

PLAT OF SUBDIVISION
WATERFORD
 AT
POWHATAN SECONDARY
 COMMON AREA AND
 NATURAL OPEN SPACE EXHIBIT
 BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

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

PROJECT NO: 97-008 DRAWN BY: SJB

SA **SLEDD & ASSOCIATES, P.C.**
 ENGINEERS PLANNERS SURVEYORS
 11832 ROCK LANDING DRIVE, SUITE 203
 NEWPORT NEWS, VIRGINIA 23606
 (757) 873-3388

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 Coakrell
 W. PAGE COAKRELL DATE 8-8-00



AREA TABLE

TOTAL AREA OF COMMON AREAS IS 1.014 ACRES

CERTIFICATE OF APPROVAL

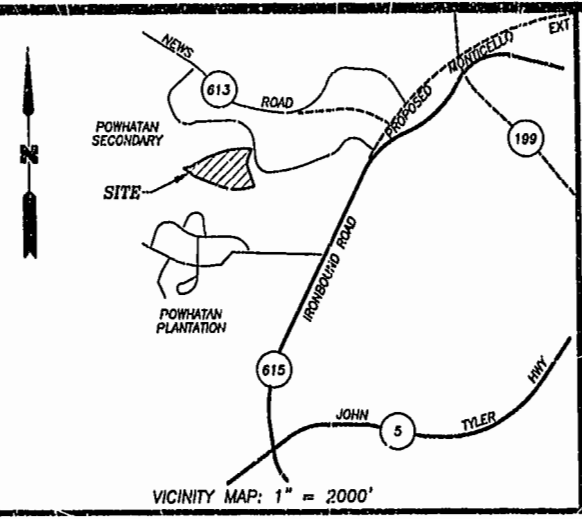
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

10/2/00 DATE *[Signature]*
 SUBDIVISION AGENT OF JAMES CITY COUNTY

I, Madonna 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 WRITING, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 14th DAY OF August, 2000.
Madonna W. Monell
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 12-31-2003

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES. SUNTRUST BANK (FORMERLY CRESTAR BANK) INST#970008879, PG. 57, 4/30/93 CONSENTED TO:

H. MAC WEAVER, II, TRUSTEE
[Signature]
 JOSEPH W. KESTERSON, TRUSTEE
 (EITHER OF WHOM MAY ACT)



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]*
 JOHN H. PETERSON, JR. DATE 8/1/00

CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Virginia Beach, A NOTARY PUBLIC Donna Y. Hatt 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 1st DAY OF August, 2000. MY COMMISSION EXPIRES 4/30/01

Donna Y. Hatt
 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 10 DAY OF October, 2000. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

Monna Bausell, Dep Clerk
 TESTE: BETSY B. WOOLRIDGE, CLERK
 CLERK

PLAT BOOK 78, PAGE 86-88

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.
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.
10. EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT. INST. # 980005270, PAGES 29-31
11. THE AREAS SHOWN AS "COMMON AREA" ARE FOR THE EXCLUSIVE USE OF THE WATERFORD HOMEOWNERS ASSOCIATION AND ARE NOT INTENDED FOR USE BY THE GENERAL PUBLIC.

Williamsburg, James City County
 Recorded 10 day of Oct, 2000
 DOCUMENT # 200019581
Monna Bausell, Dep Clerk
 BETSY B. WOOLRIDGE, CLERK