

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF POWHATAN CROSSING, INC. AND WAS ACQUIRED FROM THE MARTHA HIDDEN ESTATE ET AL BY DEED DATED DECEMBER 11, 1998 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 819, PAGE 534.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

C. Lewis Waitrip 9-7-01
FOR POWHATAN CROSSING, INC. DATE

C. Lewis WAITRIP
PRINT NAME

NOTARY
STATE OF VIRGINIA, CITY/COUNTY OF WILLIAMSBURG, TO-WIT:
I, _____, A NOTARY PUBLIC IN AND FOR THE CITY/
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE
PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS
ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 7th DAY OF SEPTEMBER, 2001.

MY COMMISSION EXPIRES SEPTEMBER 30, 2003

Robert M. Owen
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

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

Paul W. Michael, Jr. 3/16/01
PAUL W. MICHAEL, JR. L.S. #002438 DATE

CERTIFICATE OF APPROVAL

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

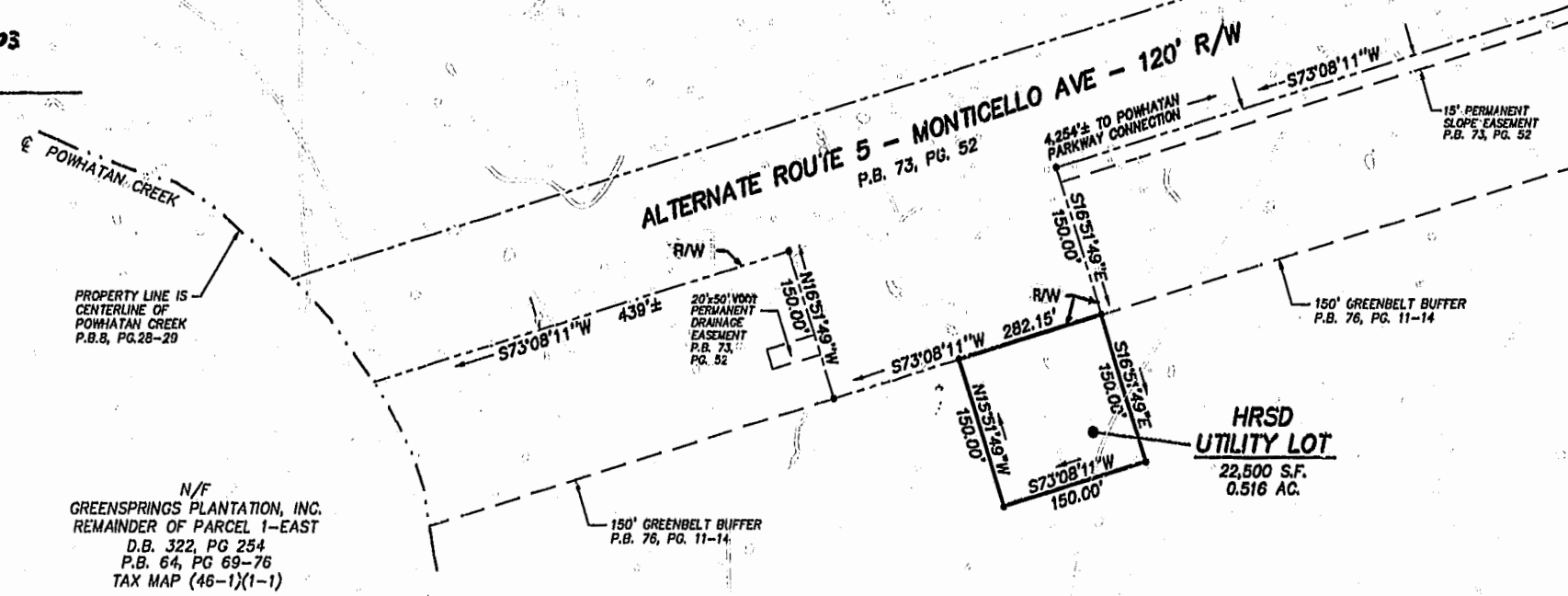
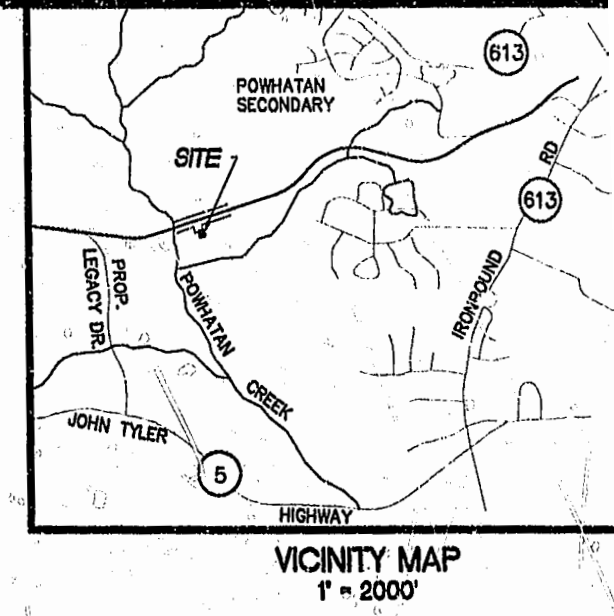
Paul W. Michael, Jr. 11/16/01
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

Paul W. Michael, Jr. 9/27/01
VA. DEPT. OF TRANSPORTATION DATE

GENERAL NOTES:

- TOTAL AREA SUBDIVIDED = 0.516 ACRES
- THE PROPERTY AS SHOWN IS PART OF TAX PARCEL # (46-2)(1-1).
- THE PROPERTY AS SHOWN IS CURRENTLY ZONED PUD-R
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 (O)(1) OF THE JAMES CITY COUNTY CODE.
- IN ACCORDANCE WITH SECTION 10-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THE RIGHT OF WAY OF ALTERNATE ROUTE 5 IS BASED ON THE RIGHT OF WAY DEDICATION PLAT PREPARED BY AES CONSULTING ENGINEERS, RECORDED IN PLAT BOOK 73, PAGE 52. A RESURVEY OF THE BOUNDARIES WAS NOT CONDUCTED IN THE FIELD. IT IS THE INTENT OF THIS PLAT TO SUBDIVIDE A UTILITY LOT OF 150'x150' AND IT BE PLACED AT THE CORNER AND PARALLEL TO ALTERNATE ROUTE 5 R/W.
- PRIMARY ACCESS TO THIS LOT IS FROM THE RIGHT OF WAY OF ALTERNATE ROUTE 5 - MONTICELLO AVENUE, THROUGH A PORTION OF THE RIGHT OF WAY RESERVED FOR A STORMWATER MANAGEMENT FACILITY, USING A PROPOSED ACCESS DRIVE, C. LEWIS WAITRIP ACKNOWLEDGES WITH THIS PLAT THAT AN ACCESS EASEMENT, OF SUITABLE WIDTH FOR VEHICLES AND MAINTENANCE EQUIPMENT, SHALL BE PROVIDED TO THE HRSD UTILITY LOT FROM THE FUTURE INTERNAL ROAD NETWORK OF THE DEVELOPMENT OF THE REMAINING AREA OF POWHATAN CROSSING, INC. (FORMERLY KNOWN AS THE HIDDEN ESTATE)

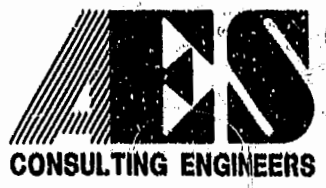
VDOT MERIDIAN PROJECT
#5000-047-116, C-501



N/F
GREENSPRINGS PLANTATION, INC.
REMAINDER OF PARCEL 1-EAST
D.B. 322, PG 254
P.B. 64, PG 69-76
TAX MAP (46-1)(1-1)

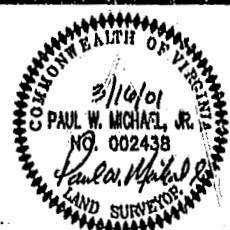
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
9/27/01 at 9:49 AM in PL 84 PG 58
DOCUMENT # 020000519
BETSY B. WOOLRIDGE, CLERK

POWHATAN CROSSING, INC.
REMAINING AREA 111,291± ACRES
PARCEL 3A
TAX MAP (46-2)(1-1)
D.B. 819 PG 564
P.B. 76, PG. 11-14



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
HRSD UTILITY LOT
PROPERTY OF
POWHATAN CROSSING, INC.
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed PWM	Drawn PWM
Scale 1"=100'	Date 3/16/01
Project No. 8329-02	
Drawing No. 10F1	