

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, TRUSTEE

(EITHER OF WHOM MAY ACT)

I, Belinda Ship, 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 14 DAY OF Nov., 2001

Belinda Ship  
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/31/03

PLAT OF SUBDIVISION  
**WATERFORD**  
AT  
**POWHATAN SECONDARY**  
PHASE TWENTY-EIGHT  
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 11/13/01  
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. 11/13/01  
DATE

**CERTIFICATE OF NOTARIZATION  
COMMONWEALTH OF VIRGINIA**

CITY/COUNTY OF Virginia Beach, I, Donna Y. Watts, 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 13 DAY OF November, 2001. MY COMMISSION EXPIRES 4/30/05.

Donna Y. Watts  
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 29 DAY OF January, 2002 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Betsy Woolridge  
CLERK

PLAT BOOK 85, PAGE 1-3

**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 23-90(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.

**AREA TABLE**

TOTAL AREA OF THIS PHASE 0.322 AC.

**CERTIFICATE OF APPROVAL**

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

1/23/02 W. Page Cockrell  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
29 Jan 2002  
at 1:26 AM/PM, PB 85, PG. 1-3  
DOCUMENT # 020002130  
BETSY B. WOOLRIDGE, CLERK  
Betsy Woolridge, Rep. Clerk

#020002730

85 PAGE 2

PLAT OF SUBDIVISION  
**WATERFORD**  
 AT  
**POWHATAN SECONDARY**  
 PHASE TWENTY-EIGHT  
 BERKELEY DISTRICT  
 JAMES CITY COUNTY, VIRGINIA

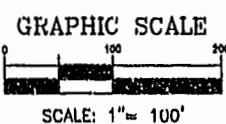
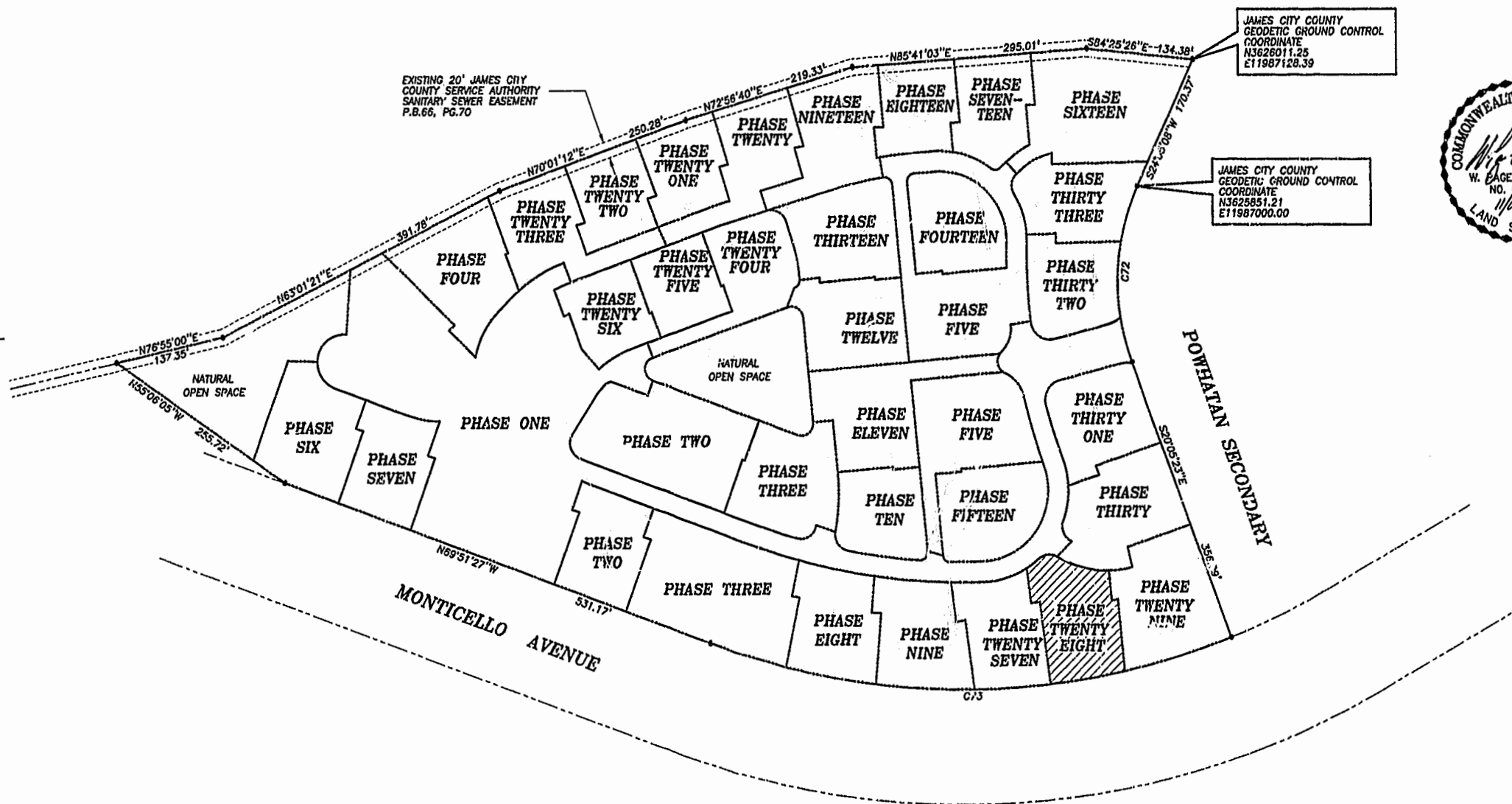
DATE: 10/21/98 SHEET 2 OF 3 SCALE: 1"=100'  
 PROJECT NO: 97-008 DRAWN BY: SJB



**SLEDD & ASSOCIATES, P.C.**  
 ENGINEERS PLANNERS SURVEYORS  
 11832 ROCK LANDING DRIVE, SUITE 203  
 NEWPORT NEWS, VIRGINIA 23606  
 (773) 873-3386

00°32'24"  
 JAMES CITY COUNTY  
 PLAT BOOK 85, PAGE 70

NOW OR FORMERLY  
 POWHATAN ENTERPRISES, INC.



**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

29 Jan 2002  
 at 1:26 PM, PB 85, PG 1-3

DOCUMENT # 020002730  
 GETSY B. WOOLRIDGE, CLERK

*Getsy Woolridge* Dep. Clerk

PLAT BOOK 85, PAGE 1-3

REVISED: 01/15/02  
 WATERFORD PH.28 97-008

PLAT BOOK 66, PAGE 70

PLAT OF SUBDIVISION  
**WATERFORD**  
 AT  
**POWHATAN SECONDARY**  
 PHASE TWENTY-EIGHT  
 BERKELEY DISTRICT  
 JAMES CITY COUNTY, VIRGINIA

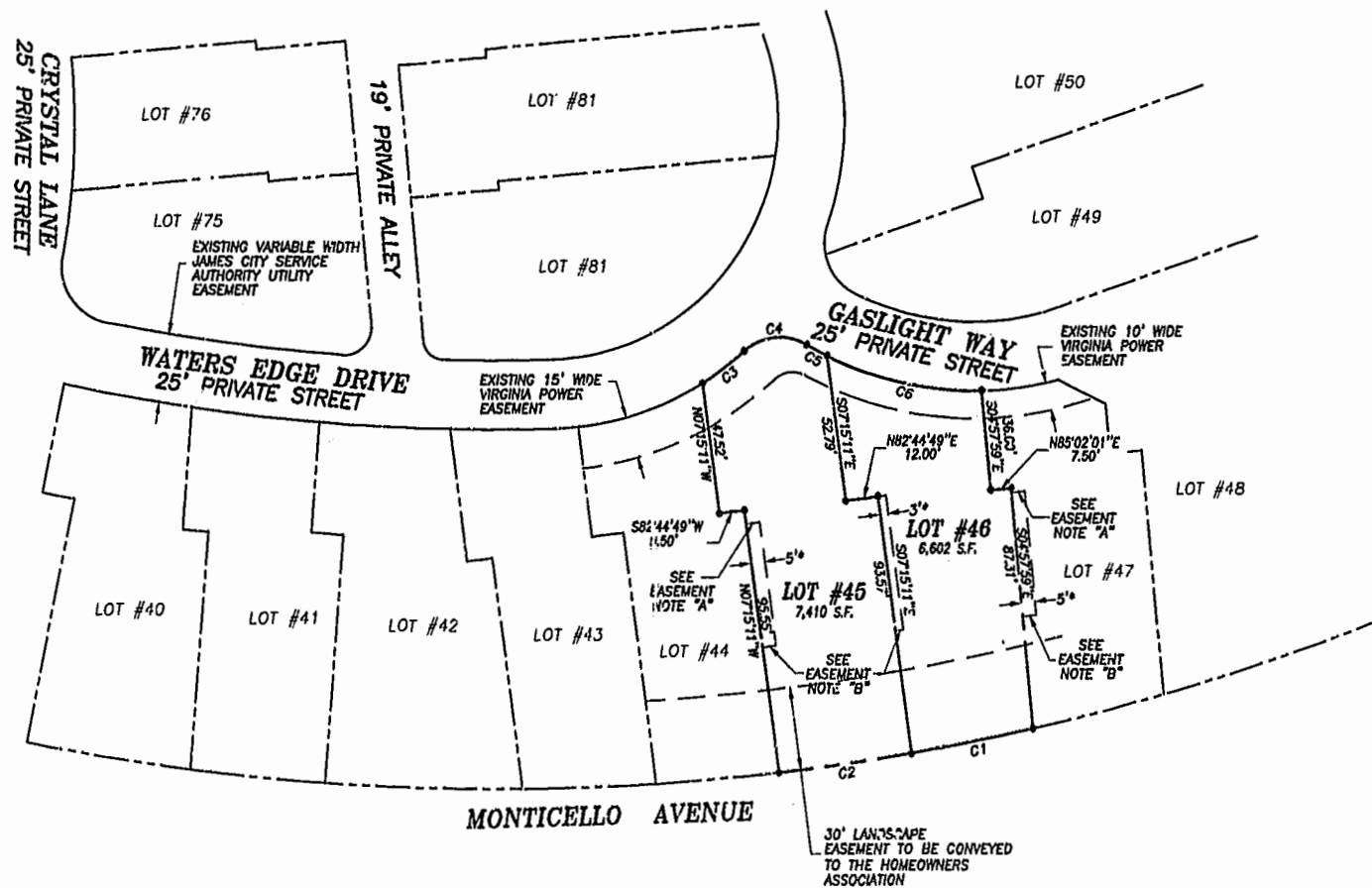
DATE: 10/21/98    SHEET 3 OF 3    SCALE: 1"=40'

PROJECT NO: 97-008    DRAWN BY: SJB

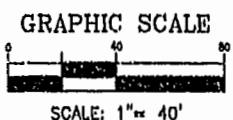
**SA SLEDD & ASSOCIATES, P.C.**  
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 11832 ROCK LANDING DRIVE, SUITE 203  
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 (757) 873-3386

**CURVE TABLE**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	02°51'25"	924.91'	46.12'	23.06'	46.11'	S 78°54'03" W
C2	03°05'53"	924.91'	50.01'	25.01'	50.01'	S 81°52'42" W
C3	10°01'48"	112.50'	10.69'	4.87'	19.67'	N 53°32'59" E
C4	71°22'18"	20.00'	24.91'	14.36'	23.33'	N 84°13'12" E
C5	03°55'46"	125.00'	8.57'	4.29'	8.57'	S 02°03'33" E
C6	27°13'51"	125.00'	59.41'	30.28'	58.85'	S 77°38'21" E



- \* 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.



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