

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

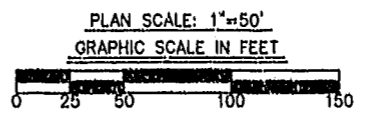
POWHATAN VILLAGE, PHASE 3
BEING A
SUBDIVISION OF
A PORTION OF
POWHATAN OF WILLIAMSBURG SECONDARY
FOR CONVEYANCE TO
CENTEX HOMES
POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=50' DATE: 3/8/02
SHEET 1 OF 2



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@landmarkdgwb.com

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 5, 2002
at 2:37 AM (PM) PB 85 PG 61-62
DOCUMENT # 020008580
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Dep. Clerk

NEWS ROAD S.R. 613



DRAWN BY: LFV
CHKD. BY: SAR
PROJ. NO.: 1780041-151.11
DWG. NO.: 13106W

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 Romeo 4-3-02 DATE
STEPHEN A. ROMEO



OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS POWHATAN VILLAGE, PHASE 3, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S AND/OR TRUSTEE'S.

Lawrence E. Beamer, Pres. 4/3/02 DATE
POWHATAN ENTERPRISES, INC.

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City
I, Patricia M. Pucci, 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 3rd DAY OF April, 2002. MY COMMISSION EXPIRES June 30, 2002.

Patricia M. Pucci (SIGNATURE)

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY G.H. ANDERSON, TRUSTEE, AND UNITED VIRGINIA BANK OF WILLIAMSBURG, EXECUTOR OF THE ESTATE OF D.C. RENICK TO POWHATAN ENTERPRISES, INC., BY DEED, DATED JANUARY 24, 1978 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN DEED BOOK 182, PAGE 416 AND BY FIRST UNION NATIONAL BANK OF THE NORTH CAROLINA, N.A. TO POWHATAN ENTERPRISES, INC. BY DEED DATED DECEMBER 23, 1977 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN DEED BOOK 181 PAGE 361.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 5th DAY OF April, 2002, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:37 PM

TESTE: Betsy B. Woolridge, CLERK

PLAT BOOK 85 PAGE 61-62

CERTIFICATE OF APPROVAL

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

Virginia Department of Health
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATISTICAL DATA & NOTES

- 1. PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL 1-21 TAX MAP (38-3). ZONING OF PROPERTY IS R-4 WITH PROFFERS DB. 803, PGS. 740-792.
2. TOTAL AREA PHASE 3 = 3.4517 AC.
3. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER & SEWER.
4. THERE ARE NO SETBACKS PROPOSED FOR THIS PROJECT EXCEPT AS SHOWN.
5. 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.
6. 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 #010007973. 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.
7. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
8. THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83; REFERENCE JCC STATION 322 AND 321RM3AZ.
9. THE PROPERTY LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #5102D1 0035B OF JAMES CITY COUNTY, VA.
10. THE PROPERTY CONTAINS NO RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
11. THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
12. 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.
13. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
14. THE LANDSCAPE PROTECTION ZONE (L.P.Z.) IS HEREBY DEDICATED TO POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. AND POWHATAN COMMUNITY SERVICES ASSOCIATION.
15. IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. AND POWHATAN COMMUNITY SERVICES ASSOCIATION OR A COMMITTEE DESIGNATED THEREBY AND NO PERMANENT STRUCTURES MAY BE ERRECTED WITHIN THE L.P.Z.
16. THE NEWS ROAD RIGHT-OF-WAY BUFFER WAS ESTABLISHED BY THE DEVELOPMENT REVIEW COMMITTEE ON FEBRUARY 28, 2001.
17. ALL PRIVATE ROADS SHALL BE HELD AND MAINTAINED AS COMMON AREAS BY THE HOME OWNERS' ASSOCIATION, AND SHALL NOT BE MAINTAINED BY VDOT OR JAMES CITY COUNTY.

CURVE TABLE

Table with 7 columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD DIRECTION, CHORD, DELTA. Contains 17 rows of curve data (C15 to C46).

LEGEND

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

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