



**OWNER'S CONSENT & DEDICATION**

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.

IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

BY *[Signature]*

STATE OF VIRGINIA

I, *[Signature]*, A NOTARY PUBLIC DO CERTIFY THAT THE FOREGOING WRITING HAS BEEN SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS *19th* DAY OF *July*, 1985.

MY COMMISSION EXPIRES *10/14/1985*

STATE OF VIRGINIA, OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE

PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: *[Signature]* CLERK

PLAT BOOK *44* PAGE *507*

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION KNOWN AS POWHATAN SHORES, SECTION II IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE *7-19-85* HIGHWAY ENGINEER

DATE *7-19-85* HEALTH OFFICER

DATE *7-19-85* AGENT OF GOVERNING BODY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS *19th* DAY OF *July*, 1985.

BY: *[Signature]* PAUL C. SMALL, P.E., C.L.S.

**BUILDING RESTRICTIONS**

- PROPERTY IS ZONED R-1 RESIDENTIAL LIMITED, MINIMUM LOT SIZE = 15,000 SQ. FT. WITH PUBLIC WATER & SEWER. MINIMUM FRONT SETBACK 15'. 100' FOR LOTS LESS THAN 1.0 ACRE. 150' FOR LOTS GREATER THAN 1.0 ACRE. 15' MINIMUM FOR COVERED LOTS.
- FRONT SETBACK 35'. REAR SETBACK 25'.
- MINIMUM 15' MINIMUM, A TOTAL OF 30' FOR BOTH.
- ALL LOTS SHALL UTILIZE JAMES CITY COUNTY PUBLIC WATER & SEWER FACILITIES.
- REAR PROPERTY LINE IN LOTS ADJACENT TO CANAL IS REAR LOW WATER.
- MINIMUM FINISH FLOOR ELEVATION OF ALL DWELLINGS IS ELEVATION 9.5 M.S.L.
- UPON COMPLETION AND ACCEPTANCE, BOTH WATER AND SEWER SYSTEMS SERVING THIS SUBDIVISION SHALL BE INDICATED BY THE CLERK TO JAMES CITY COUNTY, SANITARY DISTRICT NO. 3 FOR OPERATION AND MAINTENANCE.

**AREA TABULATION**

|                                    |                       |            |
|------------------------------------|-----------------------|------------|
| TOTAL AREA SUBDIVIDED              | 1,000,576 SFS         | 22,970 AC. |
| AREA OF LOTS                       | 900,644 SFS           | 20,676 AC. |
| WASTE S/W                          | 99,934 SFS            | 2,294 AC.  |
| LARGEST LOT #19                    | 249,032 SFS           | 5,714 AC.  |
| SMALLEST LOT #21                   | 15,091 SFS            | 0,346 AC.  |
| AVERAGE LOT SIZE (EXCLUDING 18&19) | 17,763 SFS            | 0,408 AC.  |
| AVERAGE LOT SIZE (INCLUDING 18&19) | 36,026 SFS            | 0,827 AC.  |
| LOT YIELD/GROSS ACRE               | 1,088 LOTS/GROSS ACRE |            |
| NUMBER OF LOTS                     | 23                    |            |

**POWHATAN SHORES - SECTION 2 LOT CENTER DATA**

| LOT | DELTA      | NADIES   | ARC     | LANDMARK | CROSS   | CHORD BEARING |
|-----|------------|----------|---------|----------|---------|---------------|
| 3   | 64°11'00"  | 53.00'   | 38.20'  | 35.00'   | 35.00'  | 354°11'00"    |
| 7   | 15°24'30"  | 371.00'  | 96.90'  | 48.77'   | 94.71'  | 233°31'50"    |
| 5   | 100°38'00" | 23.00'   | 63.91'  | 28.13'   | 28.13'  | 261°21'00"    |
| 8   | 53°11'00"  | 25.00'   | 26.37'  | 13.25'   | 13.25'  | 235°15'00"    |
| 9   | 14°30'00"  | 121.90'  | 121.25' | 61.20'   | 122.13' | 231°20'47"    |
| 6   | 5°45'00"   | 1104.12' | 110.60' | 55.37'   | 110.60' | 234°33'37"    |
| 4   | 30°20'00"  | 23.00'   | 13.15'  | 6.72'    | 12.80'  | 236°17'30"    |
| 10  | 2°43'30"   | 977.21'  | 45.24'  | 22.62'   | 45.23'  | 237°41'00"    |
| 11  | 2°58'15"   | 951.11'  | 90.11'  | 48.40'   | 90.11'  | 237°15'00"    |
| 13  | 4°24'51"   | 827.21'  | 71.24'  | 35.71'   | 71.23'  | 242°27'30"    |
| 12  | 12°10'00"  | 636.10'  | 123.81' | 62.11'   | 123.81' | 237°45'00"    |
| 14  | 8°37'15"   | 344.14'  | 40.00'  | 20.00'   | 34.80'  | 237°30'30"    |
| 15  | 5°21'45"   | 620.19'  | 50.00'  | 25.00'   | 50.00'  | 237°15'00"    |
| 16  | 25°12'15"  | 344.14'  | 147.12' | 74.57'   | 144.12' | 242°27'30"    |
| 18  | 18°23'30"  | 60.00'   | 19.29'  | 9.73'    | 19.21'  | 238°28'15"    |
| 9   | 37°24'51"  | 60.00'   | 38.64'  | 20.44'   | 38.72'  | 237°15'00"    |
| 17  | 65°04'15"  | 60.00'   | 65.00'  | 36.10'   | 61.47'  | 248°12'15"    |
| 18  | 15°54'15"  | 60.00'   | 38.64'  | 20.44'   | 38.72'  | 237°15'00"    |
| 10  | 37°24'51"  | 1154.12' | 80.33'  | 40.17'   | 80.33'  | 237°15'00"    |
| 9   | 15°10'30"  | 877.21'  | 201.84' | 101.20'  | 201.20' | 237°15'00"    |
| 4   | 14°42'15"  | 300.19'  | 149.31' | 83.80'   | 149.31' | 237°15'00"    |
| 6   | 30°24'00"  | 398.14'  | 219.20' | 109.63'  | 219.20' | 231°41'45"    |
| 4   | 57°24'00"  | 60.00'   | 52.24'  | 26.12'   | 52.24'  | 237°15'00"    |
| 7   | 134°32'33" | 80.00'   | 140.80' | 143.23'  | 110.10' | 275°08'45"    |
| 20  | 5°18'00"   | 154.14'  | 154.14' | 77.07'   | 110.10' | 237°15'00"    |
| 21  | 17°12'00"  | 114.18'  | 26.37'  | 13.18'   | 26.37'  | 248°15'15"    |
| 23  | 89°43'00"  | 13.00'   | 39.25'  | 24.80'   | 33.37'  | 234°42'30"    |

Recorded 2nd August 1985  
P.B. No. 277-742  
*[Signature]*  
*[Signature]*



**AES**, a professional corporation  
1761 Jamestown Road, Williamsburg, Va. 23185  
804-263-0040  
Architecture, Engineering, Surveying, Planning

**PLAT OF SUBDIVISION**  
**POWHATAN SHORES**  
**SECTION II**  
**OWNER / DEVELOPER:**  
**POWHATAN SHORES, INC.**  
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



|                            |                           |
|----------------------------|---------------------------|
| Designed<br><b>JMB</b>     | Drawn<br><b>ALL</b>       |
| Scale<br>1"=100'           | Date<br>7/18/85           |
| Project No.<br><b>3995</b> |                           |
| Drawing No.<br><b>1</b>    |                           |
| No. DATE                   | REVISION / COMMENT / NOTE |
| BY                         |                           |