	N07°40'54"E							
43	93°08'59"	60.00'	97.55'	63.39'	87.15'	N62°46'00"W							
44	29°26'00"	60.00'	30.82'	15.76'	30.48'	S85°22'30"W							
45	42°31'30"	60.00'	44.53'	23.35'	43.52'	N58°38'45"W							

DEVELOPMENT NOTES

1. AVERAGE LOT SIZE = 24,449 SF
2. MINIMUM LOT SIZE = 15,000 SF
3. TOTAL AREA OF LOTS = 44.34 Ac.
4. TOTAL AREA OF R/W IN SECTION I = 6.39 Ac.
5. TOTAL AREA OF CANAL IN SECTION I = 3.9 Ac.
6. TOTAL AREA OF RECREATION LOTS = 1.21 Ac.
7. TOTAL AREA OF UTILITY LOTS = 0.55 Ac.
8. TOTAL AREA IN SECTION I = 56.39 Ac.
9. TOTAL LOTS IN SECTION I = 79
10. PROPERTY IS ZONED R-1

**PLAT OF
POWHATAN SHORES
SECTION I**

POWHATAN SHORES, INC. - OWNER / DEVELOPER
JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

NOVEMBER, 1975
DEWARD M. MARTIN & ASSOCIATES, INC.
ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX DM, TOANO, VIRGINIA 23168

