

OWNER'S CERTIFICATE

THIS BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES:

DATE 3-4-92 NAME *[Signature]*
 DATE 3-9-92 NAME *Richard J. Sessing, III*
 DATE NAME

CERTIFICATE OF RECOGNITION

STATE OF VIRGINIA

CITY/COUNTY OF *James City Co.* I, *Jantha 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 HAND THIS DAY OF *March* 1992, MY COMMISSION EXPIRES *3-22-92*
[Signature]
 SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MAHON D. WALKER, ET UX TO MAHO W. WALKER BY DEED DATED JUNE 12, 1959 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 70, PAGE 1.

N/E
 MAYO W. WALKER
 TAX PARCEL (46-2)(1-3A)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT CONFORMS WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE *March 5, 1992* NAME *[Signature]*
 G. T. WILSON, JR. C.L.S.

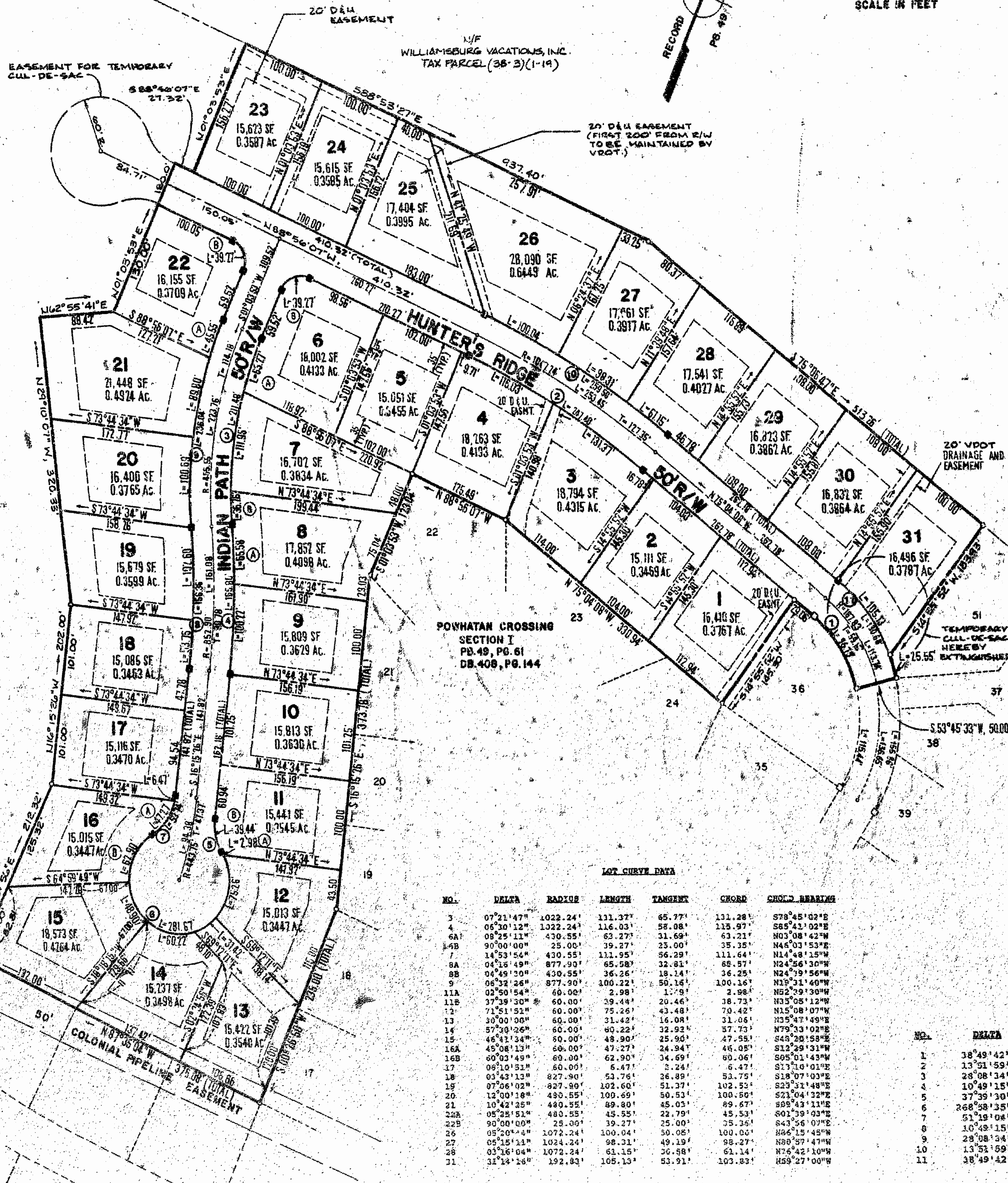
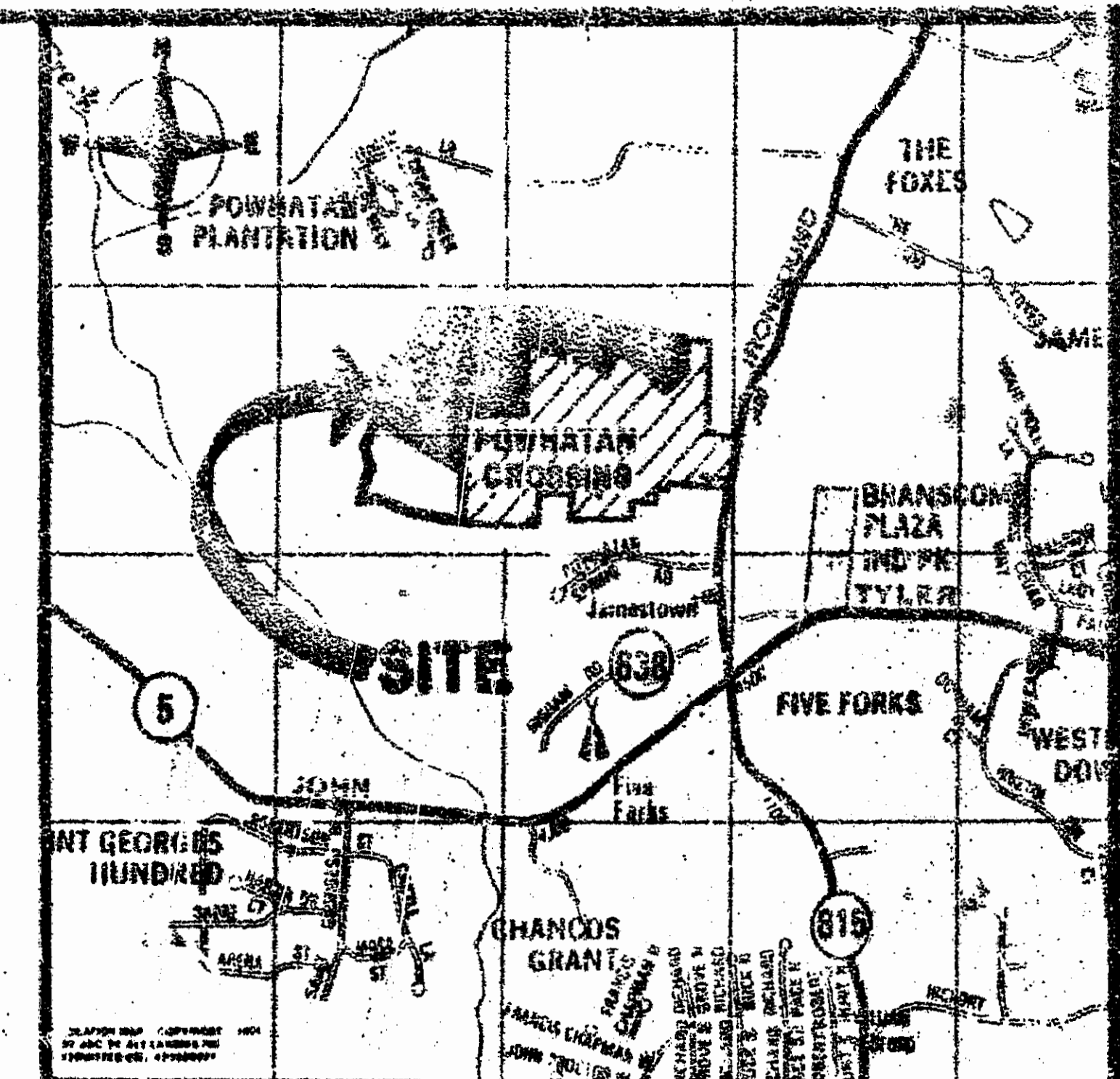
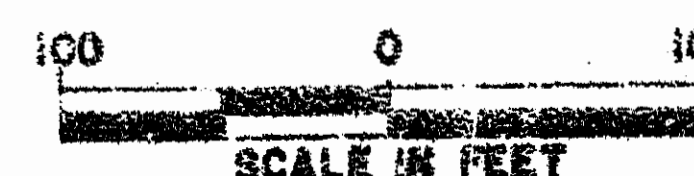
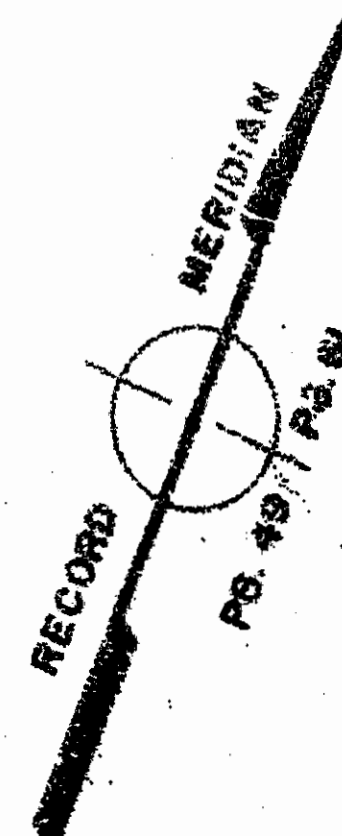
CERTIFICATE OF APPROVAL

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

DATE *3/24/92* NAME *[Signature]*
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE *March 4, 1992* NAME *[Signature]*
 VIRGINIA DEPARTMENT OF HEALTH
 DATE *6/16/92* NAME *[Signature]*
 SUBDIVISION AGENT OF JAMES CITY COUNTY

NOTE:
 ALL LOTS TO BE SERVED BY PUBLIC WATER & SEWER.

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



POWHATAN CROSSING, SECTION II

AREAS/CALCULATION

AREA OF LOTS	523,878 S.F.	12.0256 AC. ±
RIGHT-OF-WAY AREA	96,204 S.F.	2.2085 AC. ±
TOTAL AREA OF SECTION II	620,082 S.F.	14.2351 AC. ±
NUMBER OF LOTS	37	
AVERAGE LOT SIZE	16,809 S.F.	0.3880 AC. ±
SMALLEST LOT (#12)	15,013 S.F.	0.3447 AC. ±
LARGEST LOT (#26)	28,090 S.F.	0.6449 AC. ±
LOT YIELD		2.16 LOTS/GROSS ACRE

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.

FRONTAGE REQUIREMENTS:
 LOTS UP TO 43,560 S.F. SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET.
 LOTS OF 43,560 S.F. OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK OF 150 FEET.

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

SPECIAL PROVISIONS FOR CORNER LOTS:
 FOR CORNER LOTS, THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS.
 EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 125 FEET.

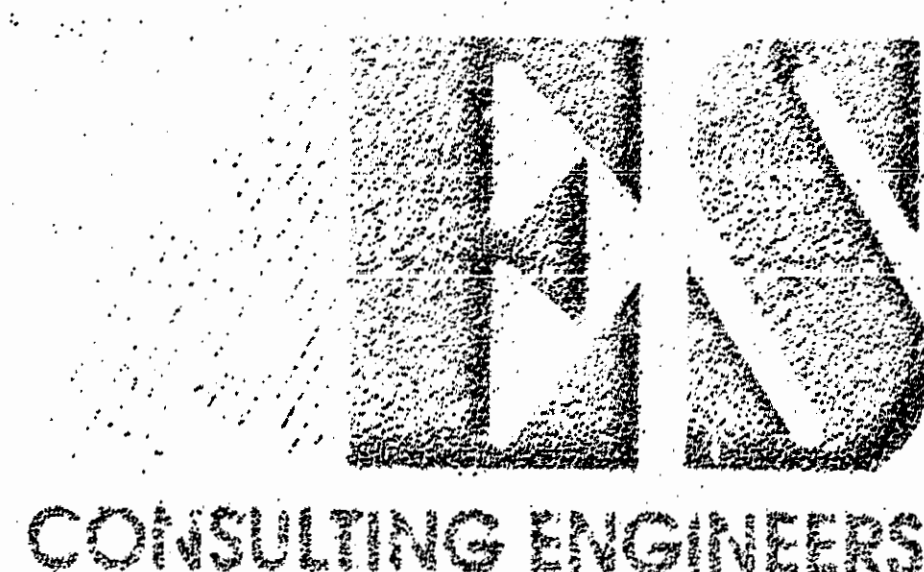
NO STRUCTURES SHALL BE LOCATED CLOSER THAN 35' TO THE SIDE STREET.

LOT CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
3	07°21'47"	1022.24'	111.37'	65.77'	131.28'	S78°45'02"E
4	05°30'12"	1022.24'	116.03'	58.08'	135.97'	S85°41'02"E
6A	08°25'11"	430.55'	63.27'	31.69'	63.21'	N03°08'42"W
7	90°00'00"	25.00'	39.27'	23.00'	35.35'	N46°03'53"E
7B	14°59'54"	430.55'	111.95'	56.29'	111.64'	N14°48'15"W
8A	04°18'49"	877.90'	65.58'	32.81'	68.37'	N04°56'10"W
8B	04°49'30"	430.55'	36.26'	18.14'	36.25'	N24°09'56"W
9	06°32'26"	877.90'	100.22'	50.18'	100.16'	N19°31'40"W
11A	02°50'54"	60.00'	2.98'	1.91'	2.98'	N82°29'30"W
11B	37°29'30"	60.00'	39.44'	20.46'	38.73'	N35°08'12"W
12	71°51'24"	60.00'	75.26'	43.49'	70.42'	N15°08'07"W
13	30°00'00"	60.00'	31.42'	16.08'	31.06'	N35°47'49"W
14	57°30'26"	60.00'	60.22'	32.92'	57.73'	N79°33'02"E
15	46°41'34"	60.00'	48.90'	25.90'	47.55'	S48°20'58"E
16A	45°08'13"	60.00'	47.27'	24.94'	46.05'	S12°29'31"W
16B	50°02'49"	60.00'	62.90'	34.69'	60.06'	S05°01'43"W
17	06°10'52"	60.00'	6.47'	3.24'	6.47'	S77°01'02"E
18	03°43'13"	827.90'	51.76'	26.89'	53.75'	S18°07'03"E
19	07°06'02"	827.90'	102.60'	51.37'	102.53'	S23°31'48"E
20	12°00'18"	430.55'	100.69'	50.53'	100.50'	S21°04'32"E
21	10°42'25"	430.55'	89.80'	45.05'	89.67'	S89°43'11"E
22A	06°28'24"	430.55'	45.55'	22.99'	45.53'	S01°59'03"E
22B	90°00'00"	25.00'	39.27'	25.00'	35.35'	S43°56'02"E
26	05°20'44"	1072.24'	100.04'	50.08'	100.00'	S84°15'45"W
27	05°15'13"	1024.24'	98.21'	49.19'	98.27'	N00°59'47"W
28	03°16'04"	1072.24'	61.15'	30.98'	61.14'	N6°42'10"W
31	31°14'16"	192.83'	105.13'	53.91'	103.83'	S59°27'00"W

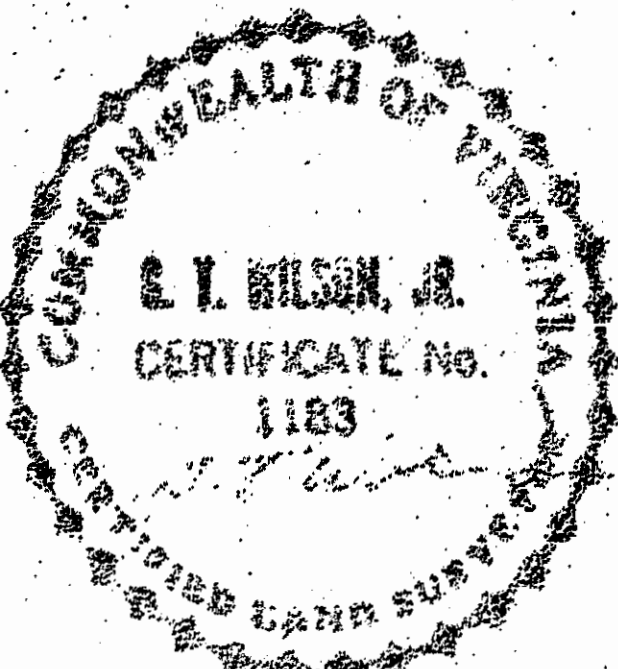
RIGHT-OF-WAY CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	38°49'42"	142.83'	96.79'	50.34'	94.95'	N55°39'17"W
2	13°51'59"	1022.24'	247.40'	124.31'	246.79'	N82°00'08"W
3	28°08'34"	430.55'	211.48'	107.92'	209.36'	S17°00'24"E
4	10°49'15"	877.90'	165.80'	83.15'	165.55'	S21°40'08"E
5	37°39'30"	60.00'	39.44'	20.46'	38.73'	S35°05'12"E
6	268°58'35"	60.00'	281.67'	65.61'	280.34'	S80°34'20"W
7	51°19'08"	60.00'	53.74'	28.82'	51.96'	S09°24'03"E
8	10°42'15"	827.90'	156.36'	78.42'	156.12'	N21°40'09"W
9	28°08'34"	430.55'	236.08'	120.45'	233.67'	N13°00'24"W
10	13°51'59"	1072.24'	259.50'	130.39'	258.86'	S82°00'08"E
11	38°49'42"	142.83'	97.95'	50.34'	94.95'	S55°39'17"E



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23108
 (804) 253-0040
 Fax (804) 220-8934

PLAT OF SUBDIVISION
POWHATAN CROSSING
SECTION II
 OWNER/DEVELOPER: POWHATAN CROSSING, INC.
 PLATFILEY DISTRICT JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION	COMMENT	NOTE	BY

Designed	Dawn
DRAWN	AES
Scale	DATE
1" = 100'	3/4/92
Project No.	2250-2
Drawing No.	FLAT