

**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.

11/19/98 *Stephen A. Rowe*  
DATE NAME

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED.

11/17/98 *Jode K. W. ...*  
DATE JODE K. W. - DIVISION PRESIDENT, CENTEX HOMES

**CERTIFICATE OF NOTARIZATION**

STATE OF Virginia  
COUNTY OF Gloucester  
I, (PRINT) Harmony Morris, 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 AFORESAID, GIVEN UNDER MY NAME THIS 17th DAY OF November, 1998. MY COMMISSION EXPIRES 10/31/2003

*Harmony Morris*  
SIGNATURE

**CERTIFICATE OF APPROVAL**

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

3-17-99 *Arnold C. Bonds*  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

3-18-99 *Thane O. O'Brien*  
DATE VIRGINIA DEPARTMENT OF HEALTH

6/2/99 *[Signature]*  
DATE SUBDIVISION AGEN, 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 11 DAY OF June 1998 AS THE LAW DIRECTS.

CLERK: *Helen S. Ward* By *Christin H. Roberts* D/Clerk  
PLAT BOOK: 73, PAGE: 58 + 59

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC. TO CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP BY DEED DATED APRIL 30, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT # 980008362.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	398.61	405.00	217.12	382.71	S7°34'28"E	56°23'29"
C2	175.44	970.00	87.96	175.20	S75°24'41"W	10°21'46"
C3	629.90	1371.15	320.61	624.3	S73°53'00"W	26°19'17"
C4	43.50	31.50	26.02	40.13	S54°19'07"W	79°07'29"
C5	126.61	210.00	65.30	124.70	N32°01'42"E	34°32'40"
C6	39.75	30.00	23.40	36.90	S11°20'40"W	75°54'45"
C7	106.93	150.00	52.46	99.04	N07°20'06"W	38°33'13"
C8	165.22	40.00	74.19	70.42	S18°22'55"W	236°39'41"
C9	44.30	40.00	24.73	42.07	S75°00'53"E	63°27'16"
C10	76.07	110.00	39.63	74.56	N07°52'11"W	39°37'23"
C11	41.23	30.00	24.61	38.06	N67°02'55"W	78°44'07"
C12	95.08	205.00	48.41	94.23	N86°52'13"E	26°34'23"
C13	84.20	475.00	42.21	84.09	N84°55'18"W	10°09'25"
C14	47.12	30.00	30.00	42.43	S45°00'00"W	90°00'00"
C15	247.48	170.00	151.49	226.20	N41°42'16"E	83°24'32"
C16	155.72	40.00	101.42	74.42	S14°56'00"W	223°02'57"
C17	56.13	40.00	33.81	51.64	N86°15'18"E	80°24'21"
C18	104.49	130.00	55.25	101.70	N23°01'34"E	46°03'07"
C19	47.12	30.00	30.00	42.43	N45°00'00"W	90°00'00"
C20	151.99	375.00	77.05	150.95	S78°23'21"E	23°13'19"
C21	43.04	30.00	26.17	39.44	S72°07'28"W	82°11'42"
C22	43.71	30.00	26.76	39.94	N10°42'30"W	83°28'14"
C23	36.14	50.00	18.90	35.36	N73°08'54"W	41°24'35"
C24	229.33	50.00	56.69	75.00	S37°33'23"W	262°49'09"
C25	36.14	50.00	18.90	35.36	S31°44'20"E	41°24'35"
C26	213.03	325.00	110.50	209.24	S71°13'19"E	37°33'23"
C27	93.07	525.00	46.66	92.95	N84°55'18"W	10°09'25"
C28	125.54	141.44	67.25	121.46	N74°43'44"E	50°51'23"
C29	82.93	150.00	42.55	81.88	N33°27'44"E	31°40'36"
C31	766.73	645.00	435.96	722.38	N45°59'48"E	68°06'34"
C32	647.45	605.00	358.62	616.99	S42°35'59"W	61°18'58"

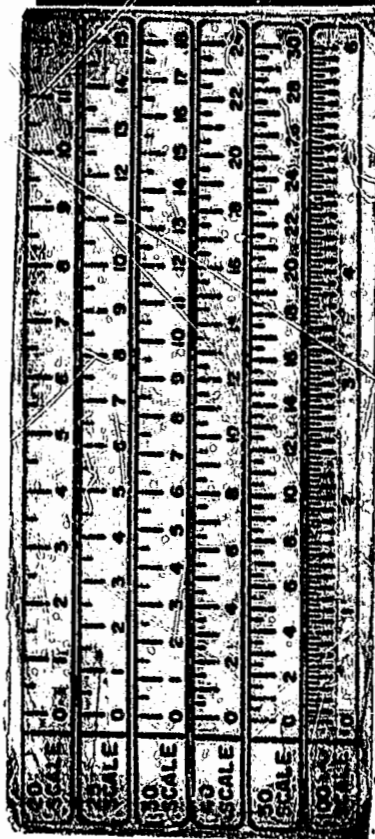
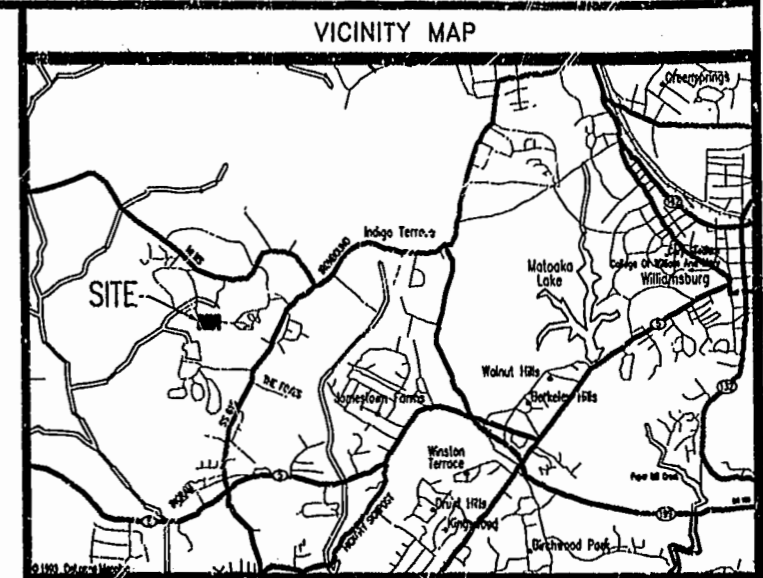
LINE TABLE		
LINE	LENGTH	BEARING
L1	100.03	N40°37'17"E
L2	54.11	N33°49'36"E
L3	131.08	N05°26'13"E
L4	121.88	N13°06'35"E
L5	67.10	N39°21'05"E
L6	74.73	N21°36'19"E
L7	67.64	N45°23'50"E
L8	57.24	N69°27'20"E
L9	52.25	N21°57'49"E
L10	83.22	N43°33'14"E
L11	81.63	N62°28'24"E
L12	39.77	N80°11'49"E
L13	119.95	S00°35'32"E
L14	129.53	S01°38'37"E
L15	11.04'	S15°22'26"E
L24	20.00	S49°32'12"W
L25	77.73	N06°16'33"E
L26	118.92	N07°07'09"W
L27	76.96	S08°45'36"W
L28	13.74	S31°01'37"W
L29	51.29	N76°57'52"W
L30	45.43'	S15°22'28"E
L31	37.30'	N11°56'31"E
L32	37.30'	S11°56'31"W

**STATISTICAL DATA & NOTES**

- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL (1-9) TAX MAP (38-3).
- ZONING OF PROPERTY IS R-4.
- TOTAL AREA OF POWHATAN WOODS = 52.2635 ACRES.
- TOTAL AREA OF PHASE I = 26.0843 ACRES.  
TOTAL AREA IN LOTS = -20.8412 ACRES.  
TOTAL AREA IN R/W = 3.1125 ACRES.  
TOTAL AREA IN CONSERVATION EASEMENT = 2.0472 ACRES.  
TOTAL AREA IN OPEN SPACE = 0.0834 ACRES.
- TOTAL NUMBER OF PROPOSED BUILDING LOTS FOR PHASE I = 56.
- ALL LOTS TO BE SERVED BY PUBLIC WATER & SEWER.
- FRONT SETBACK = NONE  
SIDE SETBACK = NONE  
REAR SETBACK = NONE
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- ANY OLD BUILDINGS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS.
- CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES IS HEREBY DEDICATED TO CENTEX HOMES.
- LANDSCAPE PROTECTION ZONE (L.P.Z.) IS HEREBY DEDICATED TO POWHATAN COMMUNITY SERVICES ASSOCIATION.
- 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.
- VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE LIABILITY OR RESPONSIBILITY ASSOCIATED WITH THE STORMWATER FACILITY.
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

**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 ERECTED WHETHER ON PRIVATE PROPERTY OR COMMON AREAS, WITHOUT PRIOR APPROVAL OF THE A.L.P.B.



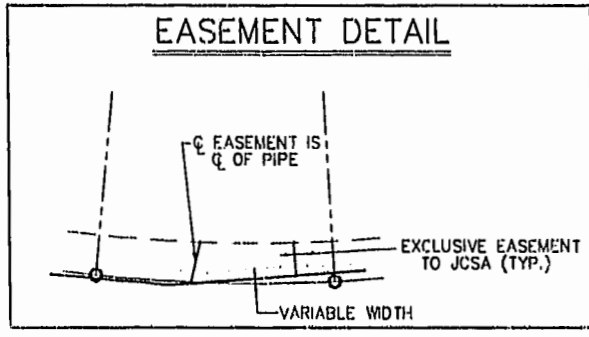
10:18 AM  
10/15/98  
DOCUMENT # 980012434  
*Helen S. Ward*  
By *Christin H. Roberts* D/Clerk

**POWHATAN WOODS PHASE I**  
BEING A SUBDIVISION OF PROPERTY OF CENTEX HOMES  
JAMES CITY COUNTY VIRGINIA  
BERKELEY DISTRICT  
SCALE: 1"=100' DATE: 10-15-98

SHEET 2 OF 2

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

DRAWN BY: LFV PROJECT NO.: 1980019  
CHKD. BY: AJR DWG. NO.: 7325W



NOTE: IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

C:\users\j1560019-000\appdata\local\temp\1560019-000\931649\PHISubplotA.dwg Plot Oct 26 17:30:47 1998