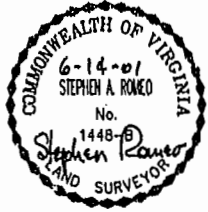


**SURVEYOR'S CERTIFICATE**

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 6-14-01  
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, Pres. 6-14-01  
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, Patricia M. Penel 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 14th  
DAY OF June, 2001. MY COMMISSION EXPIRES  
June 30, 2002

Patricia M. Penel, Commission Expires Patricia M. Penel  
(SIGNATURE)

**STATE OF VIRGINIA, COUNTY OF JAMES CITY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 10 DAY OF July, 2001, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:55 PM

TESTE: Deby Woodbridge, CLERK

PLAT BOOK 82 PAGE 44-45

**CERTIFICATE OF APPROVAL**

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

DATE 7/6/01 VIRGINIA DEPARTMENT OF TRANSPORTATION  
DATE 7/6/01 VIRGINIA DEPARTMENT OF HEALTH  
DATE 7/6/01 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 = 3.3522 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.

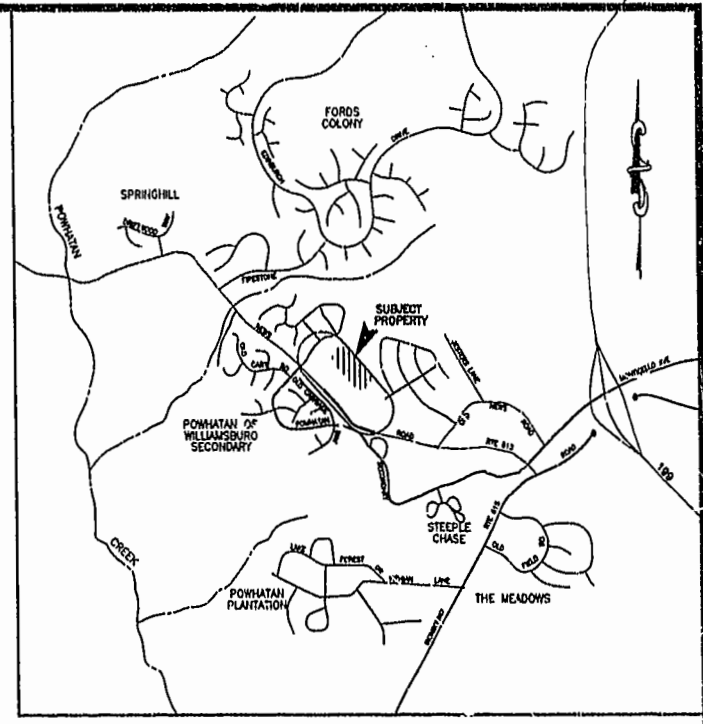
IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

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

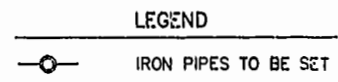
PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS DB. 215, PAGES 722-737.

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.



VICINITY MAP SCALE: 1"=2000'



POWHATAN VILLAGE, PHASE 2  
BEING A  
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: 6/14/01  
SHEET 1 OF 2

PLAT RECORDED IN P.B. NO. 82, PAGE 44

Williamsburg/James City County  
1:55 pm.  
Recorded 10 day of July 2001  
DOCUMENT # 210012085  
Deby Woodbridge, Clerk



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