

SECOND 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: SJR

**SA** SLEDD & ASSOCIATES, P.C.  
ENGINEERS PLANNERS SURVEYORS  
11832 ROCK LANDING DRIVE, SUITE 203  
NEWPORT NEWS, VIRGINIA 23606  
(757) 873-3388

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 3/28/02  
W. PAGE COCKRELL, DATE



AREA TABLE

AREA OF THIS PHASE	.509 AC.
AREA OF PRIVATE STREETS	.032 AC.
TOTAL SUBDIVMED AREA	.541 AC.

CERTIFICATE OF APPROVAL

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

4/9/02  
DATE: [Signature]  
SUBDIVISION AGENT OF  
JAMES CITY COUNTY

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
April 23, 2002  
at 10:10 AM PM, PB 80 PG 78-80  
DOCUMENT # 020009700  
BETSY B. WOOLRIDGE, CLERK  
Mona Bawell, Dep. Clerk

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:

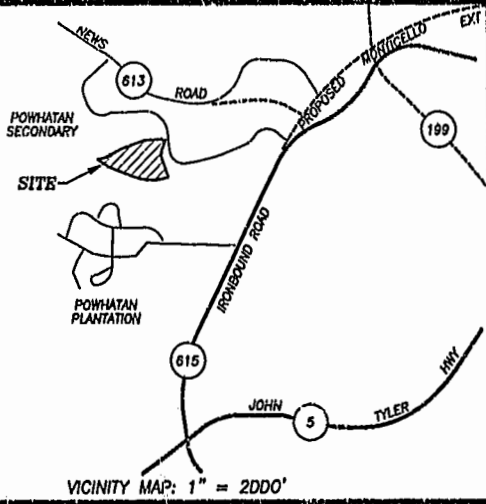
[Signature]  
H. MAC WEAVER, II, TRUSTEE

JOSEPH W. KESTERSON, TRUSTEE

(EITHER OF WHOM MAY ACT)

I, Bice J. 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 1st DAY OF April, 2002.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 8/31/03



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: [Signature] 3/28/02  
DATE

CERTIFICATE OF NOTARIZATION  
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Virginia Beach, I, Donna Y. Watt, 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 28th DAY OF March, 2002. MY COMMISSION EXPIRES 4/30/05.

[Signature]  
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 23 DAY OF April, 2002. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:10 AM

TESTE: [Signature]  
CLERK

PLAT BOOK 85, PAGE 78-80

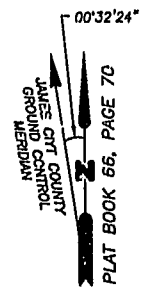
GENERAL NOTES:

- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4.
- TAX MAP NUMBER OF PROPERTY:  
LOT 4: (37-4) (11-7)  
LOT 5: (37-4) (11-5)
- ALL STREETS DESIGNATED AS PRIVATE ARE TO BE HELD AS COMMON AREAS BY THE HOME OWNERS ASSOCIATION.
- THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
- ALL DRAINAGE EASEMENTS WILL BE PRIVATE.
- 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.
- MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 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.
- THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINES BETWEEN LOTS 4 AND 5, THEREBY REPLACING "AMENDED PLAT OF WATERFORD AT POWHATAN SECONDARY PHASE SIXTEEN" RECORDED IN P.B. 83, PGS. 54-56 IN THE COUNTY OF JAMES CITY, VIRGINIA.
- PREVIOUS AREA OF LOT 4 (INSTRUMENT NO. 010018904) = 5,345 S.F.  
AMENDED AREA OF LOT 4 AS SHOWN ON THIS PLAT = 5,344 S.F.  
PREVIOUS AREA OF LOT 5 (INSTRUMENT NO. 010018904) = 17,436 S.F.  
AMENDED AREA OF LOT 5 AS SHOWN ON THIS PLAT = 16,831 S.F.

SECOND 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

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

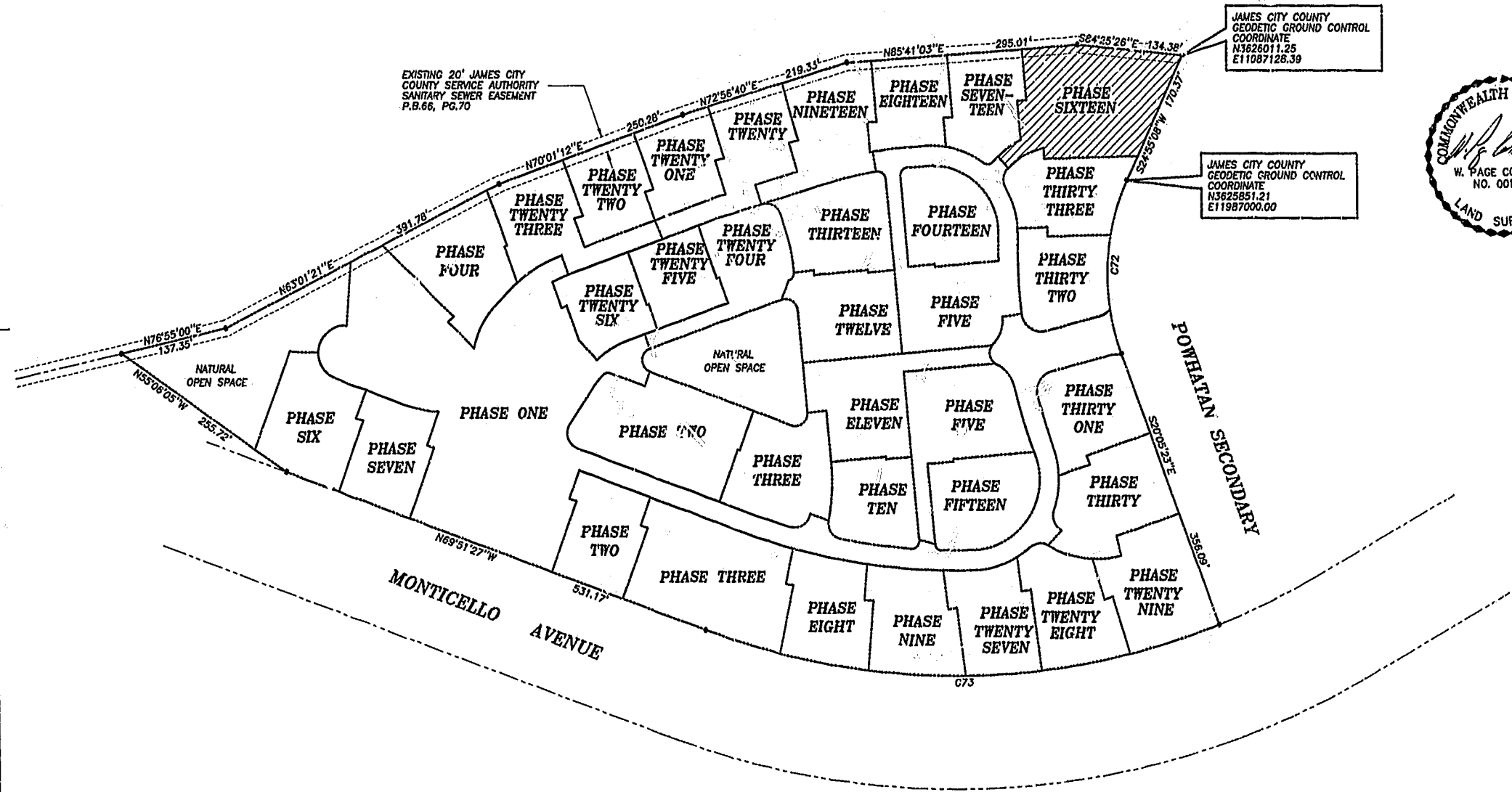
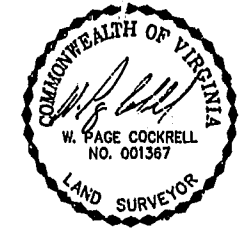


NOW OR FORMERLY  
 POWHATAN ENTERPRISES, INC.

EXISTING 20' JAMES CITY  
 COUNTY SERVICE AUTHORITY  
 SANITARY SEWER EASEMENT  
 P.B.66, PG.70

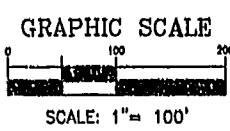
JAMES CITY COUNTY  
 GEODETIC GROUND CONTROL  
 COORDINATE  
 N3626011.25  
 E11087126.39

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



**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

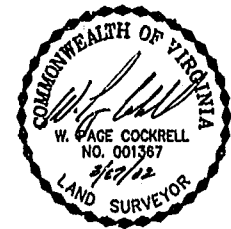


City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
April 23, 2002  
 at 10:10 AM, P.B. 85, PG. 78-80  
 DOCUMENT # 020007900  
 BETSY B. WOOLRIDGE, CLERK  
Mona Bausell, Dep. Clerk

SECOND AMENDED PLAT OF SUBDIVISION  
**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

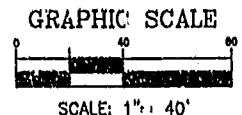
**SA** **SLEDD & ASSOCIATES, P.C.**  
 ENGINEERS PLANNERS SURVEYORS  
 11832 ROCK LANDING DRIVE, SUITE 203  
 NEWPORT NEWS, VIRGINIA 23806  
 (757) 873-3386



\* 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 10 0.5' FROM THE BUILDING IN ORDER TO ELIMINATE ENCROACHMENTS.  
 "D" EASEMENT TO BEGIN AT FRONT EDGE OF DECK AS CONSTRUCTED BY THE DEVELOPER.

- NOTES:**
- LOTS 1 & 2 ARE PLATTED AS PHASE THIRTY-TWO (INSTRUMENT NO. 010018905, RECORDED OCT. 18, 2001, P.B. 83, PG. 57-59)
  - LOTS 3 & 4 ARE PLATTED AS PHASE THIRTY-THREE (INSTRUMENT I.J. 010020997, RECORDED NOV. 15, 2001, P.B. 83, PG. 89-91)



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on April 23, 2002 at 10:10 AM, P.B. 86, PG. 78-80  
 DOCUMENT # 020009700  
 BETSY B. WOOLRIDGE, CLERK  
*Mona Bausell*, Dep. Clerk

PLAT BOOK 66, PAGE 70

EXISTING 20' JAMES CITY SERVICE AUTHORITY SANITARY SEWER EASEMENT P.B.66, PG.70

EDGE OF WETLANDS

SEE EASEMENT NOTE "B"

LOT 6  
5,344 S.F.

LOT 5  
16,831 S.F.

LOT #7  
N85°41'03"E 9.50'

LOT #8  
EXISTING 15' WIDE VIRGINIA POWER EASEMENT

LOT #10

LOT #11

LOT #12

EXISTING 19' JAMES CITY SERVICE AUTHORITY UTILITY EASEMENT

EXISTING 15' PRIVATE DRAINAGE EASEMENT PREVIOUSLY CONVEYED TO WATERFORD AT POWHATAN SECONDARY COMMUNITY ASSOCIATION, INC.

30' LANDSCAPE EASEMENT HEREBY CONVEYED TO WATERFORD AT POWHATAN SECONDARY COMMUNITY ASSOCIATION, INC.

EXISTING 20' JAMES CITY SERVICE AUTHORITY UTILITY EASEMENT

EXISTING 15' WIDE VIRGINIA POWER EASEMENT

WATERSIDE LANE  
19' PRIVATE STREET

WATERS EDGE DRIVE  
25' PRIVATE STREET

WATERS EDGE DRIVE  
25' PRIVATE STREET

POWHATAN SECONDARY

LOT #60

LOT #53

EXISTING 25' JAMES CITY SERVICE AUTHORITY UTILITY EASEMENT

LOT #59

LOT #54

EXISTING 15' VIRGINIA POWER EASEMENT

LOT #58

LOT #55

LOT #2

LOT #1

LOT #3

EXISTING 10' VIRGINIA POWER EASEMENT

LOT #4

PROPERTY LINES HEREBY EXTINGLISHED

**CURVE DATA**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	44°26'44"	77.47'	60.10'	31.65'	58.60'	N68°07'11"E
C2	26°10'20"	96.47'	44.07'	22.42'	43.68'	S77°11'27"W
C3	18°04'22"	96.47'	30.43'	15.34'	30.30'	S55°04'06"W

**LINE DATA**

NUMBER	LENGTH	CHORD BEARING
L1	18.73'	S 03°17'02" E
L2	1.94'	S 12°06'42" W