

PLAT OF SUBDIVISION
WATERFORD
 AT
POWHATAN SECONDARY
 PHASE ELEVEN
 BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

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

PROJECT NO: 97-008 DRAWN BY: SJB

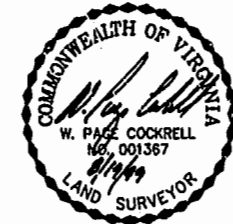


SLEDD & ASSOCIATES, P.C.
 ENGINEERS PLANNERS SURVEYORS
 11832 ROCK LANDING DRIVE, SUITE 203
 NEWPORT NEWS, VIRGINIA 23600
 (757) 873-3386

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 11/17/99
 W. PAGE COCKRELL DATE



AREA TABLE

AREA OF THIS PHASE	.243 AC.
AREA OF PRIVATE STREETS	.035 AC.
AREA OF COMMON AREA	.111 AC.
TOTAL SUBDIVIDED AREA	.389 AC.

CERTIFICATE OF APPROVAL

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

12-21-99 [Signature]
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

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.

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#970008879, PG. 57, 4/30/93) CONSENTED TO

[Signature]
 H. MAC WEAVER, TRUSTEE

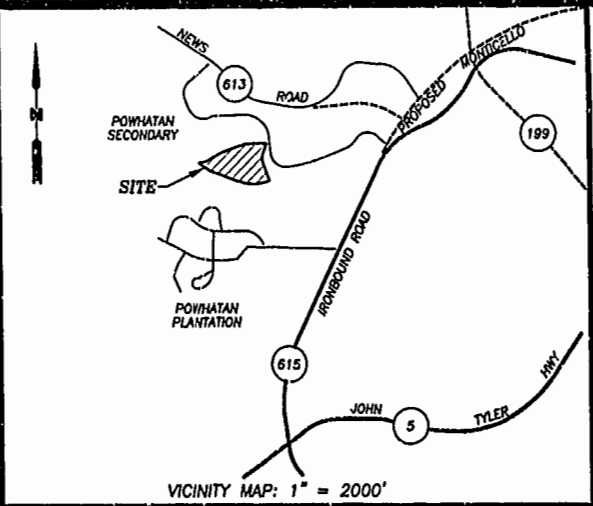
JOSEPH W. KESTERSON, TRUSTEE

(EITHER OF WHOM MAY ACT)

I, Madeline W. Monell, A NOTARY PUBLIC IN AND FOR THE City OF Chesapeake, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING PLAT HAS ACKNOWLEDGED THE SAME BEFORE ME IN City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 17th DAY OF November 1999.

Madeline W. Monell
 NOTARY PUBLIC

MY COMMISSION EXPIRES 12-31-2003



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: [Signature] 11/17/99
 JOHN H. PETERSON, JR. 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 17th DAY OF November, 1999. MY COMMISSION EXPIRES 4/16/01

[Signature]
 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 970008878, 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 30th DAY OF December, 1999, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:33AM

TESTE: [Signature]
 CLERK

GENERAL NOTES:

1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4.
2. TAX MAP NUMBER OF PROPERTY: (38-3)(1-9) & (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 19-33 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 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

Recorded 30 day of December 99
 DOCUMENT # 990027007
[Signature]

PLAT RECORDED IN P.B. NO. 76 PAGE 1-3