

VICINITY MAP SCALE: 1"=2000'

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
MARCH 14, 2002
 at 1:24 AM PM PB 85 PG 47-48
 DOCUMENT # 020006805
 BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk



N/F
 POWHATAN ENTERPRISES, INC.
 38-3-(01)-21
 PB. 30 PG. 36
 ZONE R-4

N/F
 POWHATAN ENTERPRISES, INC.
 38-3-(01)-21
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 ZONE R-4

N/F
 POWHATAN ENTERPRISES, INC.
 38-3-(01)-21
 PB. 30 PG. 36
 ZONE R-4
 FUTURE DEVELOPMENT
 POWHATAN VILLAGE
 PHASE 4

SUBDIVISION OF
POWhatan VILLAGE
 PHASE 2
 BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=40' DATE: 2/27/02
 SHEET 1 OF 2

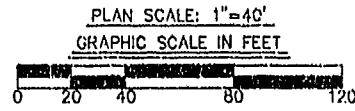
LANDMARK
DESIGN GROUP
 Engineers • Planners • Surveyors
 Landscape Architects • Environmental Consultants
 4029 Ironbound Road, Suite 100
 Williamsburg, VA 23188
 Tel. (757) 253-2975 Fax (757) 229-0049
 Email: lmdg@landmarkdgb.com

NOTE: PEDESTRIAN INGRESS/EGRESS EASEMENTS
 6' WIDE, UNLESS OTHERWISE NOTED

POWhatan VILLAGE
 PHASE 1
 PB. 81 PG. 25-26
 ZONE R-4

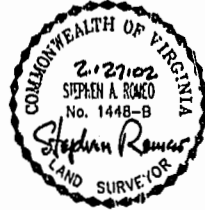
N/F
 POWHATAN ENTERPRISES, INC.
 38-3-(01)-21
 PB. 30 PG. 36
 ZONE R-4
 FUTURE DEVELOPMENT
 POWHATAN VILLAGE
 PHASE 3

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C2	113.67'	165.00'	59.31'	S6°41'12"E	111.62'	39°32'22"
C3	230.51'	195.00'	131.15'	S48°32'00"E	217.65'	67°50'47"
C4	88.40'	215.00'	44.83'	S00°49'52"E	87.78'	23°33'29"
C27	76.07'	185.00'	38.58'	N00°49'52"W	75.53'	23°33'29"
C28	195.38'	185.00'	110.97'	N46°32'00"W	184.17'	67°50'47"
C29	136.57'	195.00'	70.09'	S60°41'12"E	131.91'	39°32'22"



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.



2/27/02 DATE Stephen Romeo SURVEYOR

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 JULY 10, 2001 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN INSTRUMENT #010012086.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS POWHATAN VILLAGE, PHASE 1, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S AND/OR TRUSTEE'S.

2/28/02 DATE Dave Murray PRINT NAME

CERTIFICATE OF NOTARIZATION

STATE OF Virginia CITY/COUNTY OF Chesapeake I, Shannon L. Harrell A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON'S 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 28 DAY OF February, 2002. MY COMMISSION EXPIRES June 30, 2007 Shannon L. Harrell (SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 14 DAY OF MARCH 2002, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: CLERK PLAT BOOK 85 PAGE 47-48

CERTIFICATE OF APPROVAL

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

DATE 3/13/02 VIRGINIA DEPARTMENT OF HEALTH SUBDIVISION AGENT OF JAMES CITY COUNTY

STATISTICAL DATA & NOTES

- 1. PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL 1-12 TAX MAP (37-4). ZONING OF PROPERTY IS R-4 DB. 803, PGS. 740-792.
2. TOTAL AREA PHASE 2 = 3.3544 AC.
3. TOTAL NUMBER OF LOTS = 31
4. ALL ROADS ARE TO BE PRIVATE AND HELD AS COMMON AREAS BY THE HOMEOWNERS ASSOCIATION, AND SHALL NOT BE MAINTAINED BY VDOT OR THE COUNTY.
5. ALL LOTS SERVED BY PUBLIC WATER & SEWER.
6. THERE ARE NO SETBACKS PROPOSED FOR THIS PROJECT 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.
8. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY 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; & SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY POWHATAN ENTERPRISES, INC., INSTRUMENT #010012085. THE PROPERTY SHALL ALSO BE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC., RECORDED SIMULTANEOUSLY WITH THIS PLAT.
9. ALL DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC.
10. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
11. 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.
12. THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83: REFERENCE JCC STATION 322 AND 321RM3AZ.
13. THE PROPERTY LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #510201 0035B OF JAMES CITY COUNTY, VA.
14. THE PROPERTY CONTAINS NO RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
15. THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
16. 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.
17. 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.
18. PEDESTRIAN INGRESS/EGRESS EASEMENTS SHOWN ON THIS PLAT, ARE HEREBY GRANTED TO POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC.
19. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
20. A WAIVER OF THE SIDEWALK REQUIREMENT FOR POWHATAN SECONDARY CONTAINED IN THE SECTION 24-35 OF THE ZONING ORDINANCE WAS GRANTED ON OCTOBER 2, 2000 BY THE JAMES CITY COUNTY PLANNING COMMISSION.
21. 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.
22. 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.

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 MARCH 14, 2002 at 1:24 AM PM DB 85 PG 47-48 DOCUMENT # 020006805 BETSY B. WOOLRIDGE, CLERK

SUBDIVISION OF POWHATAN VILLAGE PHASE 2 BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA DATE: 2/27/02

SHEET 2 OF 2



Engineers • Planners • Surveyors Landscape Architects • Environmental Consultants 4029 Ironbound Road, Suite 100 Williamsburg, VA 23185 Tel. (757) 253-2975 Fax (757) 229-0049 Email: lmdg@landmarkdgb.com

DRAWN BY: LFV PROJ. NO.: 1780041-151.10 CHKD. BY: SAR DWG. NO.: 12553 W