

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, Madonna W. Manell 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 5th DAY OF April, 2002.

Madonna W. Manell
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-31-2003

AMENDED PLAT OF SUBDIVISION
WATERFORD
AT
POWHATAN SECONDARY
PHASE THIRTY-TWO
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
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. 4/5/02
JOHN H. PETERSON, JR. DATE

**CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA**

CITY/COUNTY OF Virginia Beach, I, Donna V. Walls 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 5th DAY OF April, 2002. MY COMMISSION EXPIRES 4/30/05.

Donna V. Walls
NOTARY PUBLIC

GENERAL NOTES:

1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4.
2. TAX MAP NUMBER OF PROPERTY:
LOT 1: (37-4) (11-1)
LOT 2: (37-4) (11-2)
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 SH. 1. REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9C(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.
10. THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINES BETWEEN LOTS 2 AND 3, THEREBY REPLACING "PLAT OF WATERFORD AT POWHATAN SECONDARY PHASE THIRTY-TWO" RECORDED IN P.B. 83, PGS. 57-59 IN THE COUNTY OF JAMES CITY, VIRGINIA.



AREA TABLE

TOTAL AREA OF THIS PHASE 0.298 AC.

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.

TESTE: Mona Bassell, DC
CLERK

PLAT BOOK 85 PAGE 81

CERTIFICATE OF APPROVAL

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

4/18/02
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 10:13 AM, P.M. 88 P.M. 83
DOCUMENT # 020009701
BETSY B. WOODRIDGE, CLERK
Mona Bassell, Dep. Clerk

AMENDED PLAT OF SUBDIVISION
WATERFORD
AT
POWHATAN SECONDARY
PHASE THIRTY-TWO
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 10/21/98 SHEET 2 OF 3 SCALE: 1"=100'

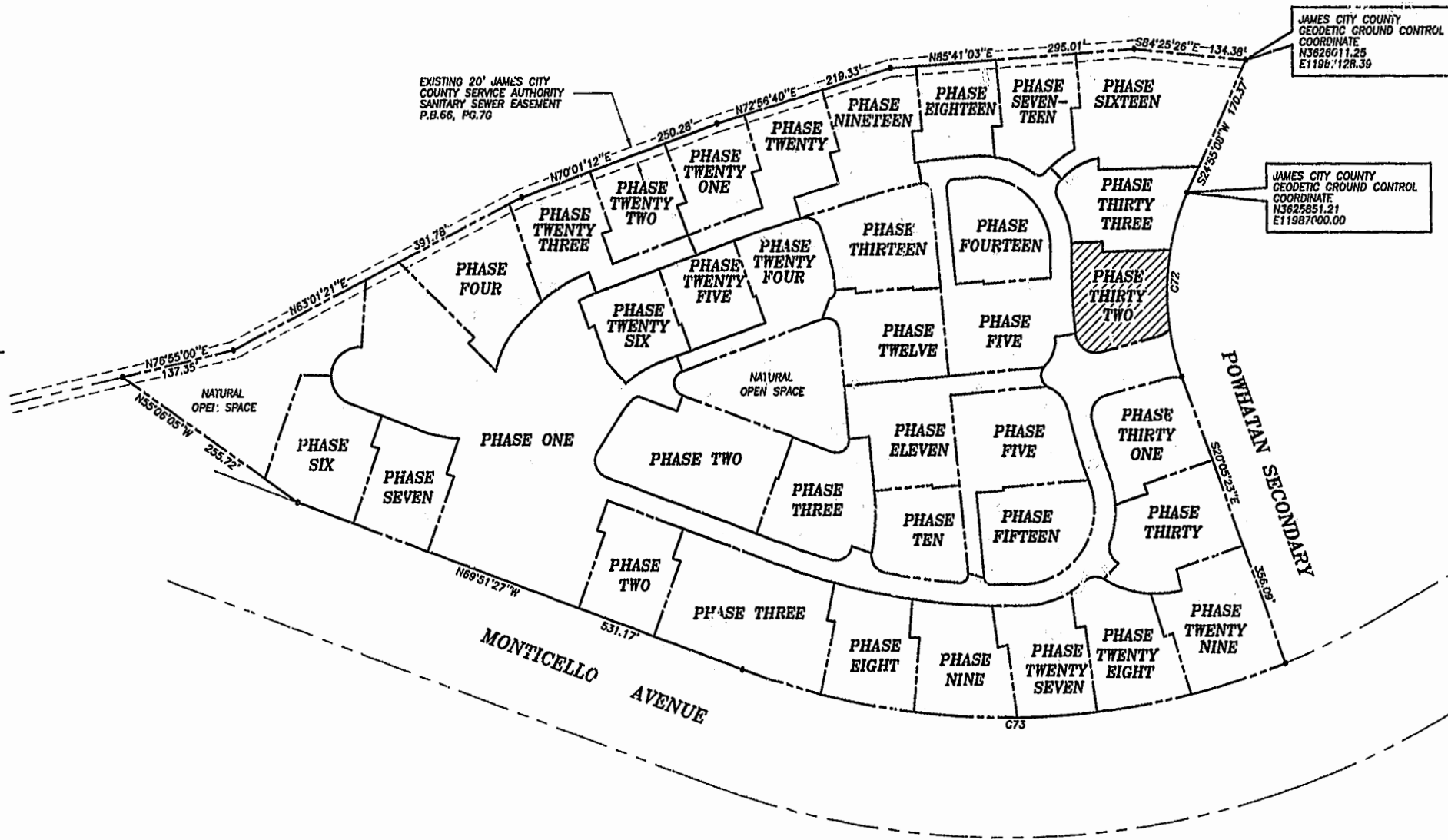
PROJECT NO: 97-008 DRAWN BY: SJB



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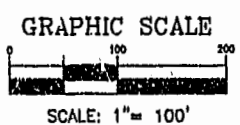
00'32'24"
JAMES CITY COUNTY
LAND SURVEYING CONTROL
PLAT BOOK 66, PAGE 70

NOW OR FORMERLY
POWHATAN ENTERPRISES, INC.



JAMES CITY COUNTY
GEODETIC GROUND CONTROL
COORDINATE
N3628611.25
E11987128.39

JAMES CITY COUNTY
GEODETIC GROUND CONTROL
COORDINATE
N3628851.21
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'	698.91'	349.84'	654.43'	S89°25'26"W

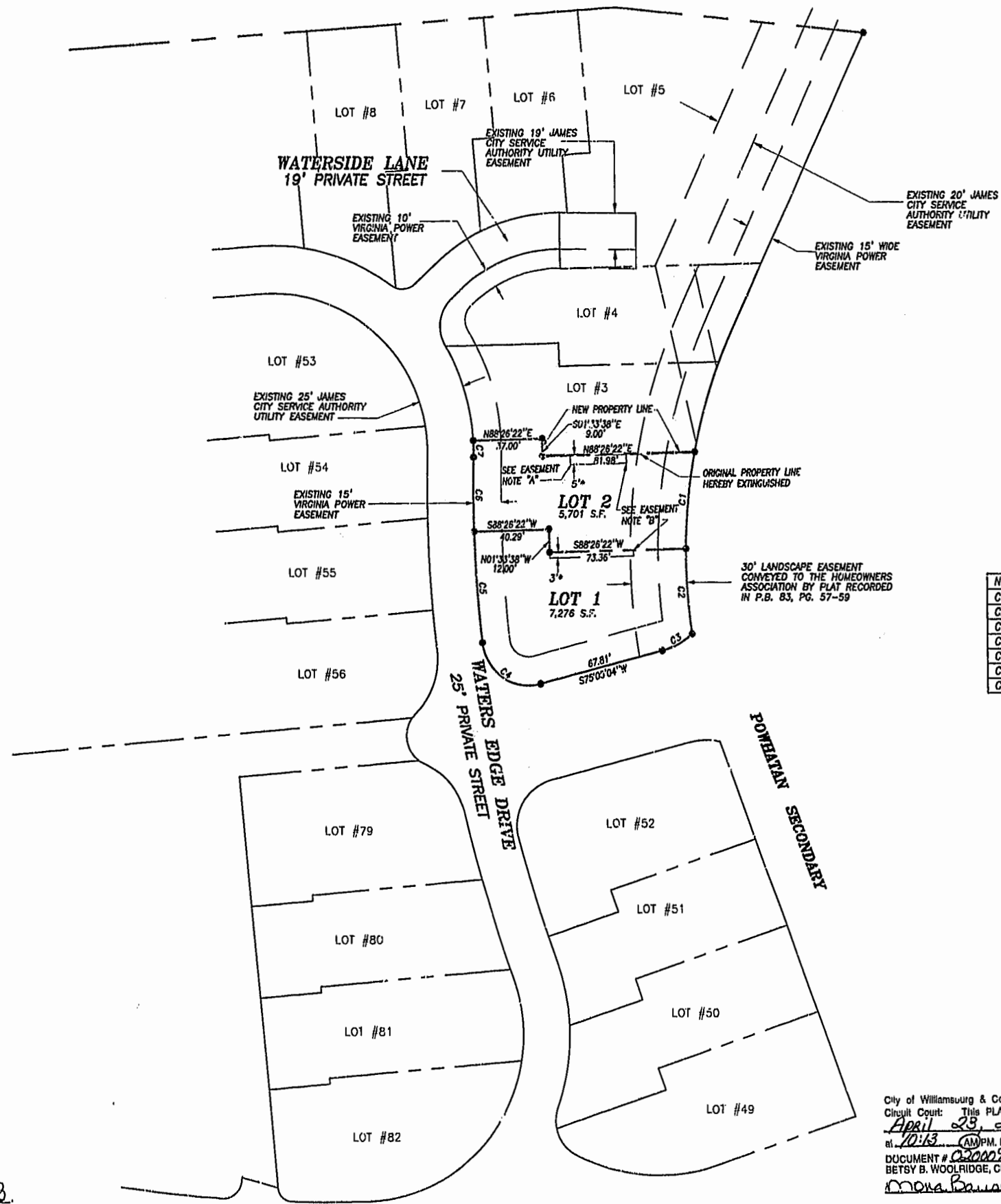
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 23, 2002
at 10:13 (AM) P.M. 85 pg 81-83
DOCUMENT # 020009701
BETSY B. WOOLRIDGE, CLERK
Debra Rowland, Dep. Clerk

PLAT BOOK 66, PAGE 70

AMENDED PLAT OF SUBDIVISION
WATERFORD
 AT
POWHATAN SECONDARY
 PHASE THIRTY-TWO
 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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 NEWPORT NEWS, VIRGINIA 23606
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CURVE DATA

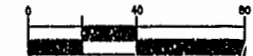
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	10°26'01"	280.00'	50.99'	25.56'	50.92'	S05°47'04"W
C2	09°06'12"	280.00'	44.49'	22.29'	44.44'	S03°59'02"E
C3	28°30'43"	37.50'	18.66'	9.53'	18.47'	S61°37'50"W
C4	98°39'34"	25.00'	43.05'	29.10'	37.92'	N55°35'09"W
C5	14°41'43"	709.99'	58.18'	29.11'	58.16'	N03°54'30"W
C6	03°07'53"	709.99'	38.80'	19.41'	38.80'	N00°00'17"E
C7	04°38'49"	107.50'	8.72'	4.36'	8.72'	N00°45'11"W

* 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.

GRAPHIC SCALE



SCALE: 1"= 40'

City of Williamsburg & County of James City
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 April 23, 2002
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 BETSY B. WOOLRIDGE, CLERK
 Mona Powell, Dep. Clerk