

OWNER'S CERTIFICATE
 THE RESUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS POWHATAN CROSSING, SECTION 1, LOT 1 AND 50 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
 8-29-89 Mary W. Waltrip
 DATE LOT 1 - POWHATAN CROSSING, INC.
 Aug 29, 1989 P. John Waltrip Pres.
 DATE LOT 50 - C. LEWIS WALTRIP DEVELOPMENT, INC.

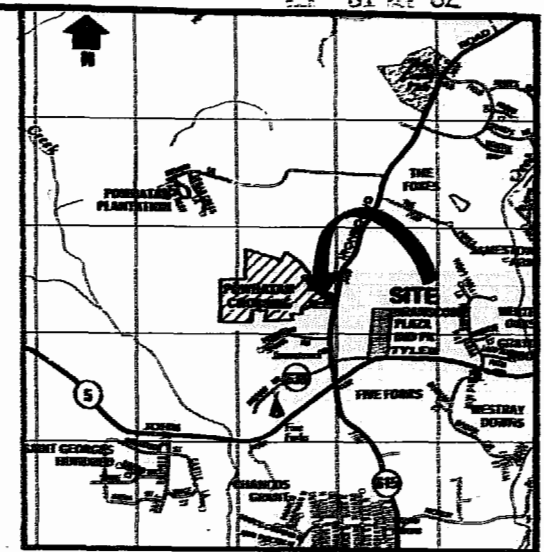
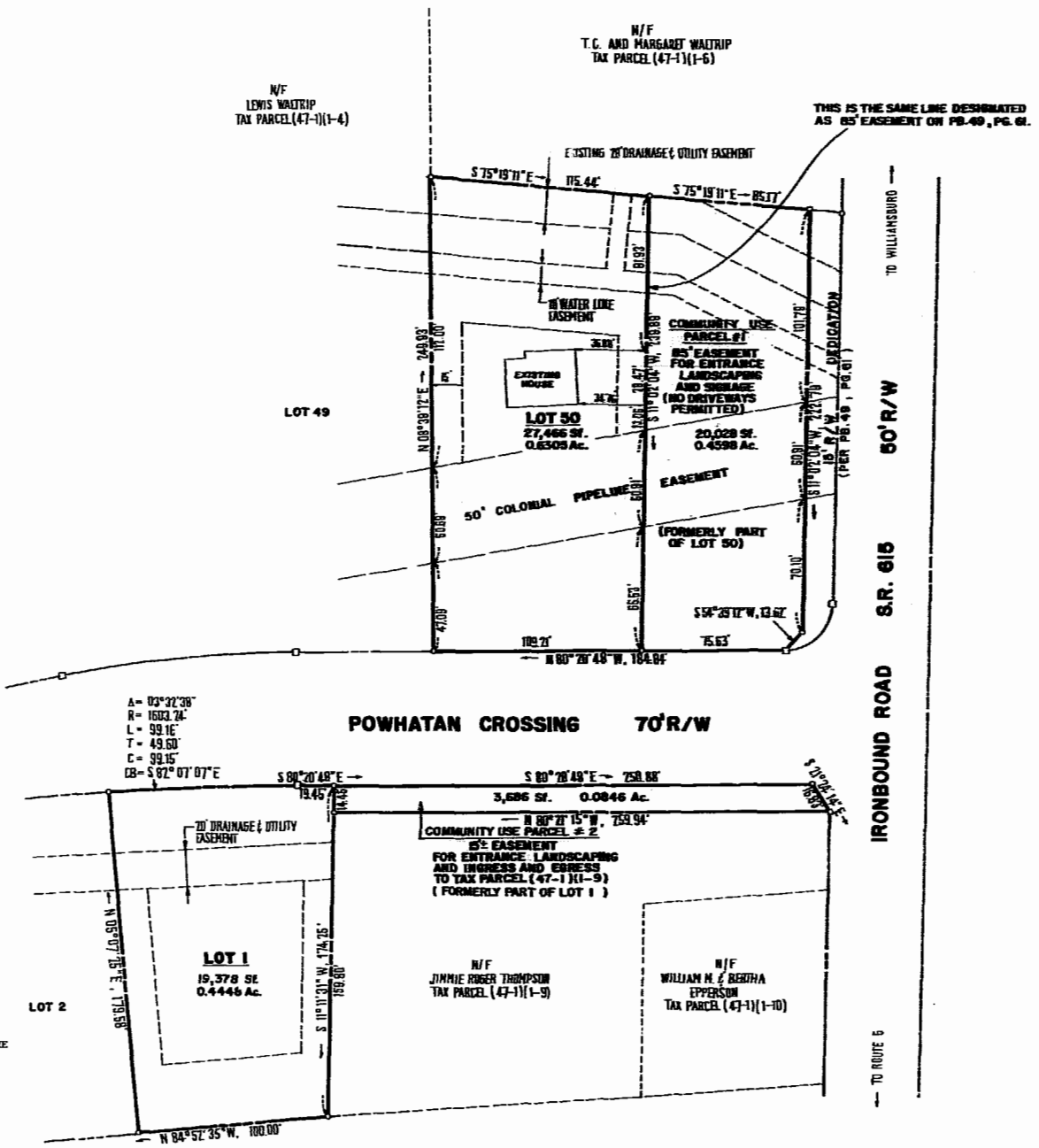
CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF James City I, Anna Waltrip Coulter
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 29th DAY OF August, 1989. MY COMMISSION EXPIRES August 27, 1990
Anna Waltrip Coulter
 SIGNATURE

CERTIFICATE OF SOURCE OF TITLE
 1. THE PROPERTY (LOT 50) SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN CROSSING, INC. A VIRGINIA CORPORATION TO C. LEWIS WALTRIP DEVELOPMENT, INC. BY DEED DATED APRIL 28, 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 413 PAGE 4.
 2. THE PROPERTY (LOT 1) SHOWN ON THIS PLAT WAS CONVEYED BY MARY W. WALTRIP AND ANNIE LEE WALTRIP TO POWHATAN CROSSING, INC. A VIRGINIA CORPORATION BY DEED DATED MARCH 25, 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 386, PAGE 213.

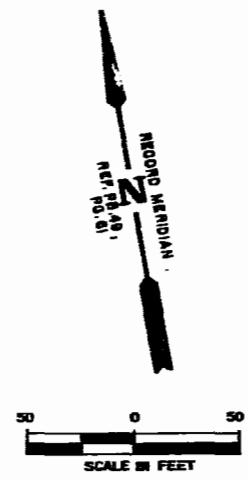
ENGINEER OR SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
 08.29.1989 G. T. Wilson, Jr.
 DATE G. T. WILSON, JR. C.L.S.

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 8.30.89 S.O. Hall
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 8-31-89 John E. Murr
 DATE VIRGINIA DEPARTMENT OF HEALTH
 9/15/89 William A. ...
 DATE DIVISION AGENT OF JAMES CITY COUNTY

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 S.F. 0.3444 AC.
 YARD REGULATIONS:
 FRONT: 35' MINIMUM; EXCEPTIONS: SHOWN
 SIDES: 15' MINIMUM FOR EACH SIDE YARD
 REAR: 35' MINIMUM



LOCATION MAP
 1" = 2000'
 FORMER AREA LOT 1 = 23,064 SQ. 0.5295 AC.
 FORMER AREA LOT 50 = 47,494 SQ. 1.0903 AC.
 REFERENCE (PLAT OF SECTION 1) PB 49/81
 NOTE:
 NO DWELLING OR ACCESSORY BUILDING PERMITTED WITHIN EITHER COMMUNITY USE PARCEL.



NOTE: NO CONSTRUCTION, DRIVING, LANDSCAPING, ETC. IS ALLOWED WITHIN THE 50' COLONIAL PIPELINE CORRIDOR WITHOUT PRIOR AUTHORIZATION BY THE COLONIAL PIPELINE COMPANY.



4:01 p.m.
 Recorded 15th day of Sept. 1989
 DB No 448 pages 526
 Helene Swand Clerk



AES, a professional corporation
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23185
 (804) 253-0040
 Engineering, Planning, Surveying

PLAT OF RESUBDIVISION
POWHATAN CROSSING
SECTION 1, LOTS 1 AND 50
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn BS
Scale 1"=50'	Date 08/25/89
Project No. 6950	
Drawing No. PLAT	

PB 51 Pg 32 9/15/89

