

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOT 51, SECTION I, POWHATAN CROSSING IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

6-5-91 Mayo W. Waltrip
 DATE NAME
 6-5-91 Annie Lee Waltrip
 DATE NAME

 DATE NAME

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THE PLAT WAS CONVEYED BY MAHLON D. WALTRIP TO MAYO W. WALTRIP AND ANNIE LEE WALTRIP BY DEED DATED JUNE 12, 1959 AND RECORDED IN DEED BOOK 70, PAGE 1. THIS DEED IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City I, Gautha H. Martin
 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 NAME THIS 5th DAY OF June, 1991. MY COMMISSION EXPIRES May 22 1992
Gautha H. Martin
 SIGNATURE

CERTIFICATE OF APPROVAL

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

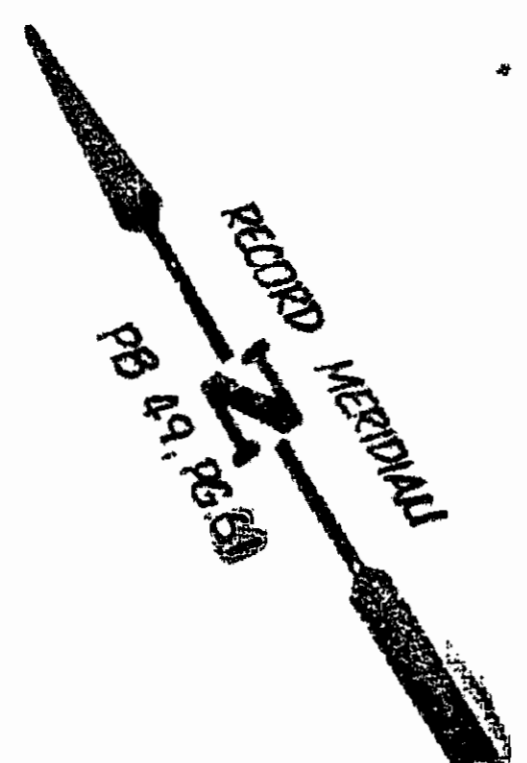
DATE _____ VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE _____ VIRGINIA DEPARTMENT OF HEALTH
 DATE 8/2/91 SUBDIVISION AGENT OF JAMES CITY COUNTY

THE CONTINGENT TEMPORARY CUL-DE-SAC RIGHT-OF-WAY SHOWN SHALL BE DEDICATED TO JAMES CITY COUNTY ON JUNE 1, 1993, UNLESS HUNTER'S RIDGE HAS BEEN EXTENDED BY A SUBDIVISION PLAT PRIOR TO SAID DATE. IF PRELIMINARY PLANS FOR THE EXTENSION OF HUNTER'S RIDGE ARE ON FILE WITH JAMES CITY COUNTY SUBDIVISION AGENT PRIOR TO JUNE 1, 1993, THE SUBDIVISION AGENT MAY EXTEND THE DATE OF DEDICATION OF THE CONTINGENT RIGHT-OF-WAY.

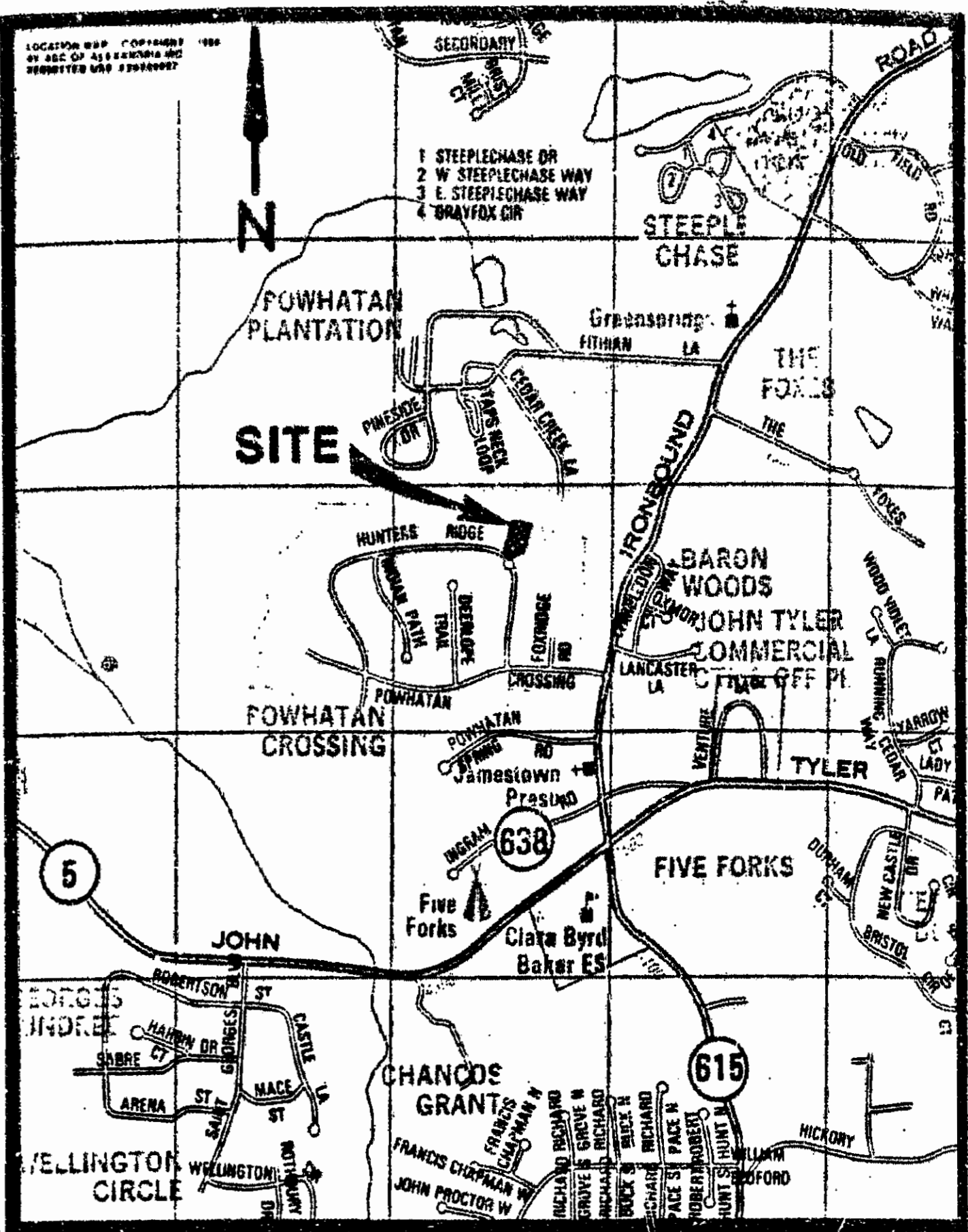
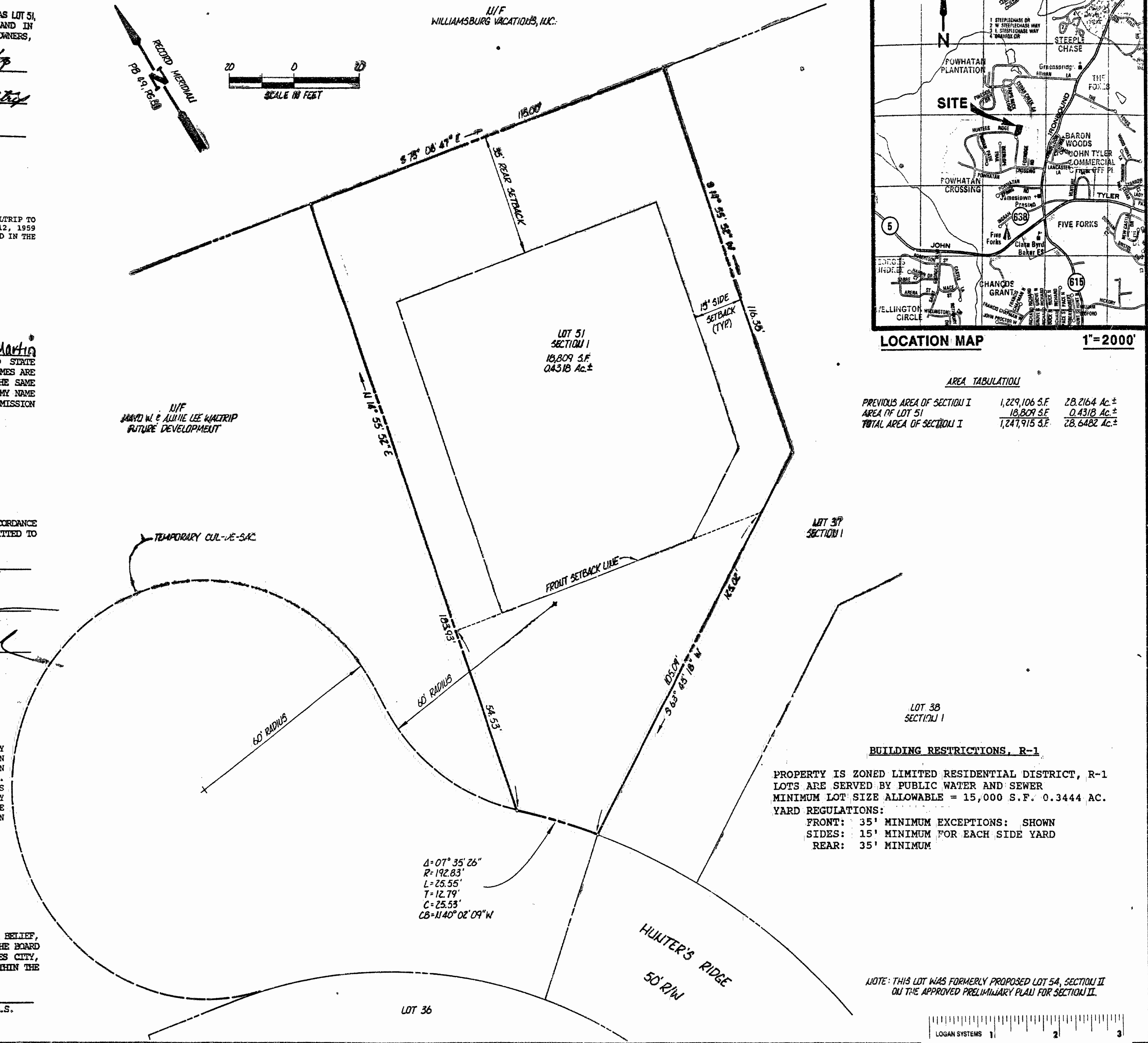
ENGINEER OR SURVEYOR'S CERTIFICATE

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.

JUNE 5 1991
 DATE G. T. Wilson, Jr.
 G. T. WILSON, JR. C.L.S.



U/F WILLIAMSBURG VACATIONS, LLC.

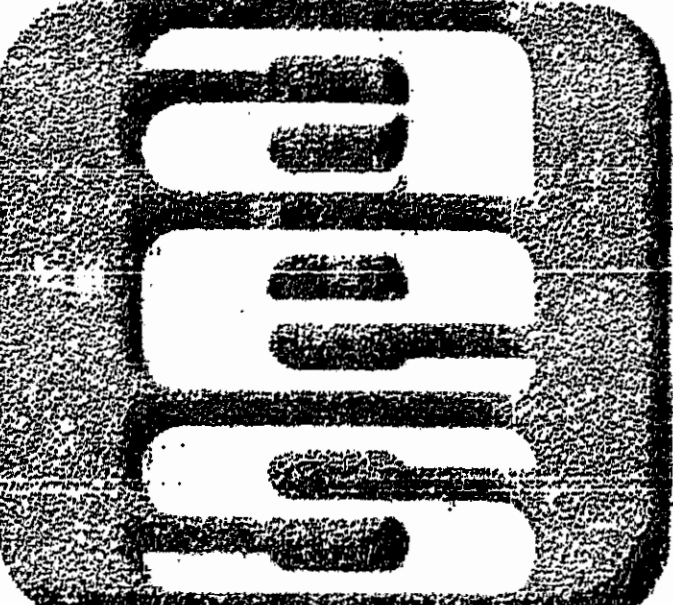


AREA TABULATION

PREVIOUS AREA OF SECTION I	1,229,106 S.F.	28.2164 Ac.±
AREA OF LOT 51	18,809 S.F.	0.4318 Ac.±
TOTAL AREA OF SECTION I	1,247,915 S.F.	28.6482 Ac.±

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

NOTE: THIS LOT WAS FORMERLY PROPOSED LOT 54, SECTION II ON THE APPROVED PRELIMINARY PLAN FOR SECTION II.



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

PLAT OF SUBDIVISION
 BEING LOT 51, SECTION I
POWHATAN CROSSING
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed HWP	Drawn BJU
Scale 1"=20'	Date JUNE 1991
Project No. 6950	
Drawing No. PLAT	