

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHER AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS,

BY Raymond Watson BY _____

BY _____ BY _____

STATE OF VIRGINIA

I, Donna White 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 APPOINTMENT.

GIVEN UNDER MY HAND THIS 29th DAY OF August, 1988.

MY COMMISSION EXPIRES August 27, 1990

CLERK'S CERTIFICATE

STATE OF VIRGINIA, COUNTY OF JAMES CITY

I, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 29th DAY OF August, 1988, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: William Wilson CLERK.

PLAT BOOK: 49, PAGE: 61

CERTIFICATE OF APPROVAL

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

DATE 8-29-88 J.D. Hall HIGHWAY ENGINEER

DATE 8-29-88 Allen L. Knapp HEALTH OFFICER

DATE 9-15-88 William Wilson AGENT OF GOVERNING BODY

SURVEYOR'S STATEMENT

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 MY HAND THIS 30th DAY OF August, 1988

BY: G.T. Wilson

G.T. WILSON C.L.S.

SOURCE OF TITLE

TITLE TO THE LAND SUBDIVIDED IF VESTED IN:

NO.	DEG.	RADIUS	LENGTH	CHORD	CHORD BEARING
1	87°00'40"	60.00'	59.84'	32.68'	160°37'57"W
2	24°00'34"	60.00'	26.09'	13.23'	25.85'
3	88°27'08"	25.00'	38.67'	24.40'	34.93'

A=109°40'03"
R=25.00'
L=47.42'
T=34.83'
C=40.67'
CB=N56°53'54"E

A=07°37'20"
R=597.61'
L=27.35'
T=13.68'
C=47.35'
CB=S70°04'44"E

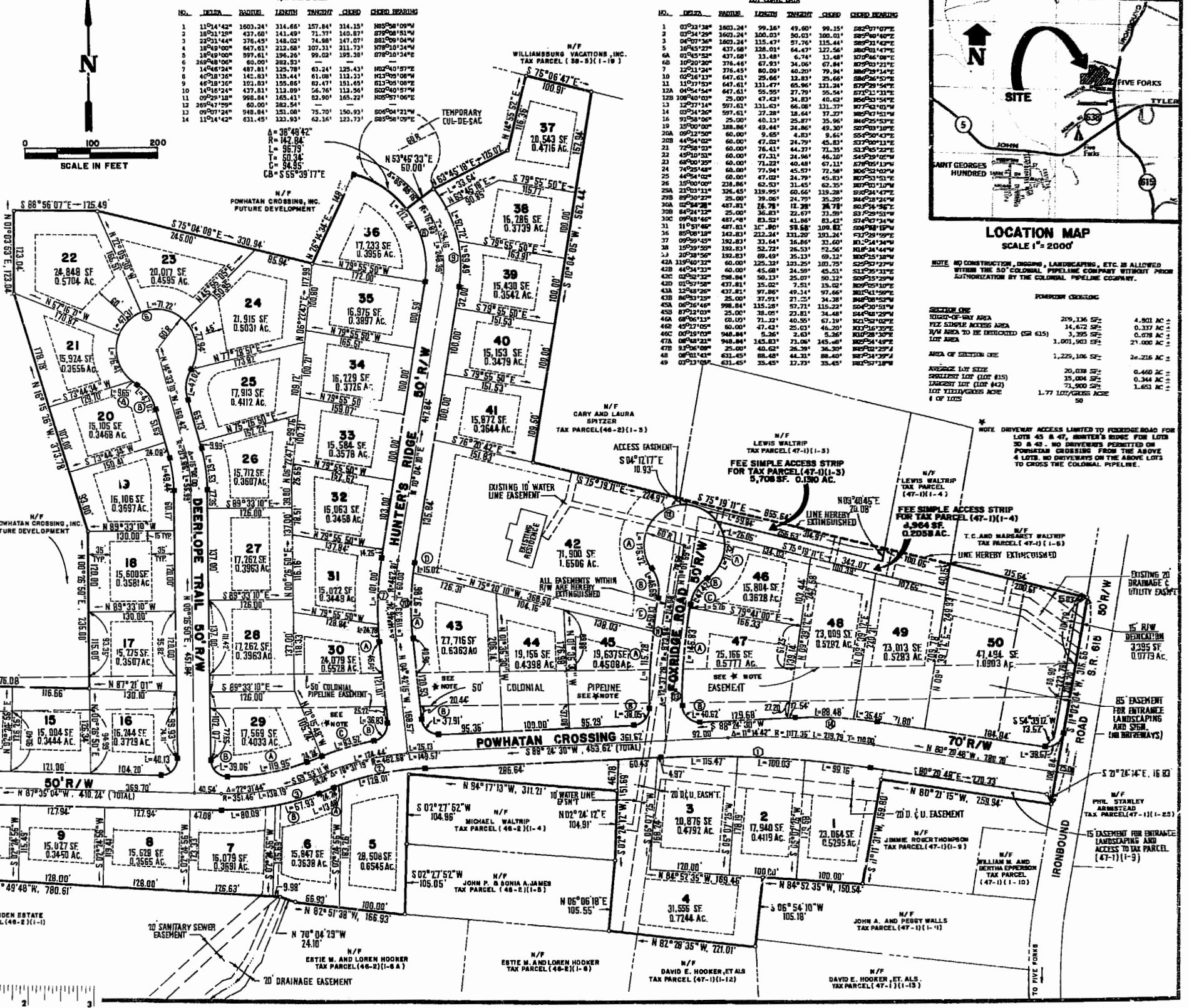
BUILDING RESTRICTIONS, R-1

PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1. LOTS ARE SERVED BY PUBLIC WATER AND SEWER. MINIMUM LOT SIZE ALLOWABLE = 15,000 SF, 0.344 AC

YARD REGULATIONS:

FRONT: 35' MINIMUM; EXCEPTIONS: SHOWN
SIDES: 15' MINIMUM FOR EACH SIDE YARD
REAR: 35' MINIMUM

LOGAN GRAY



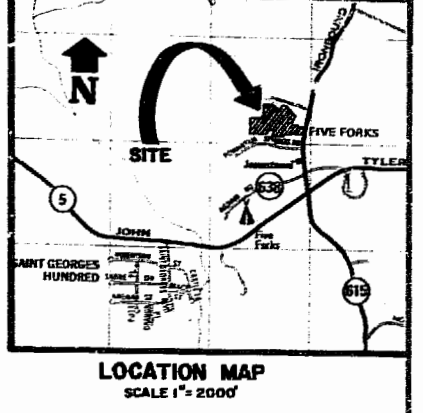
N/W CURVE DATA

NO.	DEG.	RADIUS	LENGTH	CHORD	CHORD BEARING
1	110°41'42"	1603.24'	334.66'	157.84'	334.15'
2	180°31'40"	437.40'	141.49'	71.37'	140.07'
3	230°21'44"	376.45'	148.02'	74.80'	147.07'
4	180°49'00"	647.01'	212.66'	107.31'	211.73'
5	180°49'00"	647.01'	212.66'	107.31'	211.73'
6	260°48'06"	60.00'	282.53'	141.26'	282.53'
7	140°48'24"	487.81'	125.78'	63.24'	125.43'
8	40°48'36"	142.83'	135.44'	81.09'	133.23'
9	40°48'36"	142.83'	135.44'	81.09'	133.23'
10	140°48'24"	487.81'	125.78'	63.24'	125.43'
11	09°50'18"	998.84'	165.41'	82.90'	165.22'
12	260°48'06"	60.00'	282.53'	141.26'	282.53'
13	110°41'42"	1603.24'	334.66'	157.84'	334.15'
14	110°41'42"	631.45'	122.93'	62.16'	123.73'

A=38°48'42"
R=142.84'
L=96.79'
T=60.34'
C=94.95'
CB=S65°39'17"E

S/W CURVE DATA

NO.	DEG.	RADIUS	LENGTH	CHORD	CHORD BEARING
1	07°01'38"	1603.24'	99.26'	49.00'	99.15'
2	360°00'00"	300.00'	300.00'	300.00'	300.00'
3	04°07'36"	1603.24'	115.47'	57.76'	115.44'
4	180°45'27"	437.40'	128.03'	64.47'	127.56'
5	04°07'36"	1603.24'	115.47'	57.76'	115.44'
6	102°02'20"	437.40'	13.48'	6.74'	13.48'
7	120°11'24"	376.45'	77.45'	38.09'	77.45'
8	02°02'18"	647.01'	25.66'	12.83'	25.66'
9	110°41'42"	1603.24'	334.66'	157.84'	334.15'
10	02°02'18"	647.01'	25.66'	12.83'	25.66'
11	110°41'42"	1603.24'	334.66'	157.84'	334.15'
12	109°40'03"	25.00'	47.42'	24.83'	40.62'
13	120°11'24"	376.45'	77.45'	38.09'	77.45'
14	02°02'18"	647.01'	25.66'	12.83'	25.66'
15	109°40'03"	25.00'	47.42'	24.83'	40.62'
16	02°02'18"	647.01'	25.66'	12.83'	25.66'
17	120°11'24"	376.45'	77.45'	38.09'	77.45'
18	02°02'18"	647.01'	25.66'	12.83'	25.66'
19	109°40'03"	25.00'	47.42'	24.83'	40.62'
20	02°02'18"	647.01'	25.66'	12.83'	25.66'
21	120°11'24"	376.45'	77.45'	38.09'	77.45'
22	02°02'18"	647.01'	25.66'	12.83'	25.66'
23	109°40'03"	25.00'	47.42'	24.83'	40.62'
24	02°02'18"	647.01'	25.66'	12.83'	25.66'
25	120°11'24"	376.45'	77.45'	38.09'	77.45'
26	02°02'18"	647.01'	25.66'	12.83'	25.66'
27	109°40'03"	25.00'	47.42'	24.83'	40.62'
28	02°02'18"	647.01'	25.66'	12.83'	25.66'
29	120°11'24"	376.45'	77.45'	38.09'	77.45'
30	02°02'18"	647.01'	25.66'	12.83'	25.66'
31	109°40'03"	25.00'	47.42'	24.83'	40.62'
32	02°02'18"	647.01'	25.66'	12.83'	25.66'
33	120°11'24"	376.45'	77.45'	38.09'	77.45'
34	02°02'18"	647.01'	25.66'	12.83'	25.66'
35	109°40'03"	25.00'	47.42'	24.83'	40.62'
36	02°02'18"	647.01'	25.66'	12.83'	25.66'
37	120°11'24"	376.45'	77.45'	38.09'	77.45'
38	02°02'18"	647.01'	25.66'	12.83'	25.66'
39	109°40'03"	25.00'	47.42'	24.83'	40.62'
40	02°02'18"	647.01'	25.66'	12.83'	25.66'
41	120°11'24"	376.45'	77.45'	38.09'	77.45'
42	02°02'18"	647.01'	25.66'	12.83'	25.66'
43	109°40'03"	25.00'	47.42'	24.83'	40.62'
44	02°02'18"	647.01'	25.66'	12.83'	25.66'
45	120°11'24"	376.45'	77.45'	38.09'	77.45'
46	02°02'18"	647.01'	25.66'	12.83'	25.66'
47	109°40'03"	25.00'	47.42'	24.83'	40.62'
48	02°02'18"	647.01'	25.66'	12.83'	25.66'
49	120°11'24"	376.45'	77.45'	38.09'	77.45'
50	02°02'18"	647.01'	25.66'	12.83'	25.66'



SECTION ONE

NO CONSTRUCTION, DESIGN, LANDSCAPING, ETC. IS ALLOWED WITHIN THE 50' COLONIAL PIPELINE COMPANY WITHOUT PRIOR AUTHORIZATION BY THE COLONIAL PIPELINE COMPANY.

FOREIGN ENCLAVE

SECTION ONE	SECTION TWO
AREA OF SECTION ONE	1,229,136 SF ±
AVERAGE LOT SIZE	20,038 SF ±
SMALLEST LOT (LOT 43)	15,000 SF ±
LARGEST LOT (LOT 42)	71,900 SF ±
LOT YIELD PER ACRE	1.77 LOTS/ACRE
AREA OF SECTION TWO	26,216 SF ±
AVERAGE LOT SIZE	0,460 AC ±
SMALLEST LOT (LOT 43)	0,337 AC ±
LARGEST LOT (LOT 42)	0,678 AC ±
LOT YIELD PER ACRE	21,000 AC ±

NOTE: DRIVEWAY ACCESS LIMITED TO FOXRIDGE ROAD FOR LOTS 43 & 47, DRIVERS' EDGE FOR LOTS 30 & 42 - NO DRIVERS' PERMITTED ON POWHATAN CROSSING FROM THE ABOVE 4 LOTS. NO DRIVEWAYS ON THE ABOVE LOTS TO CROSS THE COLONIAL PIPELINE.



AES, a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23185
804-253-0040
Engineering, Planning, Surveying

PLAT OF POWHATAN CROSSING SECTION 1
OWNER/DEVELOPER: POWHATAN CROSSING, INC.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY
1	8-22-88	Recorded 20th day of Sept 1988	BB
2	8-22-88	Will be 2nd of 1988	BB

Designed	Drawn
JHS	BB
Scale 1"=100'	Date APRIL 1988
Project No. 6950	Drawing No. PLAT