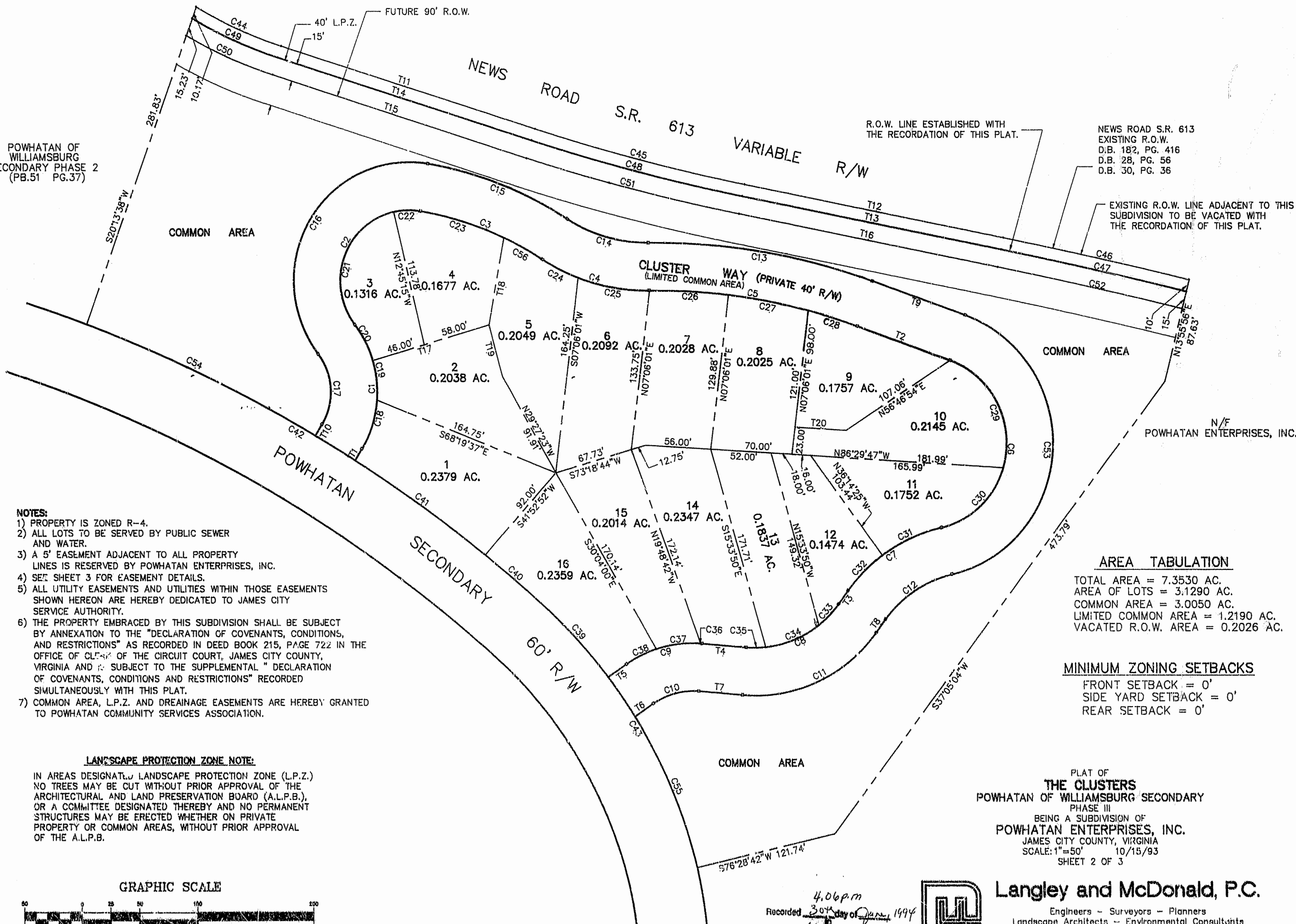


POWHATAN OF WILLIAMSBURG SECONDARY PHASE 2 (PB.51 PG.37)

RECORD NORTH



- NOTES:**
- 1) PROPERTY IS ZONED R-4.
  - 2) ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER.
  - 3) A 5' EASEMENT ADJACENT TO ALL PROPERTY LINES IS RESERVED BY POWHATAN ENTERPRISES, INC.
  - 4) SEE SHEET 3 FOR EASEMENT DETAILS.
  - 5) ALL UTILITY EASEMENTS AND UTILITIES WITHIN THOSE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY.
  - 6) THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" AS RECORDED IN DEED BOOK 215, PAGE 722 IN THE OFFICE OF CLERK OF THE CIRCUIT COURT, JAMES CITY COUNTY, VIRGINIA AND IS SUBJECT TO THE SUPPLEMENTAL "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED SIMULTANEOUSLY WITH THIS PLAT.
  - 7) COMMON AREA, L.P.Z. AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO POWHATAN COMMUNITY SERVICES ASSOCIATION.

**LANDSCAPE PROTECTION ZONE NOTE:**

IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL OF THE ARCHITECTURAL AND LAND PRESERVATION BOARD (A.L.P.B.), OR A COMMITTEE DESIGNATED THEREBY AND NO PERMANENT STRUCTURES MAY BE ERRECTED WHETHER ON PRIVATE PROPERTY OR COMMON AREAS, WITHOUT PRIOR APPROVAL OF THE A.L.P.B.

NEWS ROAD S.R. 613 EXISTING R.O.W. D.B. 182, PG. 416 D.B. 28, PG. 56 D.B. 30, PG. 36

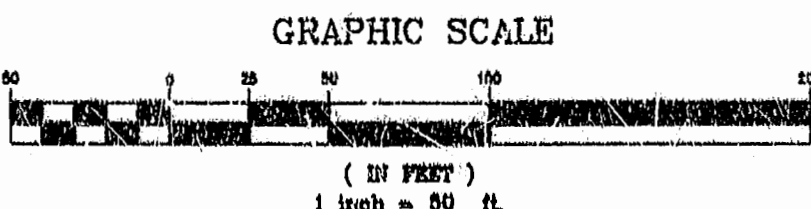
EXISTING R.O.W. LINE ADJACENT TO THIS SUBDIVISION TO BE VACATED WITH THE RECORDATION OF THIS PLAT.

**AREA TABULATION**

TOTAL AREA	= 7.3530 AC.
AREA OF LOTS	= 3.1290 AC.
COMMON AREA	= 3.0050 AC.
LIMITED COMMON AREA	= 1.2190 AC.
VACATED R.O.W. AREA	= 0.2026 AC.

**MINIMUM ZONING SETBACKS**

FRONT SETBACK = 0'  
 SIDE YARD SETBACK = 0'  
 REAR SETBACK = 0'



PLAT OF  
**THE CLUSTERS**  
 POWHATAN OF WILLIAMSBURG SECONDARY  
 PHASE III  
 BEING A SUBDIVISION OF  
**POWHATAN ENTERPRISES, INC.**  
 JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1"=50' 10/15/93  
 SHEET 2 OF 3



**Langlely and McDonald, P.C.**  
 Engineers - Surveyors - Planners  
 Landscape Architects - Environmental Consultants  
 VIRGINIA BEACH WILLIAMSBURG

Recorded 4:06 p.m.  
 30th day of June 1994  
 D. B. No. 697 pages 426  
 [Signature] Clerk