



THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES. CRESTAR BANK (INST#97008879, PG. 57, 4/30/93) CONSENTED TO:

H. Mac Weaver, II
H. MAC WEAVER, II, TRUSTEE

JOSEPH W. KESTERSON, TRUSTEE

(EITHER OF WHOM MAY ACT)

I, Donna Y. Watts, A NOTARY PUBLIC IN AND FOR THE City OF Virginia Beach VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 13 DAY OF October, 1999.

Donna Y. Watts
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/30/01

PLAT OF SUBDIVISION
WATERFORD
A7'
POWHATAN SECONDARY
PHASE TWENTY-THREE
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 10/21/98 SHEET 1 OF 3 SCALE: N/A

PROJECT NO: 97-008 DRAWN BY: SJB



SLEDD & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(757) 873-3386

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA.

W. Page Cockrell 8-25-99
W. PAGE COCKRELL DATE

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 OWNERS, PROPRIETORS AND OR TRUSTEES.

TERRY/PETERSON RESIDENTIAL TWO, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

BY: John H. Peterson, Jr. 9/29/99
DATE

**CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA**

CITY/COUNTY OF Virginia Beach, I, Donna Y. Watts, 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 13 DAY OF September, 1999. MY COMMISSION EXPIRES 4/30/01.

Donna Y. Watts
NOTARY PUBLIC



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC., A VIRGINIA CORPORATION, TO TERRY/PETERSON RESIDENTIAL TWO, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MAY 1, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NUMBER 97000887B, PAGE 55.

**STATE OF VIRGINIA
COUNTY OF JAMES CITY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 10/19 DAY OF October, 1999, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helene Edward
CLERK

GENERAL NOTES:

1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4.
2. TAX MAP NUMBER OF PROPERTY: (38-3)(-9) & (38-3)(1-19)
3. ALL STREETS DESIGNATED AS PRIVATE ARE TO BE HELD AS COMMON AREAS BY THE HOME OWNERS ASSOCIATION.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 17-33 OF THE SUBDIVISION ORDINANCE.
6. ALL DRAINAGE EASEMENTS WILL BE PRIVATE.
7. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9C(1) OF THE JAMES CITY COUNTY CODE.
8. MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 17-34 THROUGH 17-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS WHICH DO NOT MEET STATE DESIGN STANDARDS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.

AREA TABLE

AREA OF THIS PHASE	.258 AC.
AREA OF PRIVATE STREETS	.073 AC.
TOTAL SUBDIVIDED AREA	.331 AC.

CERTIFICATE OF APPROVAL

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

DATE: 10/18/99
W. Page Cockrell
SUBDIVISION AGENT OF
JAMES CITY COUNTY

PLAT BOOK 76, PAGE 21-27

PLAT RECORDED IN
P.B. NO. 76 PAGE 21-27
RECORDED 10/21/99
INSTRUMENT # 9920-22928-3-29
Helene Edward Clerk