

**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.

11/11/98 *Stephen Romeo*  
DATE NAME

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS POWHATAN OF WILLIAMSBURG SECONDARY, PHASE VB, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S AND/OR TRUSTEE'S.

2/26/99 *Stephen Romeo*  
DATE NAME

**CERTIFICATE OF NOTARIZATION**

STATE OF Virginia

CITY/COUNTY OF James City  
I, Nancy S. Abbott A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON'S WHOSE NAMES ARE SIGNED TO THE TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 26 DAY OF February, 1998. MY COMMISSION EXPIRES August 31, 2002

*Nancy S. Abbott*  
(SIGNATURE)

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.H. ANDERSON TO POWHATAN ENTERPRISES, INC. BY DEED DATED JAN. 24, 1978 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 182 PAGE 416.

**CERTIFICATE OF APPROVAL**

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

DATE 11/11/98 VIRGINIA DEPARTMENT OF TRANSPORTATION  
DATE 11/11/98 VIRGINIA DEPARTMENT OF HEALTH  
DATE 4/20/99 SUBDIVISION AGENT OF JAMES CITY COUNTY

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

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 20th DAY OF April, 1999  
~~1998~~, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: *Wesley Sheard* CLERK

PLAT BOOK 72 PAGE 100

12:01 p.m.  
Recorded 20th day of April, 1999  
DOCUMENT # 990008630  
*Wesley Sheard* Clerk

**GENERAL NOTES:**

- 1) A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINE IS RESERVED BY POWHATAN ENTERPRISES, INC.
- 2) THIS PROPERTY IS SUBJECT 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.
- 3) PROPERTY IS ZONED R-4.
- 4) LOT IS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 5) THE STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
- 6) ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 17-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 7) STATE PLANE COORDINATES SHOWN ON THIS PLAT ARE TIED TO JAMES CITY COUNTY MONUMENTATION, REFERENCE STATION 325 AND 325 RM3 AZ.

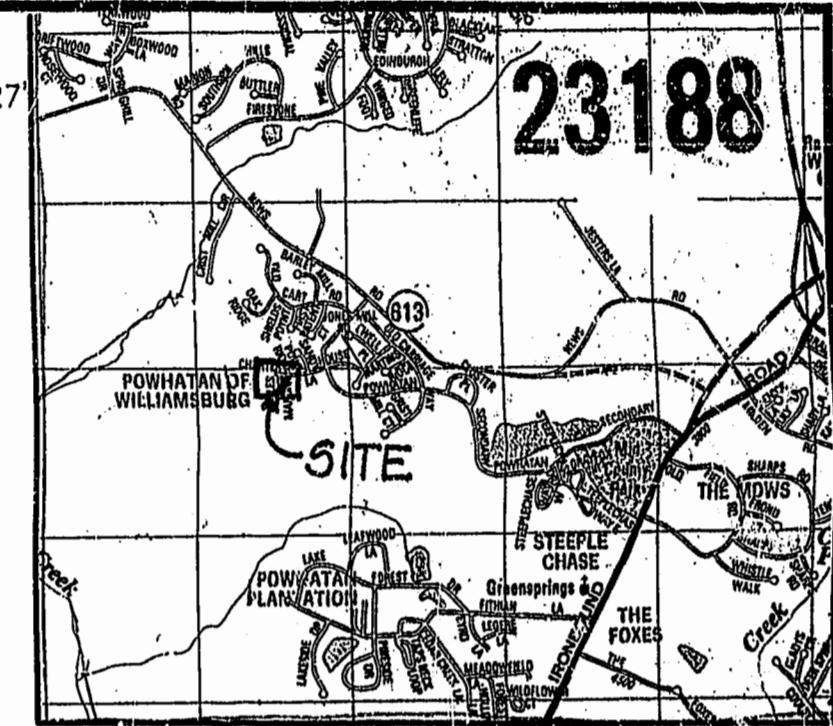
C1  
R: 18.00  
L: 28.79  
T: 18.52  
C: 25.82  
CB: S41°06'32"E  
Δ: 91°38'31"

C4  
R: 18.00  
L: 26.68  
T: 16.47  
C: 24.30  
CB: N46°08'10"E  
Δ: 84°54'45"

C2  
R: 385.00  
L: 106.93  
T: 53.81  
C: 106.59  
CB: S12°40'07"W  
Δ: 15°54'48"

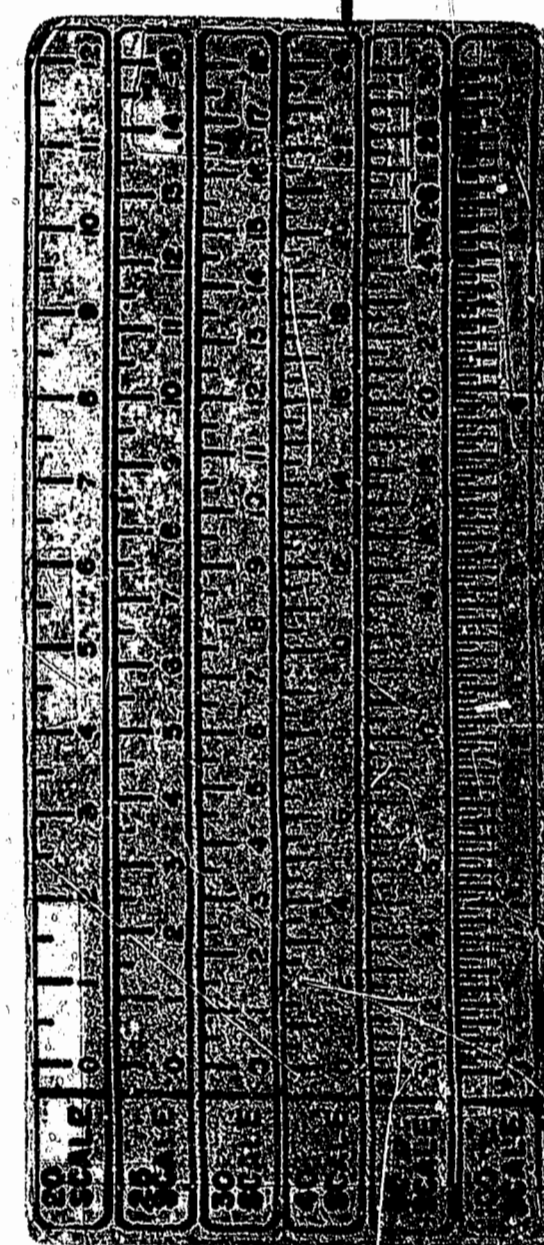
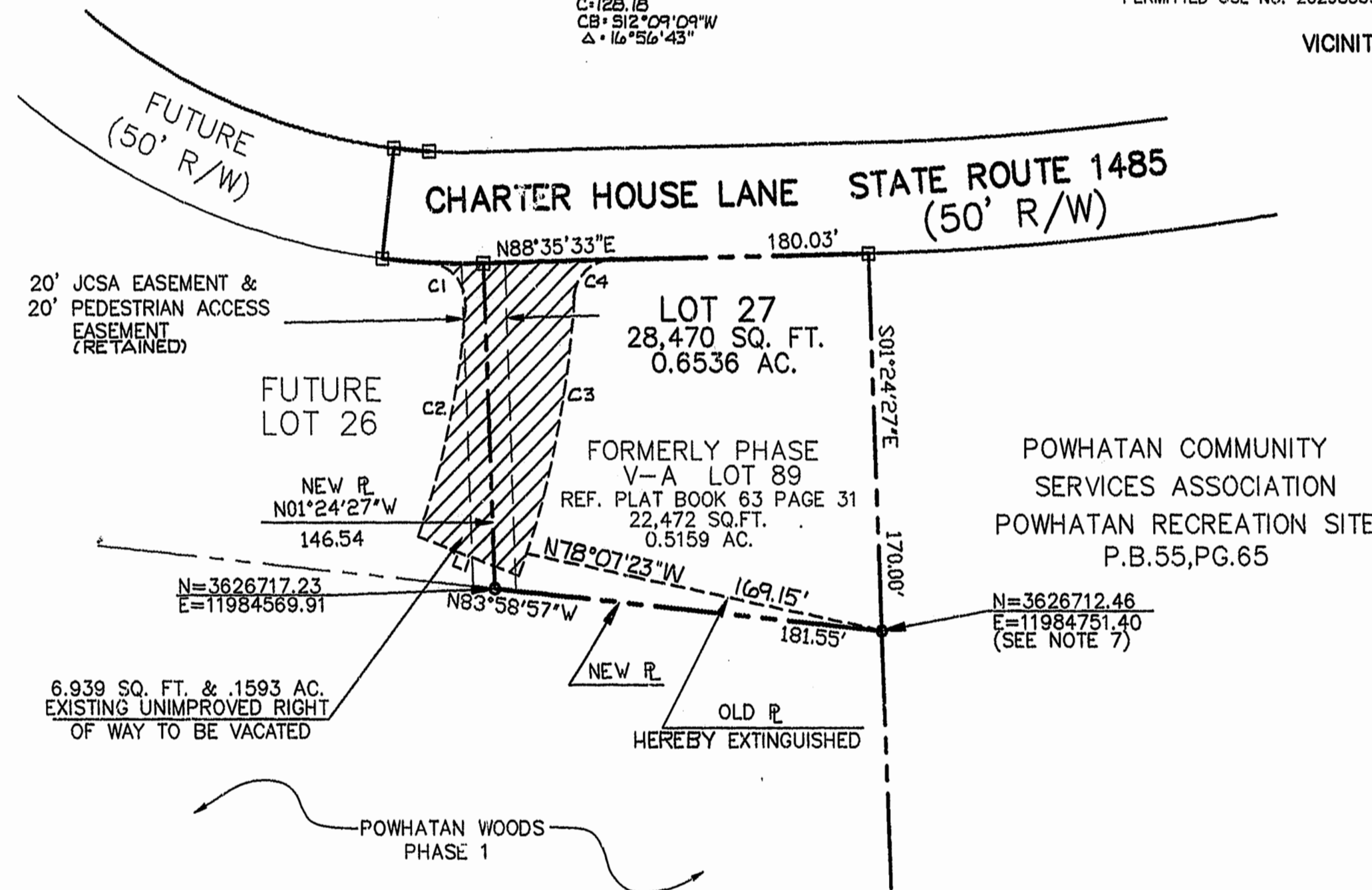
L1  
S69°22'30"E  
50.00'

C3  
R: 435.00  
L: 128.65  
T: 64.80  
C: 128.18  
CB: S12°09'09"W  
Δ: 16°56'43"



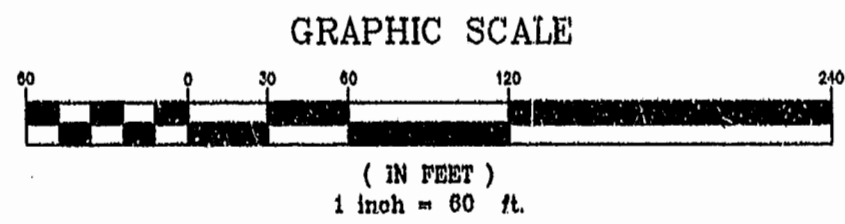
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 20298539  
SCALE: 1"=2000'

VICINITY MAP



NOTE: LOT 27 IS PART OF PHASE V-B COUNTY REFERENCE CASE NO. S-22-98.

- REFERENCES: PLAT BOOK 36, PAGE 80  
PLAT BOOK 51, PAGE 38  
PLAT BOOK 63, PAGE 31  
DEED BOOK 765, PG 781



BOUNDARY LINE ADJUSTMENT  
OF  
**POWHATAN OF WILLIAMSBURG SECONDARY**  
PHASE V-B, LOT 27  
BEING PROPERTY OF  
**POWHATAN ENTERPRISES, INC.**  
BERKELEY DISTRICT

JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=60' DATE: 11/11/98

SHEET 1 OF 1

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