

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

10-16-95 *Stephen A. Romeo*  
DATE SURVEYOR  
STEPHEN A. ROMEO, C.L.S.



**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.H. ANDERSON TO POWHATAN ENTERPRISES, INC. BY DEED DATED 1/24/78 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 182, PAGE 416.

**OWNER'S CERTIFICATE**

THE PARCEL OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

10/16/95 *Stephen A. Romeo*  
DATE SURVEYOR

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
COUNTY OF JAMES CITY  
I, (PRINT) *Angela M. Hoag*, A NOTARY PUBLIC IN AND FOR THE 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 COUNTY AND STATE AFORESAID. GIVEN UNDER MY NAME THIS 16 DAY OF October, 1995.  
MY COMMISSION EXPIRES Sept. 30, 1999  
*Angela M. Hoag*  
SIGNATURE

**CERTIFICATE OF APPROVAL**

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

10/20/95 *James S. Elliot*  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

10/20/95 *Valerie Cohen*  
DATE VIRGINIA DEPARTMENT OF HEALTH

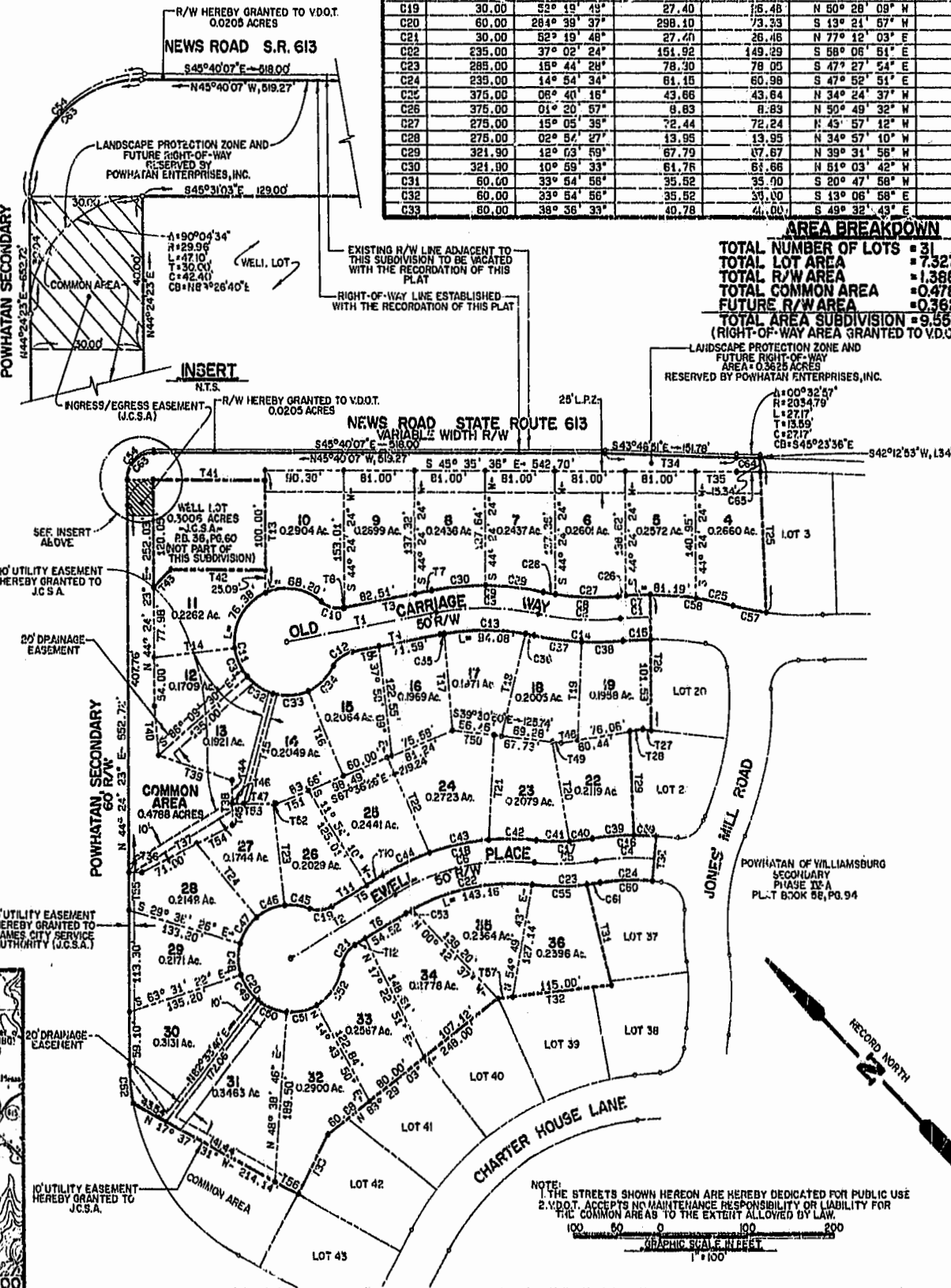
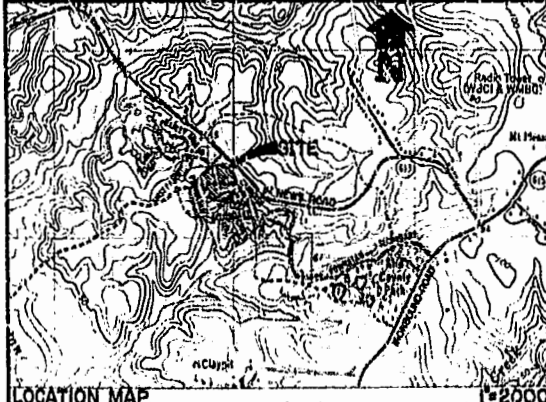
12/16/95 *[Signature]*  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA, COUNTY OF JAMES CITY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 5 DAY OF Dec., 1995 AS THE LAW THE DIRECTS.

CLERK *[Signature]*

PLAT BOOK 123 PAGE 32



LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN. LENGTH	LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN. LENGTH
C1	350.00	05° 43' 33"	34.98	34.98	N 48° 38' 14" W	17.50	C34	60.00	39° 52' 10"	41.75	40.82	S 88° 57' 08" E	21.76
C2	300.00	18° 00' 04"	84.26	84.26	N 42° 28' 59" W	47.52	C35	271.90	01° 00' 06"	4.75	4.75	S 28° 03' 28" E	21.98
C3	296.80	23° 03' 32"	119.49	110.60	N 45° 01' 43" W	62.56	C36	271.90	02° 13' 59"	10.60	10.60	S 14° 38' 08" E	5.30
C4	260.00	14° 54' 34"	67.68	67.47	N 47° 52' 51" W	34.02	C37	325.00	09° 38' 49"	54.53	54.46	S 38° 18' 19" E	27.33
C5	260.00	18° 44' 28"	71.43	71.21	N 47° 27' 54" W	35.84	C38	325.00	08° 23' 19"	47.58	47.54	S 47° 18' 11" E	25.03
C6	260.00	37° 02' 24"	188.08	165.17	N 58° 06' 51" W	87.10	C39	285.00	00° 42' 15"	48.27	48.21	S 00° 00' 00" W	24.19
C7	375.00	05° 43' 33"	37.47	37.47	N 48° 38' 14" W	18.78	C40	235.00	00° 30' 24"	20.69	20.67	N 32° 04' 58" W	13.36
C8	275.00	18° 00' 04"	86.40	86.04	N 42° 29' 59" W	43.56	C41	235.00	09° 14' 03"	37.88	37.83	N 44° 12' 42" W	18.98
C9	321.90	23° 03' 32"	128.55	128.78	N 45° 01' 43" W	65.66	C42	285.00	11° 09' 17"	55.49	55.41	N 45° 10' 21" W	27.83
C10	30.00	52° 13' 48"	27.35	28.41	S 30° 28' 35" W	14.71	C43	245.00	14° 01' 10"	69.71	69.87	N 67° 48' 42" W	35.09
C11	60.00	284° 42' 37"	299.15	73.29	S 33° 28' 02" W	---	C44	265.00	11° 51' 43"	59.00	58.90	N 70° 42' 12" W	29.01
C12	30.00	52° 19' 48"	27.40	26.46	S 02° 43' 23" E	14.74	C45	60.00	27° 28' 19"	28.77	28.49	N 38° 02' 24" W	14.67
C13	271.90	23° 03' 32"	109.43	109.69	S 45° 01' 43" E	55.48	C46	60.00	33° 54' 56"	35.52	35.00	N 09° 44' 02" W	18.30
C14	325.00	18° 00' 04"	102.11	101.69	S 42° 28' 59" E	51.48	C47	60.00	33° 54' 56"	35.52	35.00	N 09° 44' 02" W	18.30
C15	325.00	05° 43' 33"	32.48	31.46	S 48° 38' 14" E	15.25	C48	60.00	33° 54' 56"	35.52	35.00	N 09° 44' 02" W	18.30
C16	285.00	14° 54' 34"	74.14	71.95	N 47° 52' 51" W	37.20	C49	60.00	33° 54' 56"	35.52	35.00	N 09° 44' 02" W	18.30
C17	235.00	15° 44' 28"	64.56	64.38	N 47° 27' 54" W	32.49	C50	60.00	33° 54' 56"	35.52	35.00	N 09° 44' 02" W	18.30
C18	205.00	37° 02' 24"	184.24	181.05	N 58° 06' 51" W	95.47	C51	60.00	33° 54' 56"	35.52	35.00	N 09° 44' 02" W	18.30
C19	30.00	52° 19' 48"	27.40	16.48	N 50° 28' 09" W	14.74	C52	60.00	53° 41' 42"	56.23	54.19	N 77° 52' 59" E	30.37
C20	60.00	284° 39' 37"	298.10	73.33	S 13° 21' 57" W	---	C53	235.00	02° 08' 10"	0.76	0.76	S 75° 33' 58" E	4.38
C21	30.00	52° 19' 48"	27.40	26.46	N 77° 12' 03" E	14.74	C54	31.84	89° 55' 30"	49.97	48.00	N 69° 22' 08" E	31.90
C22	235.00	37° 02' 24"	151.92	149.29	S 58° 06' 51" E	78.72	C55	285.00	12° 38' 54"	62.91	62.79	S 45° 55' 01" E	31.55
C23	285.00	15° 44' 28"	78.30	78.05	S 47° 27' 54" E	39.40	C56	285.00	03° 05' 34"	15.38	15.38	N 53° 31' 21" E	7.69
C24	235.00	14° 54' 34"	61.15	60.98	S 47° 52' 51" E	30.75	C57	325.00	06° 51' 54"	38.94	38.92	N 34° 30' 28" W	19.49
C25	375.00	08° 40' 16"	43.86	43.84	N 34° 24' 37" W	21.86	C58	375.00	14° 41' 59"	98.21	95.99	N 38° 25' 28" W	48.37
C26	375.00	01° 20' 57"	8.83	8.83	N 50° 49' 32" W	1.42	C59	285.00	03° 12' 19"	25.89	25.88	N 43° 01' 43" E	12.96
C27	275.00	15° 05' 38"	72.44	72.24	N 43° 57' 12" W	36.43	C60	235.00	14° 54' 34"	61.18	60.98	N 47° 52' 51" W	30.71
C28	275.00	02° 54' 27"	13.95	13.95	N 34° 57' 10" W	6.98	C61	285.00	03° 05' 34"	15.38	15.38	N 53° 31' 21" W	7.69
C29	321.90	12° 03' 59"	67.79	67.67	N 39° 31' 56" W	34.02	C62	237.34	10° 24' 23"	43.11	43.05	N 39° 12' 12" E	21.84
C30	321.90	10° 59' 33"	61.76	61.66	N 51° 03' 42" W	30.97	C63	30.59	89° 55' 30"	48.01	43.23	N 69° 22' 14" E	20.94
C31	60.00	33° 54' 56"	35.52	35.90	S 20° 47' 58" W	18.30	C64	2894.23	00° 32' 19"	27.21	27.21	S 45° 11' 30" E	13.60
C32	60.00	33° 54' 56"	35.52	35.90	S 13° 06' 58" E	18.30	C65	2819.79	00° 33' 39"	27.60	27.60	S 35° 18' 49" E	13.80
C33	60.00	38° 36' 33"	40.78	41.00	S 49° 32' 43" E	21.21							

**AREA BREAKDOWN**

TOTAL NUMBER OF LOTS = 31  
 TOTAL LOT AREA = 7.3271 ACRES  
 TOTAL R/W AREA = 1.3888 ACRES  
 TOTAL COMMON AREA = 0.4788 ACRES  
 FUTURE R/W AREA = 0.3625 ACRES  
 TOTAL AREA SUBDIVISION = 9.5572 ACRES  
 (RIGHT-OF-WAY AREA GRANTED TO V.D.O.T. = 0.0205 AC.)

LABEL	BEARING	DISTANCE	LABEL	BEARING	DISTANCE
T1	N 58° 33' 29" W	174.92	T29	S 42° 19' 09" W	115.56
T2	N 70° 36' 03" W	140.00	T30	S 49° 34' 26" W	50.00
T3	N 56° 33' 29" W	103.68	T31	S 30° 09' 59" W	115.60
T4	S 56° 33' 29" E	103.68	T32	N 52° 15' 26" W	132.50
T5	N 76° 38' 03" W	68.78	T33	S 72° 22' 29" W	75.00
T6	S 78° 38' 03" E	68.78	T34	S 43° 48' 51" E	151.78
T7	N 56° 33' 29" W	19.58	T35	N 45° 35' 36" W	47.40
T8	N 56° 33' 29" W	1.19	T36	S 45° 35' 37" E	14.78
T9	S 56° 33' 29" E	32.10	T37	S 72° 24' 10" E	117.70
T10	N 78° 38' 03" W	22.16	T38	N 44° 24' 24" E	50.00
T11	N 78° 38' 03" W	48.61	T39	N 27° 34' 11" W	89.41
T12	S 78° 38' 03" E	14.24	T40	N 39° 23' 36" E	55.19
T13	S 44° 28' 57" W	136.39	T41	S 45° 31' 03" E	129.00
T14	S 56° 14' 34" E	93.99	T42	N 45° 31' 03" W	108.78
T15	N 59° 55' 34" E	127.31	T43	S 89° 20' 40" W	28.38
T16	N 20° 59' 01" E	102.51	T44	S 44° 24' 24" W	28.00
T17	N 39° 33' 50" E	108.28	T45	S 44° 24' 24" W	24.00
T18	N 58° 22' 00" E	117.42	T46	S 45° 35' 37" E	13.00
T19	N 48° 53' 19" E	103.36	T47	S 45° 35' 37" E	37.15
T20	S 34° 39' 58" W	112.40	T48	S 54° 48' 41" E	19.38
T21	S 47° 46' 20" W	116.84	T49	N 33° 30' 50" W	10.00
T22	S 19° 57' 00" W	116.37	T50	N 33° 30' 50" W	49.00
T23	S 38° 13' 26" W	113.82	T51	N 67° 38' 26" W	39.51
T24	S 04° 18' 30" W	107.00	T52	N 45° 35' 37" W	3.00
T25	S 42° 12' 53" W	172.21	T53	N 45° 35' 37" W	47.18
T26	S 44° 13' 32" W	151.63	T54	N 72° 24' 10" W	46.70
T27	N 38° 04' 22" W	10.00	T55	S 44° 24' 23" W	42.52
T28	N 54° 48' 41" W	15.00	T56	S 17° 37' 31" E	29.18
T29	S 31° 15' 26" E	17.50	T57	S 31° 15' 26" E	17.50

**NOTES:**

- ALL UTILITY EASEMENTS AND UTILITIES WITHIN THOSE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY.
- ALL UTILITY AND DRAINAGE EASEMENTS (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES IS HEREBY DEDICATED TO POWHATAN ENTERPRISES, INC.
- 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 THE CLERK OF THE CIRCUIT COURT IN THE COUNTY OF JAMES CITY.
- LANDSCAPE PROTECTION ZONE (L.P.Z.) IS HEREBY DEDICATED TO POWHATAN COMMUNITY SERVICES ASSOCIATION.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- PROPERTY IS ZONED R-4.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 17-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

**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.

PLAT OF  
 POWHATAN OF WILLIAMSBURG SECONDARY  
 PHASE IV-B  
 BEING A SUBDIVISION OF PROPERTY OF  
 POWHATAN ENTERPRISES, INC.  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: SEPTEMBER 15, 1995 SCALE: 1" = 100'  
 LANGLEY AND McDONALD, P.C.  
 ENGINEERS - SURVEYORS - PLANNERS  
 LANDSCAPE ARCHITECTS - ENVIRONMENTAL CONSULTANTS  
 VIRGINIA BEACH & WILLIAMSBURG, VIRGINIA

1:04 PM  
 5 DAY OF Dec. 1995  
 D.U. NO. 765 IN BOOK 790  
*[Signature]* Clerk

**NOTE:**  
 1. THE STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE  
 2. V.D.O.T. ACCEPTS NO MAINTENANCE RESPONSIBILITY OR LIABILITY FOR THE COMMON AREAS TO THE EXTENT ALLOWED BY LAW.

GRAPHIC SCALE IN FEET  
 1" = 100'