

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.



Stephen Romeo 4-5-01
STEPHEN A. ROMEO 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 OWNER'S, PROPRIETOR'S AND/OR TRUSTEE'S.

Lawrence E. Beamer 4/5/01
LAWRENCE E. BEAMER, PRES. DATE
POWHATAN ENTERPRISES, INC.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.H. ANDERSON, TRUSTEE, AND UNITED VIRGINIA BANK OF WILLIAMSBURG, EXECUTOR OF THE ESTATE OF D.C. RENICK TO POWHATAN ENTERPRISES, INC., BY DEED, DATED JANUARY 24, 1978 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN DEED BOOK 182, PAGE 416 AND BY FIRST UNION NATIONAL BANK OF THE NORTH CAROLINA, N.A. TO POWHATAN ENTERPRISES, INC. BY DEED DATED DECEMBER 23, 1977 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN DEED BOOK 181, 361.

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City
I, Dianne H. McClaman A NOTARY 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 5th DAY OF APRIL, 2001. MY COMMISSION EXPIRES Oct. 31, 2004.

Dianne H. McClaman
(SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23rd DAY OF April, 2001, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: _____, CLERK

PLAT BOOK 81 PAGE 25-26

CERTIFICATE OF APPROVAL

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

4/17/01 Paul L. Van
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE _____ VIRGINIA DEPARTMENT OF HEALTH

4/20/01 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES

PROPERTY IDENTIFIED AS A PORTION OF ASSESSOR'S PARCEL 1-21 TAX MAP (38-3). ZONING OF PROPERTY IS R-4, DB. 803 PGS. 740-792.

TOTAL AREA = 3.5716 ACRES.

PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER.

ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED TO STATE PRIVATE WELL REGULATIONS.

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

THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83: REFERENCE JCC STATION 322 AND 321RM3AZ.

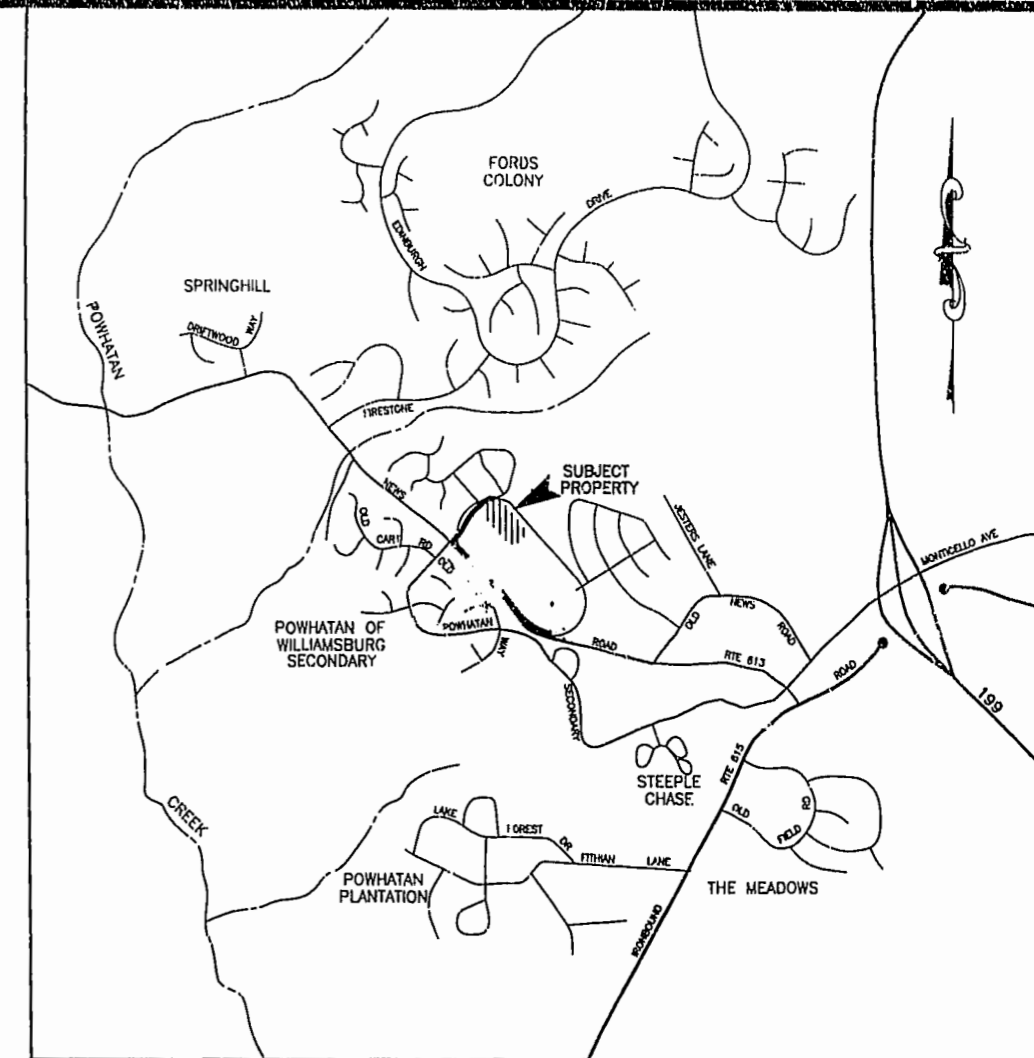
PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS DB.215, PAGES 722-737.

PROPERTY CONTAINS NO RESOURCE PROTECTION AREAS. PROPERTY LIES WITHIN RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.

THE PROPERTY FALLS WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #510201 0035B, OF JAMES CITY COUNTY, VA.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	CHORD	DELTA
C1	6.96'	805.00'	3.48'	S48°50'06"W	6.96'	0°29'45"	
C2	38.65'	25.00'	24.39'	N01°43'04"W	34.91'	88°34'34"	
C3	40.07'	25.00'	25.81'	N88°28'54"E	35.91'	91°49'22"	
C4	38.47'	25.00'	24.22'	N01°31'06"W	34.79'	88°10'38"	
C5	113.74'	195.00'	58.54'	S25°51'41"W	112.13'	33°25'05"	
C6	40.16'	25.00'	25.91'	N55°10'26"E	35.98'	92°02'36"	
C7	31.90'	25.00'	18.54'	N48°36'47"W	29.78'	73°06'32"	
C8	39.35'	195.00'	19.74'	S17°50'20"E	39.28'	11°33'38"	
C9	29.68'	25.00'	16.87'	N10°23'13"E	27.96'	68°00'44"	
C10	39.54'	25.00'	25.27'	S89°42'06"W	35.55'	90°37'02"	
C11	39.27'	25.00'	25.00'	N00°36'25"W	35.36'	90°00'00"	
C12	39.27'	25.00'	25.00'	S89°23'35"W	35.36'	90°00'00"	
C13	80.22'	165.00'	40.92'	S63°47'24"E	79.44'	27°51'26"	
C14	102.90'	805.00'	51.52'	S44°55'32"W	102.83'	7°19'25"	



VICINITY MAP
SCALE: 1"=2000'

LEGEND

○ IRON PIPES TO BE SET

PHASE I
SUBDIVISION OF
A PORTION OF
POWHATAN OF WILLIAMSBURG SECONDARY
FOR CONVEYANCE TO
CENTEX HOMES, INC.
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=40' DATE: 4/03/01
SHEET 1 OF 2



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 Ironbound Road, Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975 Fax (757) 229-0049
Email: lmdg@landmarkdgb.com

Williamsburg/James City County
11:40AM
Recorded 23rd day of April, 2001
DOCUMENT # 010007158
[Signature] Clerk
KATY B. WOOLDRIDGE, CLERK OF CIRCUIT COURT

PLAT RECORDED IN
P.B. NO. 81 PAGE 25-26

DRAWN BY: LJV
CHKD. BY: SAR

PROJ. NO.: 1780041-151.09
DWG. NO.: 12380W