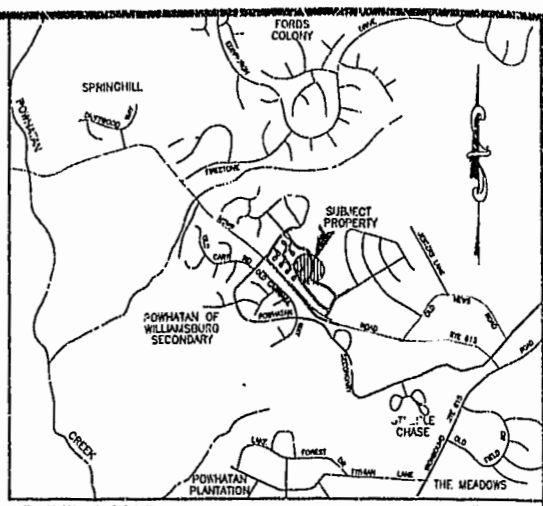
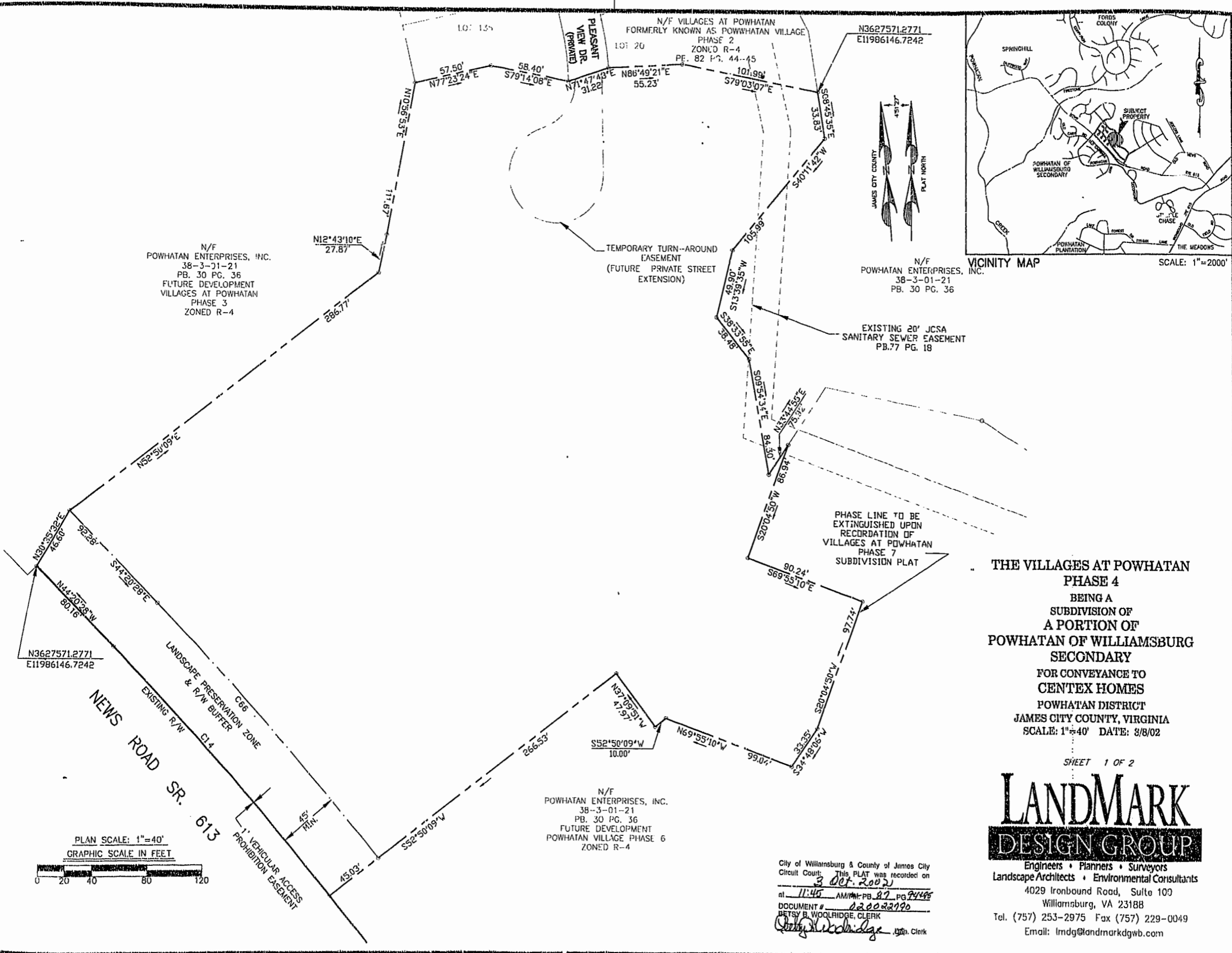


070022790 87 PAGE 94

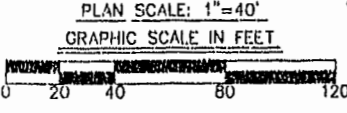


**THE VILLAGES AT POWHATAN
 PHASE 4**
 BEING A
 SUBDIVISION OF
 A PORTION OF
**POWHATAN OF WILLIAMSBURG
 SECONDARY**
 FOR CONVEYANCE TO
CENTEX HOMES
 POWHATAN DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=40' DATE: 8/8/02

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

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 3 Oct. 2002
 at 11:45 AM/PM: PB. 87, PG. 74-75
 DOCUMENT # 020022790
 BETSY B. WOOLRIDGE, CLERK
 Clerk



DRAWN BY: LFV
 CHKD. BY: SAR
 PROJ. NO.: 1780041-151.12
 DWG. NO.: 13109W

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.



Signature of Stephen A. Romeo, dated 6/18/02.

- LEGEND: MONUMENTS TO BE SET, IRON PIPES TO BE SET, MONUMENTS FOUND, IRON PIPES FOUND.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD DIRECTION, CHORD, DELTA.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE VILLAGES AT POWHATAN PHASE 4, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S AND/OR TRUSTEE'S.

Signature of Lawrence E. Beamer, dated 6/18/02.

STATISTICAL DATA & NOTES

- 1. PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL 1-21, TAX MAP (371-3). ZONING OF PROPERTY IS R-4 WITH PROFFERS, D.B. 803 PGS. 740-792.
2. TOTAL AREA PHASE 4 = 4.7449 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.
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 #510201 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. OR 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 JANUARY 14, 2002.
17. THE ADJOINING STREET, PLEASANT VIEW DRIVE, IS PRIVATE AND IS NOT MAINTAINED BY VDOT OR THE COUNTY.

CERTIFICATE OF NOTARIZATION

STATE OF Virginia, CITY/COUNTY OF James City, Patricia M. Penci, 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 18th DAY OF June, 2002. MY COMMISSION EXPIRES June 30, 2002.

Signature of Patricia M. Penci, (SIGNATURE)

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.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 3rd DAY OF Oct. 02, 2002, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:45AM

TESTE: Betsy B. Woolridge, CLERK. PLAT BOOK 87 PAGE 94495

CERTIFICATE OF APPROVAL

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

DATE 6/18/02, VIRGINIA DEPARTMENT OF HEALTH, SUBDIVISION AGENT OF JAMES CITY COUNTY.

THE VILLAGES AT POWHATAN PHASE 4 BEING A SUBDIVISION OF A PORTION OF POWHATAN OF WILLIAMSBURG SECONDARY FOR CONVEYANCE TO CENTEX HOMES POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1"=40' DATE: 3/8/02 SHEET 2 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@landmarkdgb.com

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 3 Oct. 2002 at 11:45 AM/DM/PB... 87, PG. 94495 DOCUMENT # 020022790 BETSY B. WOOLRIDGE, CLERK