

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO KAR SAN DEVELOPMENT, LTD. BY DEED DATED 10/4/94 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 708, PAGE 865 AND DEED BOOK 705, PAGE 158.

**OWNER'S CERTIFICATE**

THE BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOT 13, 14, THE CLUSTERS, PHASE III, POWHATAN SECONDARY OF WILLIAMSBURG IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

NAME: Steven R. Wilson, Jr. DATE: 6-12-95

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF James City, Virginia  
 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 11th DAY OF June, 1995, MY COMMISSION EXPIRES 11/11/97  
 SIGNATURE: Steven R. Wilson, Jr.

**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 SUBDIVISION WITHIN THE COUNTY.

G. T. WILSON, JR., C.L.S. DATE: 6-7-95

**CERTIFICATE OF APPROVAL**

THIS BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

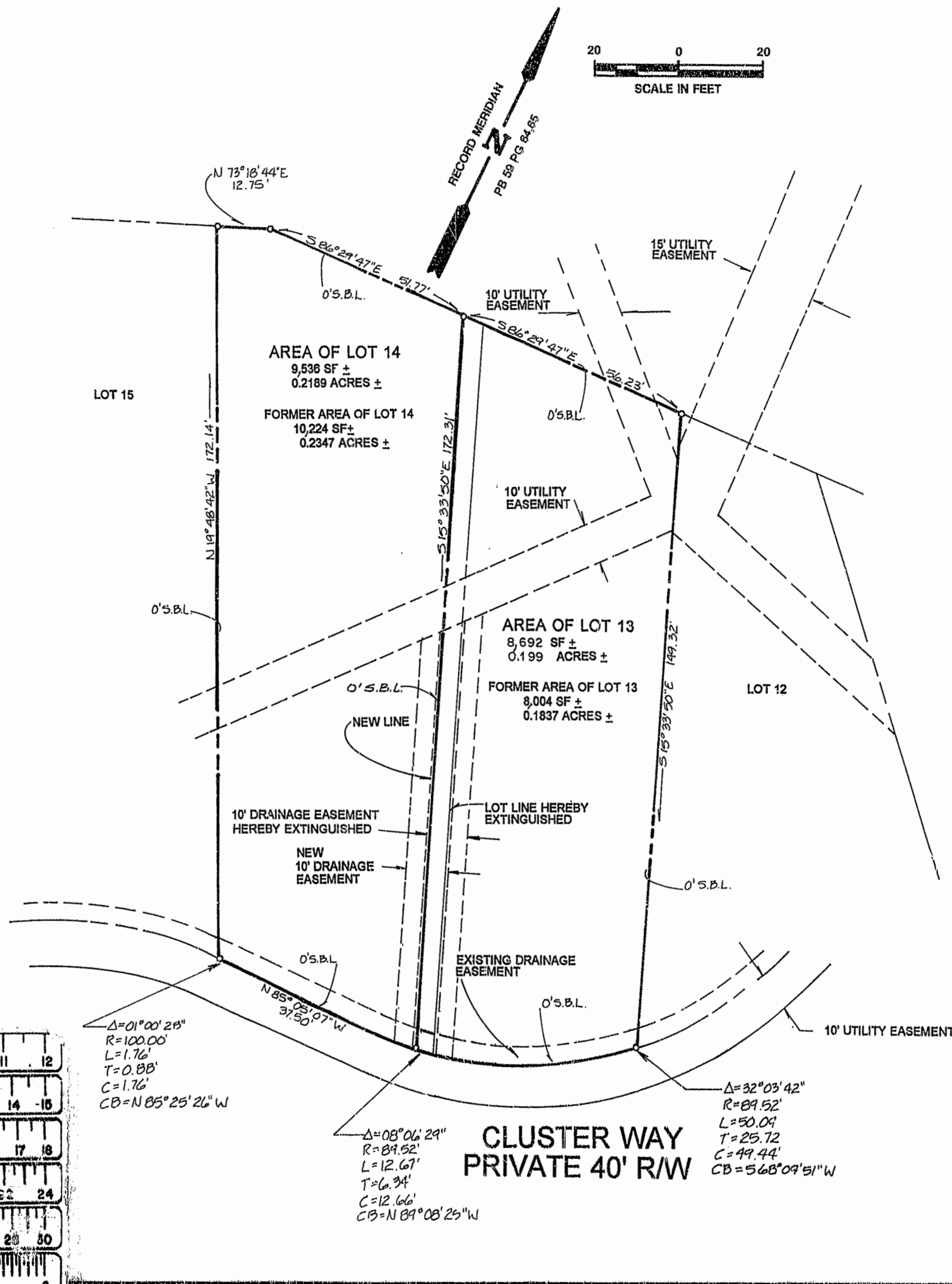
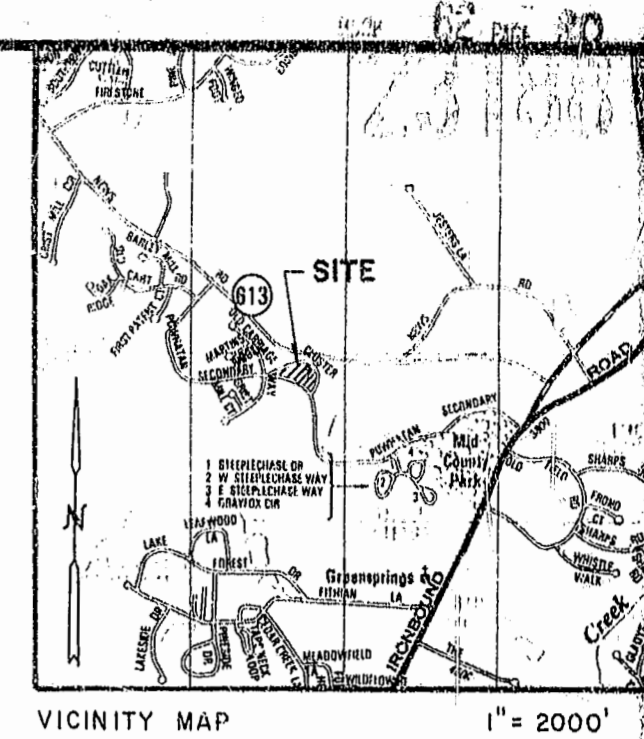
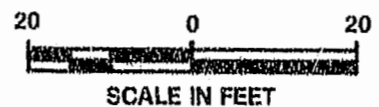
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE: 6/20/95

**CLERK'S CERTIFICATE**  
 STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 25 DAY OF July, 1995, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Michael S. Wilson CLERK.

PLAT BOOK: 62 PAGE: 20

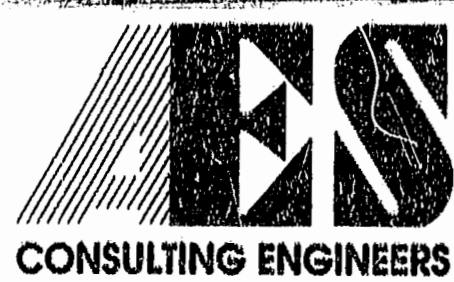
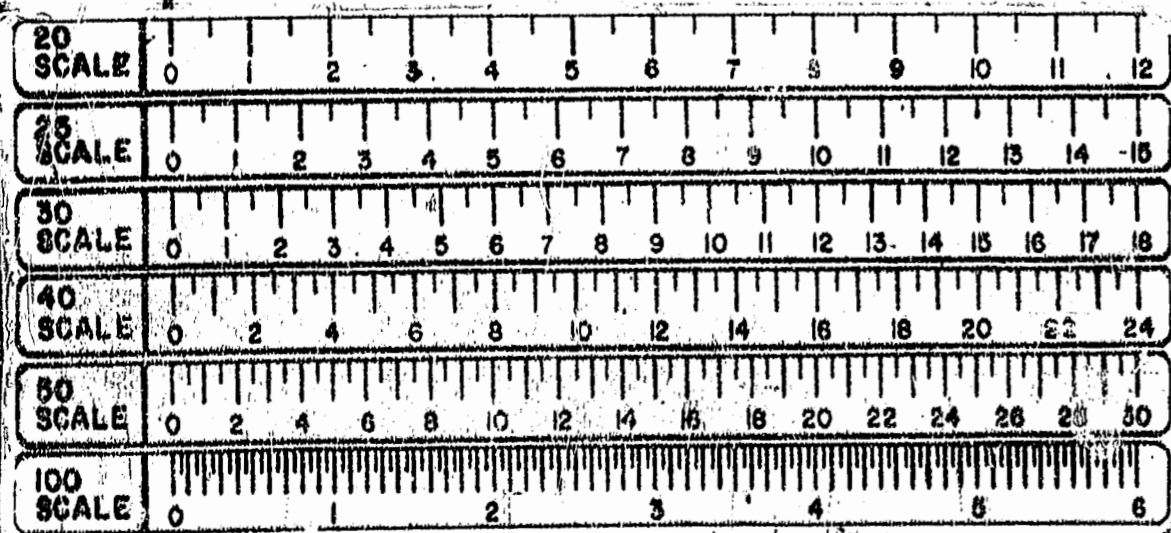


**GENERAL NOTES**

1. THIS PROPERTY IS ZONED R-4.
2. ALL LOTS TO BE SERVED BY PUBLIC WATER & SEWER.
3. A 5' EASEMENT ADJACENT TO ALL PROPERTY LINES IS RESERVED BY POWHATAN ENTERPRISES, INC.

NOTE: THIS PLAT TAKEN FROM PLAT RECORDED IN PB 59 PG. 84, 85 AND HAS NOT BEEN FIELD VERIFIED

NOTE: THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER F.I.R.M. #510201-0035B, DATED 2/6/91.



5248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (804) 253-0040  
 Fax (804) 220-8994

PLAT FOR BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT  
 LOTS 13 & 14, THE CLUSTERS, PHASE III  
 POWHATAN OF WILLIAMSBURG SECONDARY  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed JSB	Drawn MMR
Scale 1" = 20'	Date 6/7/95
Project No. 22887	
Drawing No. 1 OF 1	

9:53 AM  
 6-23-95  
 Michael S. Wilson