

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 Rowe
PRINTED NAME
6/19/01
Stephen Rowe
DATE SIGNATURE

OWNER'S CERTIFICATE

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

Powhatan Enterprises Inc.
Lawrence F. Beamer - President
PRINTED NAME
6/19/01
Lawrence F. Beamer
DATE 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
Patricia M. Pencei
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 19th DAY OF June, 2001. MY COMMISSION EXPIRES June 30, 2002.

Patricia M. Pencei, commissioned as Patricia M. Pencei
(SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 26th DAY OF Dec 2001
THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Betsy E. Woolridge, CLERK
PLAT BOOK: 84 PAGE 44-47

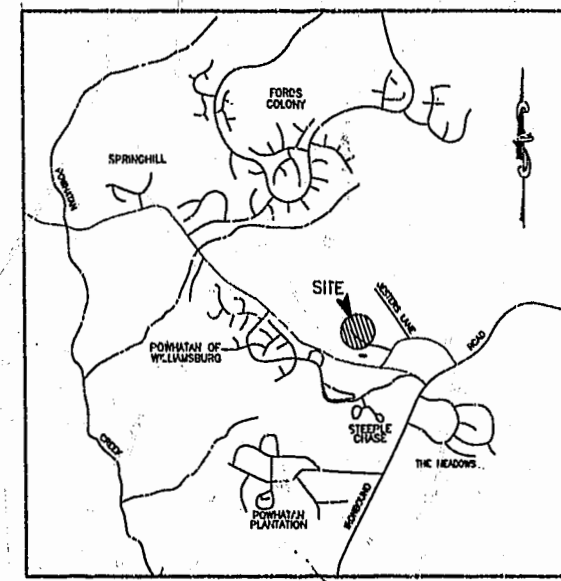
CERTIFICATE OF APPROVAL

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

7/10/01
Virginia Department of Transportation
Virginia Department of Health
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATISTICAL DATA & NOTES

- 1. PROPERTY IDENTIFIED AS ASSESSOR'S PARCELS (1-11),(1-21), (1-1), TAX MAP (38-3).
2. ZONING OF PROPERTY IS R-4 & R-8
3. TOTAL AREA OF PHASE 6A = 16.3140 ACRES.
TOTAL AREA IN LOTS = 11.2771 ACRES
TOTAL AREA IN R/W = 3.7848 ACRES
TOTAL AREA IN CONSERVATION EASEMENT = .4172 ACRES
TOTAL AREA IN OPEN SPACE = .8349 ACRES
4. TOTAL NUMBER OF PROPOSED BUILDING LOTS FOR PHASE I = 30
5. ALL LOTS TO BE SERVED BY PUBLIC WATER & SEWER.
6. FRONT SETBACK = NONE
SIDE SETBACK = NONE
REAR SETBACK = NONE
7. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
8. 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.
9. CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
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. LANDSCAPE PROTECTION ZONE (L.P.Z.) IS HEREBY DEDICATED TO POWHATAN COMMUNITY SERVICES ASSOCIATION.
12. 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.
13. VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE LIABILITY OR RESPONSIBILITY ASSOCIATED WITH THE STORMWATER FACILITY.
14. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
15. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
16. ALL LOTS SERVED BY PUBLIC SEWER AND WATER.
17. CONSERVATION EASEMENT TO BE GRANTED TO WILLIAMSBURG LAND CONSERVANCY.



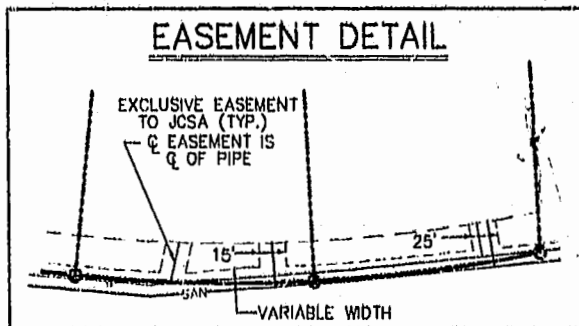
VICINITY MAP N.T.S.

TAX PARCEL SUMMARY

Table with 2 columns: TAX PARCEL and ACRES. Rows include 38-3-1-11 (8.1176 AC), 38-3-1-21 (7.2640 AC), and 38-3-1-1 (.9124 AC).

LANDSCAPE PROTECTION ZONE NOTE

IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL OF THE ARCHITECTURAL AND LAND PRESERVATION BOARD (A.L.P.B.) OR A COMMITTEE DESIGNATED THEREBY AND NO PERMANENT STRUCTURES MAY BE ERECTED WHETHER ON PRIVATE PROPERTY OR COMMON AREAS, WITHOUT PRIOR APPROVAL OF THE A.L.P.B.



LEGEND

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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on December 26, 2001 at 2:50 AM PM PB 84 PG 44-47
DOCUMENT # 010024124
BETSY E. WOOLRIDGE, CLERK

SUBDIVISION PLAT OF POWHATAN OF WILLIAMSBURG SECONDARY PHASE VI-A BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA DATE: 6/19/2001 SHEET 1 OF 4



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD, SUITE 100
WILLIAMSBURG, VA 23103
TEL (757) 253-2075 FAX (757) 228-0040

#010024124

84 PAGE 45

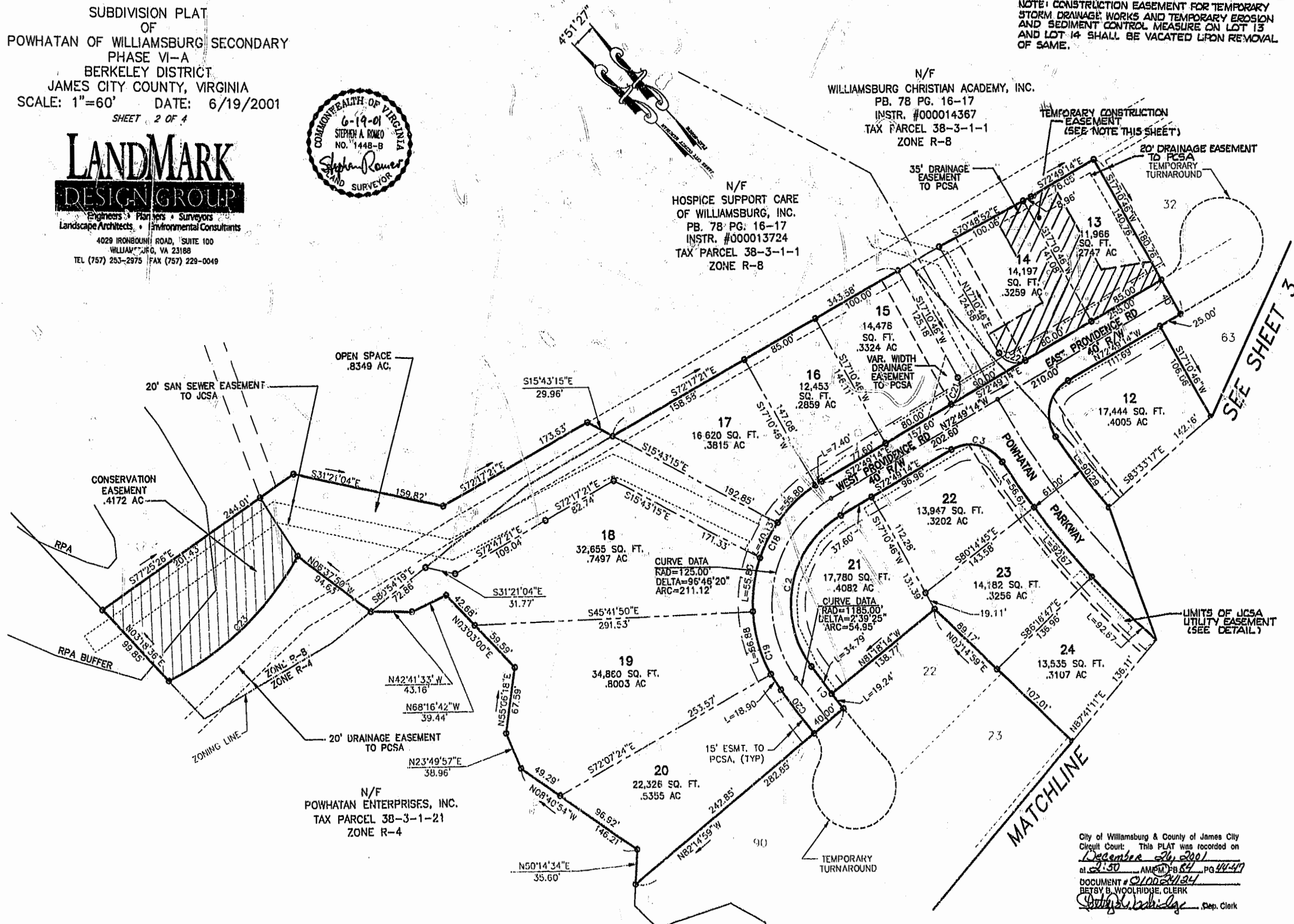
SUBDIVISION PLAT
OF
POWHATAN OF WILLIAMSBURG SECONDARY
PHASE VI-A
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=60' DATE: 6/19/2001
SHEET 2 OF 4



LANDMARK
DESIGN GROUP

Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD, SUITE 100
WILLIAMSBURG, VA 23188
TEL (757) 253-2975 FAX (757) 229-0049

NOTE: CONSTRUCTION EASEMENT FOR TEMPORARY
STORM DRAINAGE WORKS AND TEMPORARY EROSION
AND SEDIMENT CONTROL MEASURE ON LOT 13
AND LOT 14 SHALL BE VACATED UPON REMOVAL
OF SAME.

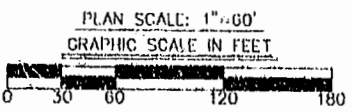


SEE SHEET 3

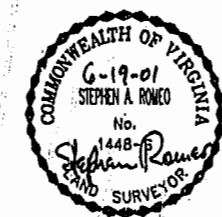
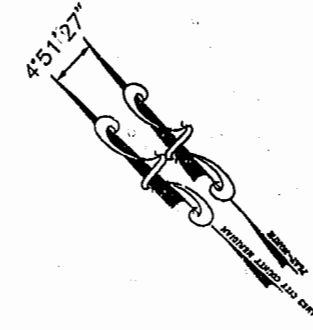
MATCHLINE

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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 26, 2001
at 2:50 AM PM, PG 44-47
DOCUMENT # 010024124
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Dep. Clerk



DRAWN BY: LFV
CHKD. BY: AJR
PROJ. NO.: 1780041-001.10
DWG. NO.: 12011W



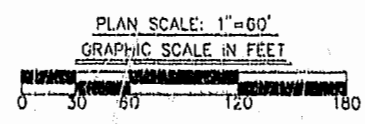
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 26, 2001
at 2:50 AM PM, PG 84 of 44
DOCUMENT # 010024124
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk

SUBDIVISION PLAT
OF
POWHATAN OF WILLIAMSBURG SECONDARY
PHASE VI--A
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=60' DATE: 6/19/2001
SHEET 3 OF 4

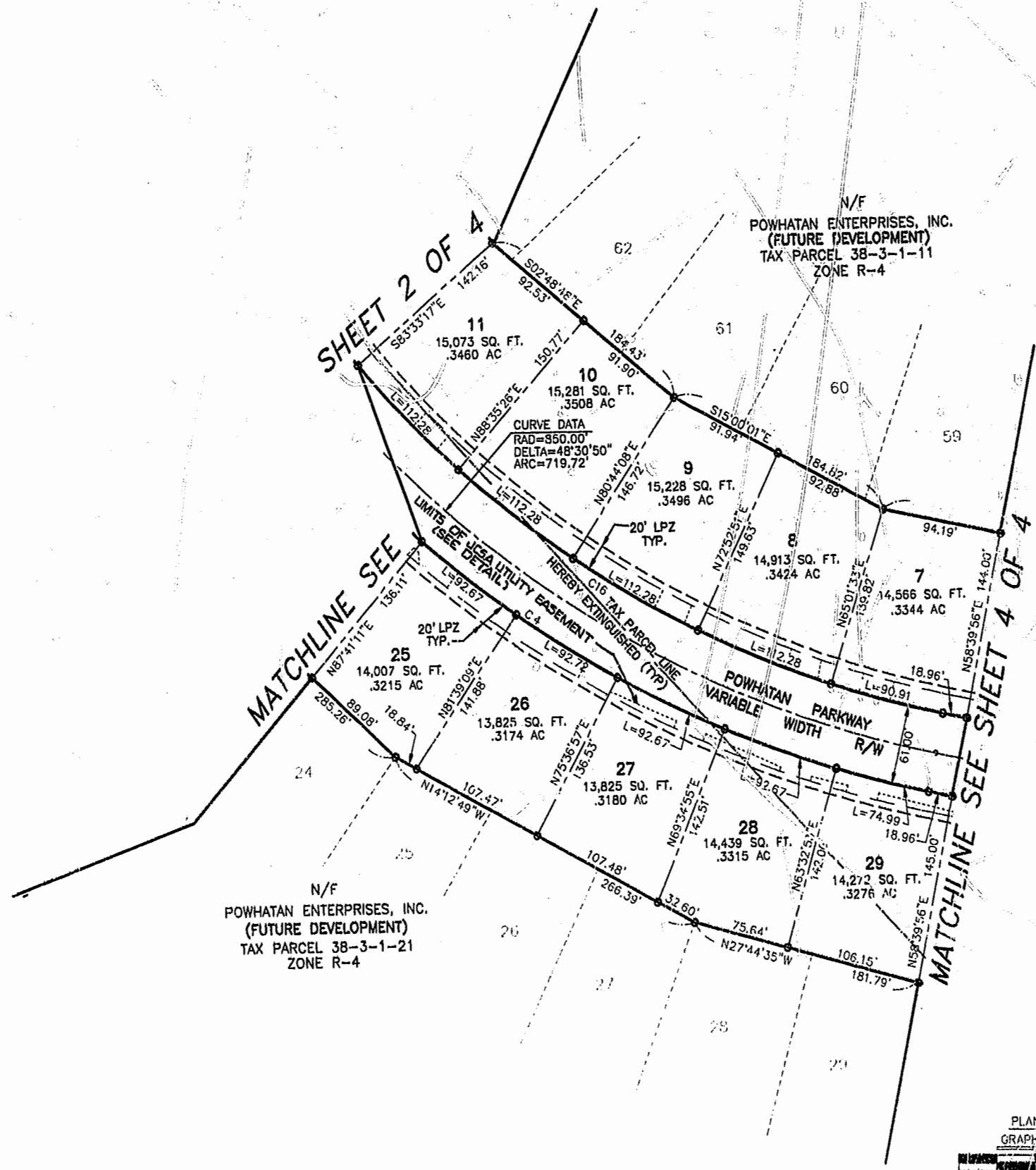


Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

4029 IRONBOUND ROAD, SUITE 100
WILLIAMSBURG, VA 23185
TEL (757) 253-2975 FAX (757) 229-0049



PLAN SCALE: 1"=60'
GRAPHIC SCALE IN FEET



N/F
POWHATAN ENTERPRISES, INC.
(FUTURE DEVELOPMENT)
TAX PARCEL 38-3-1-21
ZONE R-4

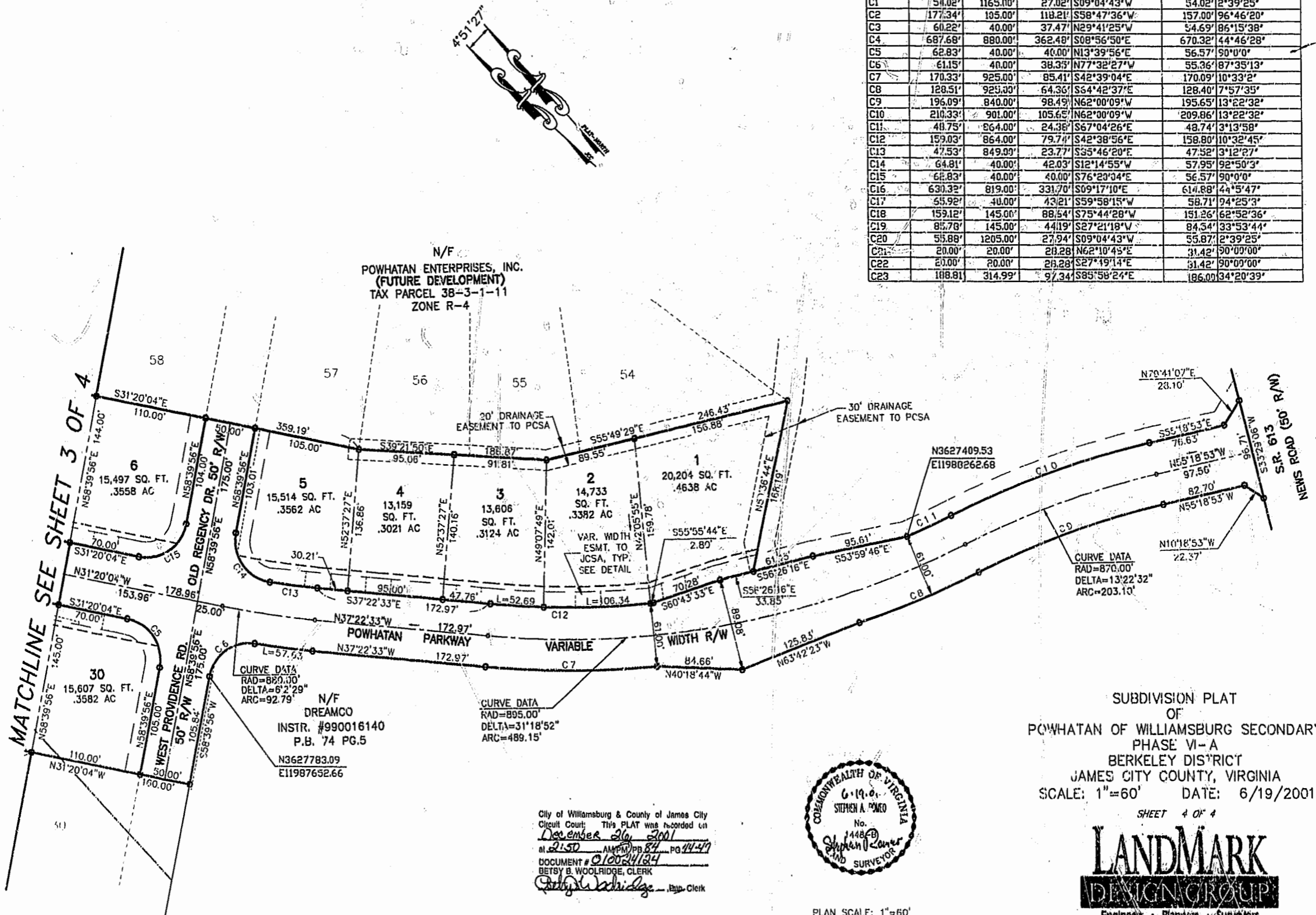
N/F
POWHATAN ENTERPRISES, INC.
(FUTURE DEVELOPMENT)
TAX PARCEL 38-3-1-11
ZONE R-4

SHEET 2 OF 4

MATCHLINE SEE SHEET 4 OF 4

MATCHLINE SEE SHEET 2 OF 4

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	54.02'	1165.00'	27.02'	S09°04'43"W	54.02'	2°39'25"
C2	177.34'	185.00'	118.21'	S58°47'36"W	157.00'	96°46'20"
C3	60.22'	40.00'	37.47'	N29°41'25"W	54.69'	86°15'38"
C4	687.68'	880.00'	362.48'	S08°56'50"E	670.32'	44°46'28"
C5	62.83'	40.00'	40.00'	N13°39'56"E	56.57'	90°0'0"
C6	61.15'	40.00'	38.33'	N77°32'27"W	55.36'	87°35'13"
C7	170.33'	925.00'	85.41'	S42°39'04"E	170.09'	10°33'2"
C8	128.51'	925.00'	64.36'	S64°42'37"E	128.40'	7°57'35"
C9	196.09'	840.00'	98.49'	N62°00'09"W	195.65'	13°22'32"
C10	210.33'	901.00'	105.65'	N62°00'09"W	209.86'	13°22'32"
C11	40.75'	864.00'	24.38'	S67°04'26"E	48.74'	3°13'58"
C12	159.03'	864.00'	79.74'	S42°38'56"E	158.80'	10°32'45"
C13	47.53'	849.09'	23.77'	S55°46'20"E	47.52'	3°12'27"
C14	64.81'	40.00'	42.03'	S12°14'55"W	57.95'	92°50'3"
C15	62.83'	40.00'	40.00'	S76°23'04"E	56.57'	90°0'0"
C16	630.32'	819.00'	331.70'	S09°17'10"E	614.88'	44°5'47"
C17	55.92'	40.00'	43.21'	S59°58'15"W	58.71'	74°25'3"
C18	159.12'	145.00'	88.54'	S75°44'28"W	151.26'	62°52'36"
C19	85.78'	145.00'	44.19'	S27°21'18"W	84.54'	33°53'44"
C20	55.88'	1205.00'	27.94'	S09°04'43"W	55.87'	2°39'25"
C21	20.00'	20.00'	20.28'	N62°10'45"E	31.42'	90°00'00"
C22	20.00'	20.00'	20.28'	S27°19'14"E	31.42'	90°00'00"
C23	108.81'	314.99'	97.34'	S85°58'24"E	106.00'	34°20'39"



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on December 26, 2001 at 2:50 AM PM/PB 84 PG 47-49 DOCUMENT # 010024124 BETSY B. WOOLRIDGE, CLERK



SUBDIVISION PLAT OF POWHATAN OF WILLIAMSBURG SECONDARY PHASE VI-A BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1"=60' DATE: 6/19/2001

SHEET 4 OF 4

LANDMARK DESIGN GROUP
 Engineers • Planners • Surveyors
 Landscape Architects • Environmental Consultants

4029 IRONBOUND ROAD, SUITE 100
 WILLIAMSBURG, VA 23188
 TEL (757) 293-2976 FAX (757) 228-0048

DRAWN BY: LFV PROJ. NO.: 1780041-001.40
 CHKD. BY: SAR DWG. NO.: 12015W