#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT CCMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE FLATTING OF SUBDIVISIONS WITHIN THE COUNTY.



STEPHEN DOMEU

2-22-2000 Solp Commo

#### OWNER'S CERTIFICATE

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

POWHATAN PLACE, L.L.C. by Lyanharton Homes, this; MANAGER

PRINTED NAME

2-25-2000 DATE

SIGNATURE BESSUEN, IT. - Presignit

PRINTED NAME

DATE

SIGNATURE

### CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC. TO POWHATAN PLACE, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY BY DEED, DATED APRIL 5, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN INSTRUMENT NO. 990008280.

CERTIFICATE OF NOTARIZATION

STATE OF VIRSING

CITY/ODUNTY OF VIRCUITA REACH
PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO

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 DAY OF 1200. MY COMMISSION EXPIRES

MCW (SIGNATURE) LEEDE

STATE OF VIRGINIA, COUNTY OF JAMES CITY

TESTE: Patria Woodricky , CLEF

PLAT BOOK 79 PAGE 108-70

## CERTIFICATE OF APPROVAL

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

3/10/00 form to Hayum
VIRGINIA DEPARTMENT OF
TRANSPORTATION

3/14/00 Colin Lee
VIRGINIA DEPARTMENT OF
HEALTH

13/19/00

SUBDIVISION AGENT OF

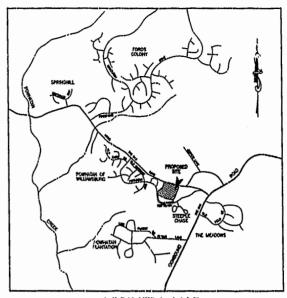
JAMES CITY COUNTY

# STATISTICAL DATA & NOTES

- 1. PROPERTY IDENTIFIED AS TAX MAP AND PARCEL 38-3-01-30
- 2. ZONING OF PROPERTY IS R-4.
- 3. ALL LOTS SERVED BY PUBLIC WATER & SEWER.
- 4. FRONT SETBACK = NONE SIDE SETBACK = NONE REAR SETBACK = NONE
- 5. ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS.
- A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES, IS HEREBY RESERVED BY THE OWNER.
- 7. LANDSCAPE PROTECTION ZONE (L.P.Z.) IS CONTROLLED BY THE POWHATAN COMMUNITY SERVICES ASSOCIATION.
- 8. 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.
- 9. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT TO THE ADDITIONAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR POWHATAN PLACE AS RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- 10. ALL STREETS ARE TO BE PRIVATE AND HELD AS COMMON AREAS BY THE POWHATAN PLACE HOMEOWNERS ASSOCIATION, AND SHALL NOT BE MAINTAINED BY VIDOT OR THE COUNTY.
- 11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

## LANDSCAPE PROTECTION ZONE NOTE

IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL OF THE POWHATAN COMMUNITY SERVICES ASSOCIATION 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.



VICINITY MAP

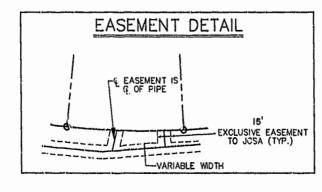
Subdivision of
POWHATAN PLACE
being the property of
POWHATAN PLACE, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
Berkeley District

James City County, Virginia Scale: 1"=40' Date: 2//7/00

LANDMARK DESIGN GROUP

Engineers • Planners • Sulv yors
Landscape Architects • Environmental Consultants

4029 kronbound Road, Suite 100 Williamsburg, VA 23188 Tel. (757) 253–2975 Fax (757) 229–0049 Ernoli: Imdg@landmarkdgeb.com



**LEGEND** 

MONUMENTS TO BE SET

IRON PIPES TO BE SET-

9:36 AMS

MONUMENTS FOUND

IRON PIPES FOUND

DRAWN BY: LFV CHKD. BY: SAR

Williamshurg/James City County

0000 23283

PROJ. NO. : 1980232-000 DWG. NO. : 11319W)