

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES. CRESTAR BANK (INST#970008879, PG. 57, 4/30/93) CONSENTED TO:

H. Mac Weaver, II
H. MAC WEAVER, II, TRUSTEE

Joseph W. Kesterson
JOSEPH W. KESTERSON, TRUSTEE

(EITHER OF WHOM MAY ACT)

I, Madonna W. Monell, A NOTARY PUBLIC IN AND FOR THE CITY OF Chesapeake, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 10th DAY OF September 2001.

Madonna W. Monell
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-31-2003

AMENDED PLAT OF SUBDIVISION
WATERFORD
AT
POWHATAN SECONDARY
PHASE SIXTEEN
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 10/21/98 SHEET 1 OF 3 SCALE: N/A

PROJECT NO: 97-008 DRAWN BY: SJB



SLEDD & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(757) 873-3386

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA.

W. Page Cockrell 8-31-01
W. PAGE COCKRELL 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 OWNERS, PROPRIETORS AND OR TRUSTEES.

TERRY/PETERSON RESIDENTIAL TWO, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

BY: John H. Peterson, Jr. 9/12/01
JOHN H. PETERSON, JR. DATE

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Virginia Beach, 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 10th DAY OF September, 2001. MY COMMISSION EXPIRES 4/30/05.

Donna V. Walls
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC., A VIRGINIA CORPORATION, TO TERRY/PETERSON RESIDENTIAL TWO, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MAY 1, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NUMBER 970008878, PAGE 55.

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY. THIS 18th DAY OF October, 2001. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:21 PM

TESTE: Betsy B. Woolridge
CLERK

PLAT BOOK 83, PAGE 54-56

GENERAL NOTES:

1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4.
2. TAX MAP NUMBER OF PROPERTY: (37-4) (1-7)
3. ALL STREETS DESIGNATED AS PRIVATE ARE TO BE HELD AS COMMON AREAS BY THE HOME OWNERS ASSOCIATION.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
6. ALL DRAINAGE EASEMENTS WILL BE PRIVATE.
7. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9C(1) OF THE JAMES CITY COUNTY CODE.
8. MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS WHICH DO NOT MEET STATE DESIGN STANDARDS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
10. THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINES BETWEEN LOTS 5 AND 6, THEREBY REPLACING "PLAT OF WATERFORD AT POWHATAN SECONDARY PHASE SIXTEEN" RECORDED IN P.B. 81, PGS. 93-95 IN THE COUNTY OF JAMES CITY, VIRGINIA.

AREA TABLE

AREA OF THIS PHASE	.523 AC.
AREA OF PRIVATE STREETS	.032 AC.
TOTAL SUBDIVIDED AREA	.555 AC.

CERTIFICATE OF APPROVAL

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

W. Page Cockrell 8-31-01
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 18 Oct 2001
at 2:21 PM, PG. 54-56
DOCUMENT # 010018904
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Dep. Clerk

AMENDED PLAT OF SUBDIVISION
WATERFORD
 AT
POWHATAN SECONDARY
 PHASE SIXTEEN
 BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

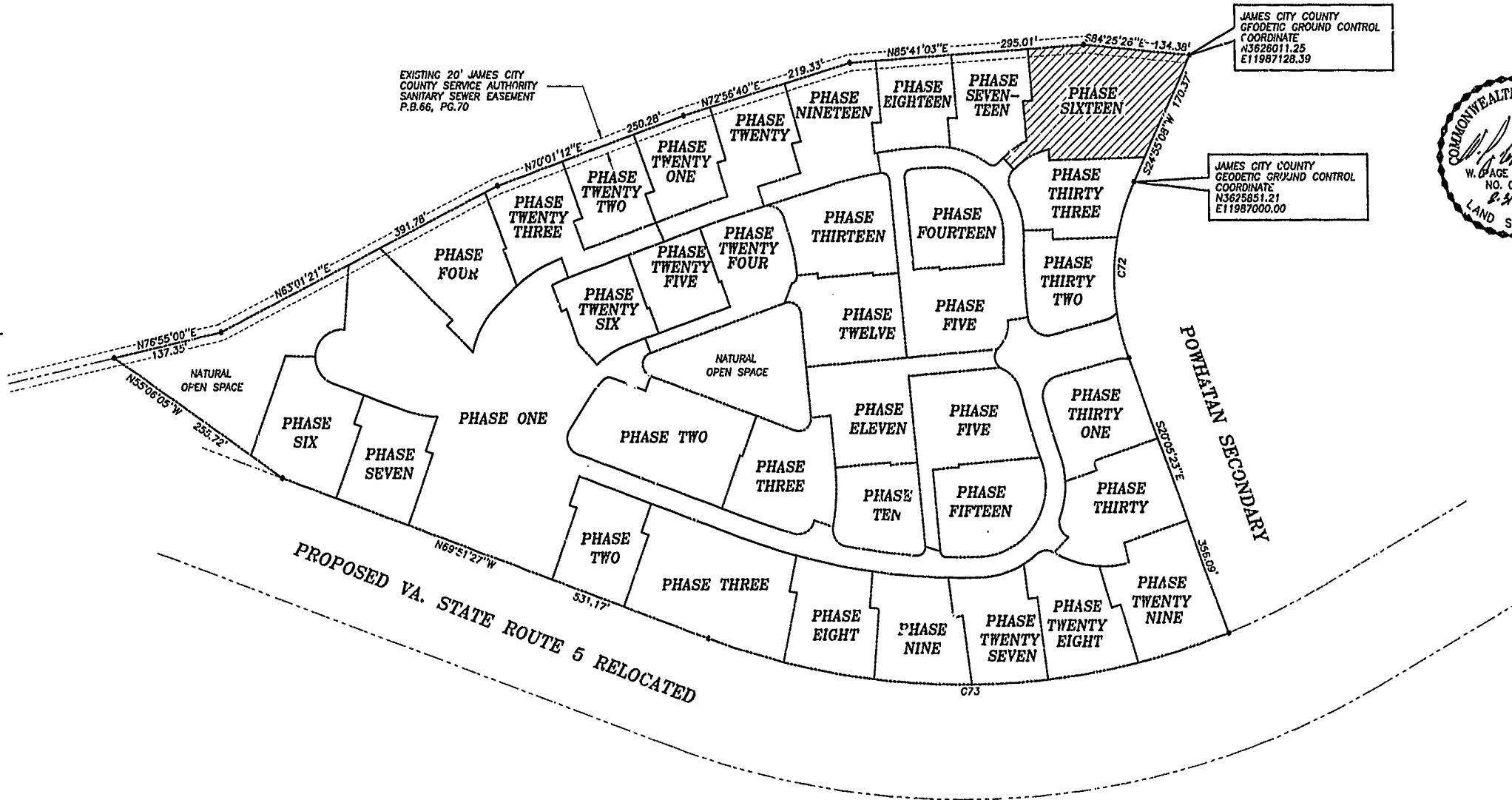
DATE: 10/21/98 SHEET 2 OF 3 SCALE: 1"=100'
 PROJECT NO: 97-008 DRAWN BY: SJB



SLEDD & ASSOCIATES, P.C.
 ENGINEERS PLANNERS SURVEYORS
 11832 ROCK LANDING DRIVE, SUITE 203
 NEWPORT NEWS, VIRGINIA 23606
 (757) 873-3386

00'32'24"
 JAMES CITY COUNTY
 GROUND CONTROL
 MERIDIAN
 PLAT BOOK 66, PAGE 70

NOW OR FORMERLY
 POWHATAN ENTERPRISES, INC.



JAMES CITY COUNTY
 GEODETIC GROUND CONTROL
 COORDINATE
 N3626011.25
 E11987128.39

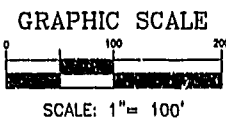
JAMES CITY COUNTY
 GEODETIC GROUND CONTROL
 COORDINATE
 N3625851.21
 E11987000.00



PROPOSED VA. STATE ROUTE 5 RELOCATED

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C72	45°00'31"	280.00'	219.95'	116.00'	214.34'	S02°24'52"W
C73	41°26'14"	924.91'	668.91'	349.84'	654.43'	S89°25'26"W



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 18 Oct 2001
 at 1:21 PM, PG 54-56
 DOCUMENT # 010018904
 BETSY B. WOOLRIDGE, CLERK
 Betty B. Woolridge, Dep. Clerk

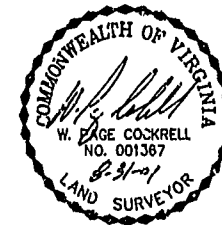
AMENDED PLAT OF SURDIVISION
WATERFORD
 AT
POWHATAN SECONDARY
 PHASE SIXTEEN
 BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 10/21/98 SHEET 3 OF 3 SCALE: 1"=40'

PROJECT NO: 97-008 DRAWN BY: CADD



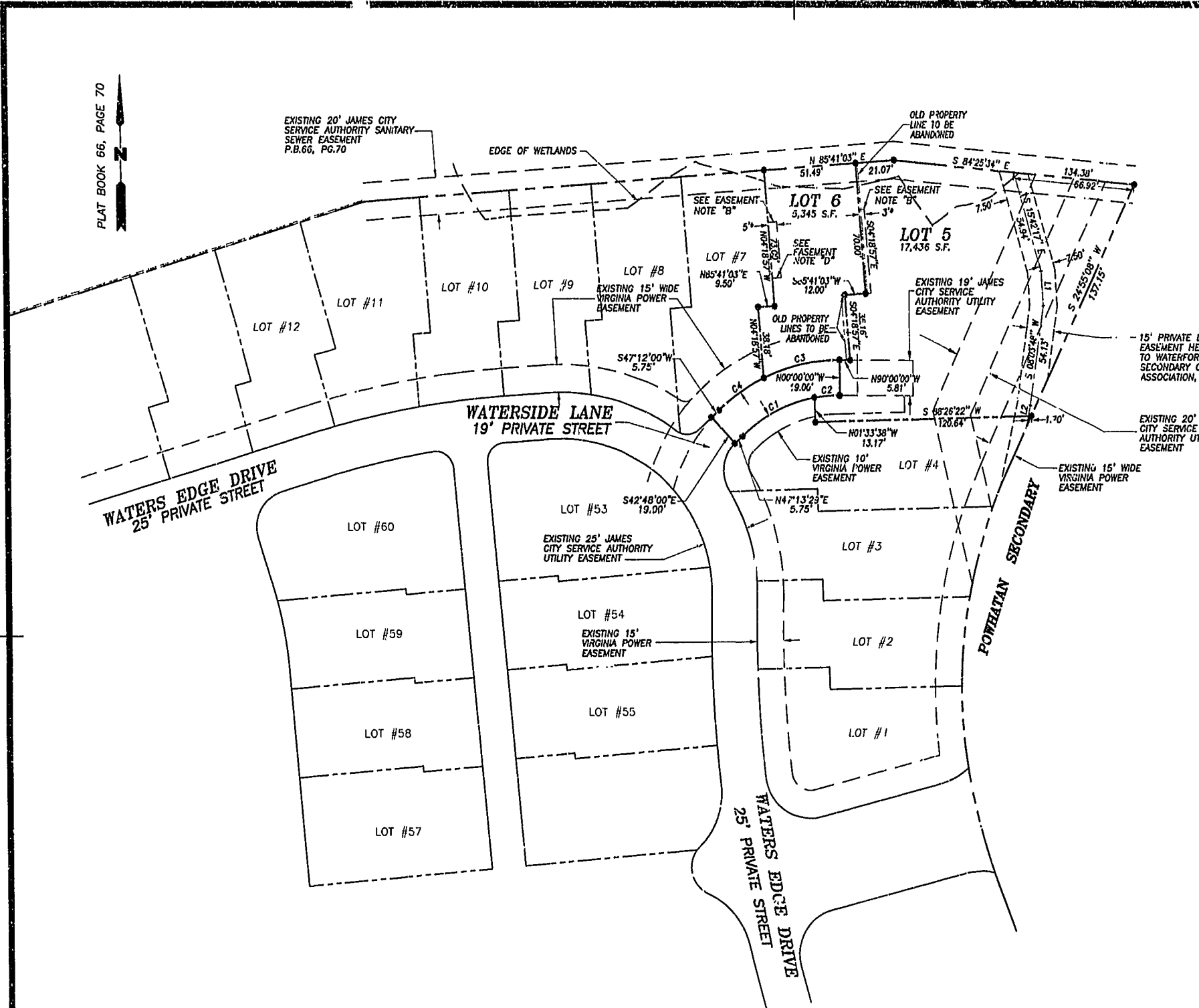
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* EASEMENT FOR THE BENEFIT OF THE ADJACENT LOT OWNER.

EASEMENT NOTES:

- "A" EASEMENT TO BEGIN AT THE FENCE (AS CONSTRUCTED BY THE DEVELOPER) LOCATED NEAR THE FRONT OF THE BUILDING.
- "B" EASEMENT TO TERMINATE 8.00' BEYOND THE REAR OF THE BUILDING AS CONSTRUCTED BY THE DEVELOPER.
- "C" THE WIDTH OF THE PRIVATE DRAINAGE EASEMENT VARIES BETWEEN BUILDINGS AND WILL EXTEND TO 0.5' FROM THE BUILDING IN ORDER TO ELIMINATE ENCROACHMENTS.
- "D" EASEMENT TO BEGIN AT FRONT EDGE OF DECK AS CONSTRUCTED BY THE DEVELOPER.



CURVE DATA

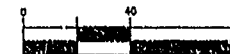
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	33°56'44"	77.47'	45.90'	23.65'	45.23'	N 62°52'11" E
C2	10°30'05"	77.47'	14.20'	7.12'	14.18'	N 85°05'36" E
C3	26°10'20"	96.47'	44.07'	22.42'	43.68'	S 77°11'27" W
C4	18°04'22"	96.47'	30.43'	15.34'	30.30'	S 55°04'06" W

LINE DATA

NUMBER	LENGTH	CHORD BEARING
L1	18.73'	S 03°17'02" E
L2	5.63'	S 12°08'42" W

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 10:12 AM, 10/21/98, PG. 54-56
 DOCUMENT # 010018904
 BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk

GRAPHIC SCALE



SCALE: 1" = 40'