

#020029614

88 PAGE 85

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 A. ROWSO
PRINTED NAME
7-2-02 DATE
Stephen Rowso SIGNATURE

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS POWHATAN OF WILLIAMSBURG SECONDARY, PHASE VI-B, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETOR AND/OR TRUSTEE.

POWHATAN ENTERPRISES, INC.
LAWRENCE E. BEAVER - PRESIDENT
PRINTED NAME
7-3-02 DATE
Lawrence Beaver SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.H. ANDERSON TO POWHATAN ENTERPRISES, INC. BY DEED, DATED 1/24/78 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN DEED BOOK 182, PAGE 416.

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City County
I, Melissa Snow, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS 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 3 DAY OF July, 2002. MY COMMISSION EXPIRES August 31, 2004.
Melissa Snow (SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 11 DAY OF December 2002, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:20AM

TESTE: Betty D. Leebidge, CLERK

PLAT BOOK 88 PAGE 85-86

CERTIFICATE OF APPROVAL

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

7/8/02 DATE
Virginia Department of Transportation (Signature)

12/10/02 DATE
Virginia Department of Health (Signature)

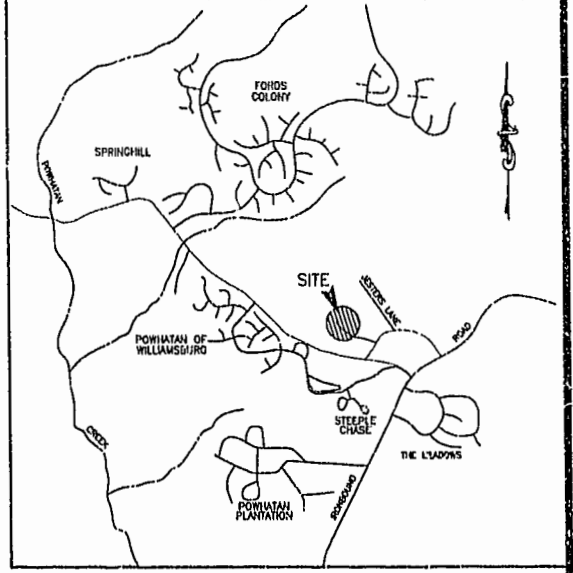
12/10/02 DATE
Subdivision Agent of James City County (Signature)

STATISTICAL DATA & NOTES

- 1. PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL (1-11) TAX MAP (38-3).
2. ZONING OF PROPERTY IS R-4 (DB.803 PG. 740)
3. TOTAL AREA OF PHASE 6B = 18,5784 ACRES.
TOTAL AREA IN LOTS = 15,9982 ACRES
TOTAL AREA IN R/W = 2,5812 ACRES
4. TOTAL NUMBER OF LOTS = 40
5. ALL LOTS SERVED BY PUBLIC WATER & SEWER.
6. THERE ARE NO SETBACKS PROPOSED FOR THIS SUBDIVISION EXCEPT AS SHOWN.
7. 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, AND JAMES CITY COUNTY CODE.
8. STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. 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.
10. A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES IS HEREBY DEDICATED TO POWHATAN COMMUNITY SERVICES ASSOCIATION.
11. 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.
12. PROPERTY CONTAINS NO RESOURCE PROTECTION AREA AS DEFINED BY JAMES CITY COUNTY SUBDIVISION ORDINANCE.
13. THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
14. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
15. IN ACCORDANCE WITH SECTION 17-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
16. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF JAMES CITY COUNTY SUBDIVISION ORDINANCE.
17. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNERS. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSING 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.
18. THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83: REFERENCE STATION JCC 322 AND 321RM3AZ.
19. IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL OF THE POWHATAN COMMUNITY SERVICES ASSOCIATION OR A COMMITTEE DESIGNATED THEREBY AND NO PERMANENT STRUCTURES MAY BE ERECTED WITHIN THE L.P.Z.
20. THE PROPERTY FALLS WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #5102010035B OF JAMES CITY COUNTY, VA.
21. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL BE DEDICATED TO THE POWHATAN COMMUNITY SERVICES ASSOCIATION (PCSA) UNLESS OTHERWISE NOTED.

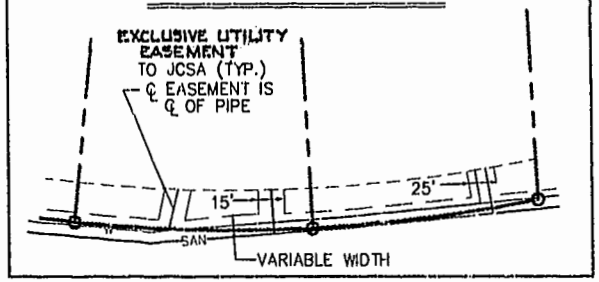
LEGEND

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



VICINITY MAP SCALE: 1"=2000'

EASEMENT DETAIL



ROAD CL CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 11 Dec 2002 at 9:20 AM/PM. PG. 88 PG. 85-86 DOCUMENT # 020029614 BETSY B. WOODBRIDGE, CLERK

SUBDIVISION OF POWHATAN SECONDARY OF WILLIAMSBURG PHASE VI-B POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1"=60' DATE: 7/1/02 SHEET 1 OF 2



Engineers • Planners • Surveyors landscape Architects • Environmental Consultants 4029 Ironbound Road, Suite 100 Williamsburg, VA 23183 Tel. (757) 253-2975 Fax (757) 229-0049 Email: lmdg@landmarkdkg.com