

**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.



DATE 5-17-02 SURVEYOR Stephen A. Romeo

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND FORMERLY KNOWN AS POWHATAN VILLAGE, PHASE 3, HEREAFTER KNOWN AS THE VILLAGES AT POWHATAN, PHASE 3, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S AND/OR TRUSTEE'S.

DATE 5/10/02 NAME David J. Murray  
 (PRINT NAME)

**CERTIFICATE OF NOTARIZATION**

STATE OF Virginia  
 CITY/COUNTY OF Chesapeake  
 I, Shannon L. Henna A NOTARY PUBLIC 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 11th DAY OF May, 2002. MY COMMISSION EXPIRES July 30, 2002

Shannon L. Henna  
 (SIGNATURE)



**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC. TO CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, BY DEED, DATED APRIL 1, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN INSTRUMENT #020008580.

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

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 11th DAY OF October, 2002 @ 12:24 PM 2002, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

TESTE: Betsy B. Woolridge CLERK

PLAT BOOK 88 PAGE 3-4

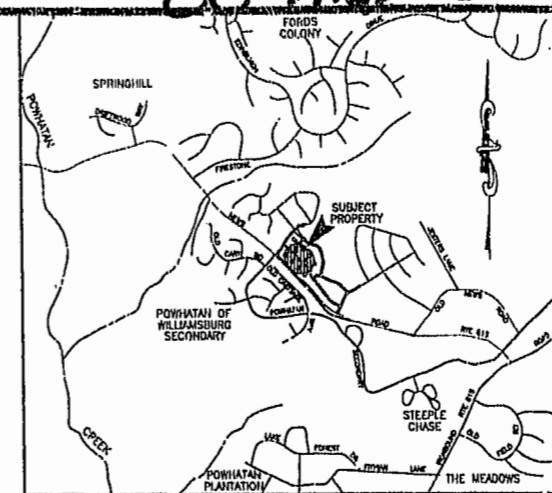
**CERTIFICATE OF APPROVAL**

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

DATE N/A VIRGINIA DEPARTMENT OF TRANSPORTATION  
 DATE 10/8/02 VIRGINIA DEPARTMENT OF HEALTH  
 DATE 10/8/02 SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATISTICAL DATA & NOTES**

- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL, 1-21, TAX MAP (38-3); ZONING OF PROPERTY IS R-4 WITH PROFFERS, D.B. 803 PGS. 740-752.
- TOTAL AREA PHASE 3 = 3,4517 AC.
- TOTAL NUMBER OF PROPOSED BUILDING LOTS = 22
- ALL ROADS ARE TO BE PRIVATE AND HELD AS COMMON AREAS BY THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. AND SHALL NOT BE MAINTAINED BY VDOT OR BY JAMES CITY COUNTY.
- ALL LOTS TO BE SERVED BY PUBLIC WATER & SEWER.
- THERE ARE NO SETBACKS PROPOSED FOR THIS PROJECT EXCEPT AS SHOWN.
- ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED TO STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY SEPARATE ANNEXATION TO THE RESTRICTIVE COVENANTS OF POWHATAN ENTERPRISES, INC. RECORDED IN DB. 215, PGS. 722-737; DECLARATION OF COVENANTS - INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY BETWEEN POWHATAN ENTERPRISES, INC. AND JAMES CITY COUNTY, INSTRUMENT #010006391. THE PROPERTY SHALL ALSO BE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC., RECORDED IN INSTRUMENT #020008581 & #020007145.
- ALL DRAINAGE EASEMENTS DESIGNATED ON THE PLANS ARE HEREBY DEDICATED TO THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC.
- IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- AN EASEMENT, OVER AND ACROSS ALL PRIVATE ROAD RIGHT OF WAYS SHOWN ON THIS PLAT, IS HEREBY GRANTED TO JAMES CITY SERVICE AUTHORITY FOR INGRESS/EGRESS AND UTILITY PURPOSES.
- THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83; REFERENCE JCC STATION 322 AND 321RM3AZ.
- THE PROPERTY LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #510201 0035B OF JAMES CITY COUNTY, VA.
- THE PROPERTY CONTAINS NO RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- AN EASEMENT 3.5' IN WIDTH, ADJACENT TO ALL LOT LINES (FRONT, SIDE AND REAR), IS HEREBY RESERVED FOR THE BENEFIT OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS, GRADING, DRAINAGE, UTILITIES, OR OTHER PURPOSES AUTHORIZED BY THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR POWHATAN VILLAGE.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- A WAIVER OF THE SIDEWALK REQUIREMENT FOR POWHATAN SECONDARY CONTAINED IN SECTION 24-35 OF THE ZONING ORDINANCE WAS GRANTED ON OCTOBER 2, 2000 BY THE JAMES CITY COUNTY PLANNING COMMISSION.
- THE RIGHT OF WAY SHOWN IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISION OR ADJACENT PROPERTY.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA.
- THE LANDSCAPE PROTECTION ZONE (L.P.Z.) IS HEREBY DEDICATED TO POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC.
- IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. OR A COMMITTEE DESIGNATED THEREBY AND NO PERMANENT STRUCTURES MAY BE ERECTED WITHIN THE L.P.Z.
- THE NEWS ROAD RIGHT-OF-WAY BUFFER WAS ESTABLISHED BY THE DEVELOPMENT REVIEW COMMITTEE ON FEBRUARY 28, 2001.



VICINITY MAP SCALE: 1"=2000'

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on October 11, 2002 at 12:24 PM, PG. 3-4 DOCUMENT # 020023508 BETSY B. WOOLRIDGE, CLERK Betsy B. Woolridge Dep. Clerk

SUBDIVISION OF  
 The Villages at Powhatan  
 Phase 3  
 formerly known as  
 POWHATAN VILLAGE  
 PHASE 3  
 Powhatan District  
 James City County, Virginia  
 Scale: 1"=40' Date: 5/16/02

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C41	2.10'	195.00'	1.05'	2.10'	N45°17'54"W	0°37'02"
C42	24.84'	195.00'	12.44'	24.82'	S19°58'11"E	7°17'57"
C43	29.68'	25.00'	16.87'	27.96'	N10°23'13"E	68°00'44"
C44	39.54'	25.00'	25.27'	35.55'	S89°42'06"W	90°37'02"
C45	39.27'	25.00'	25.00'	35.36'	N00°36'25"W	90°00'00"
C46	39.27'	25.00'	25.00'	35.36'	S89°23'35"W	90°00'00"
C47	39.27'	25.00'	25.00'	35.36'	N00°36'23"W	90°00'00"
C48	20.41'	58.89'	10.31'	20.30'	S34°28'02"W	19°51'07"
C49	20.40'	58.89'	10.31'	20.30'	S34°28'02"W	19°51'07"
C50	39.27'	25.00'	25.00'	35.36'	N89°23'35"E	90°00'00"

- LEGEND**
- MONUMENTS TO BE SET
  - IRON PIPES TO BE SET
  - MONUMENTS FOUND
  - IRON PIPES FOUND