

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#97008878, PG. 57, 4/30/93) CONSENTED TO:

H. Mac Weaver, II
H. MAC WEAVER, II, TRUSTEE

Joseph W. Kesterson
JOSEPH W. KESTERSON, TRUSTEE
(EITHER OF WHOM MAY ACT)

Belle J. Shinn, 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 STATE AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 20th DAY OF March, 2003.

Belle J. Shinn
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/21/03

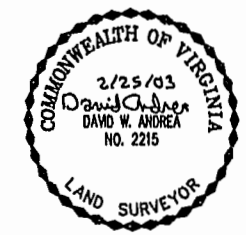
AMENDED PLAT OF SUBDIVISION
(SECOND AMENDMENT)
WATERFORD
AT
POWHATAN SECONDARY
PHASE THIRTY-TWO
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 10/21/98 SHEET 1 OF 3 SCALE: N/A
PROJECT NO: 97-008 DRAWN BY: SJB

SA 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.

David W. Andrea 2/25/03
DAVID W. ANDREA DATE



GENERAL NOTES:

- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4.
- TAX MAP NUMBER OF PROPERTY:
LOT 1: (37-4) (11-1)
LOT 2: (37-4) (11-2)
- 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 23-9C(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 30' LANDSCAPE EASEMENT ON LOT 2, THEREBY REPLACING "PLAT OF WATERFORD AT POWHATAN SECONDARY PHASE THIRTY-TWO" RECORDED IN P.B. 85, PGS. 81-83 IN THE COUNTY OF JAMES CITY, VIRGINIA.

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. 3/19/03
DATE

**CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA**

CITY/COUNTY OF Virginia Beach,
Donna J. Watts, 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 19th DAY OF March, 2003. MY COMMISSION EXPIRES 4/30/05.

Donna J. Watts
NOTARY PUBLIC

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.

WATERFORD HOMEOWNERS ASSOCIATION

BY: Ronald W. Cranford 3/18/2003
RONALD W. CRANFORD, PRESIDENT DATE

**CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA**

CITY/COUNTY OF James City County,
Laura H. McComas, 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 15th DAY OF March, 2003. MY COMMISSION EXPIRES 30 September 2004.

Laura H. McComas
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 97008878, PAGE 55.

AREA TABLE

TOTAL AREA OF THIS PHASE 0.298 AC.

CERTIFICATE OF APPROVAL

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

Betsy B. Woodridge 3/24/03
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 24 March 2003
at 12:51 AM/PM, PB 89, PG 97-99
DOCUMENT # 030008599
BETSY B. WOODRIDGE, CLERK
Betsy B. Woodridge Clerk

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY. THIS 24 DAY OF March, 2003. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. (at 12:51 PM)

TESTE: Betsy B. Woodridge
CLERK

PLAT BOOK 89, PAGE 97-99

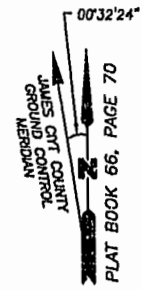
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89 PAGE 98

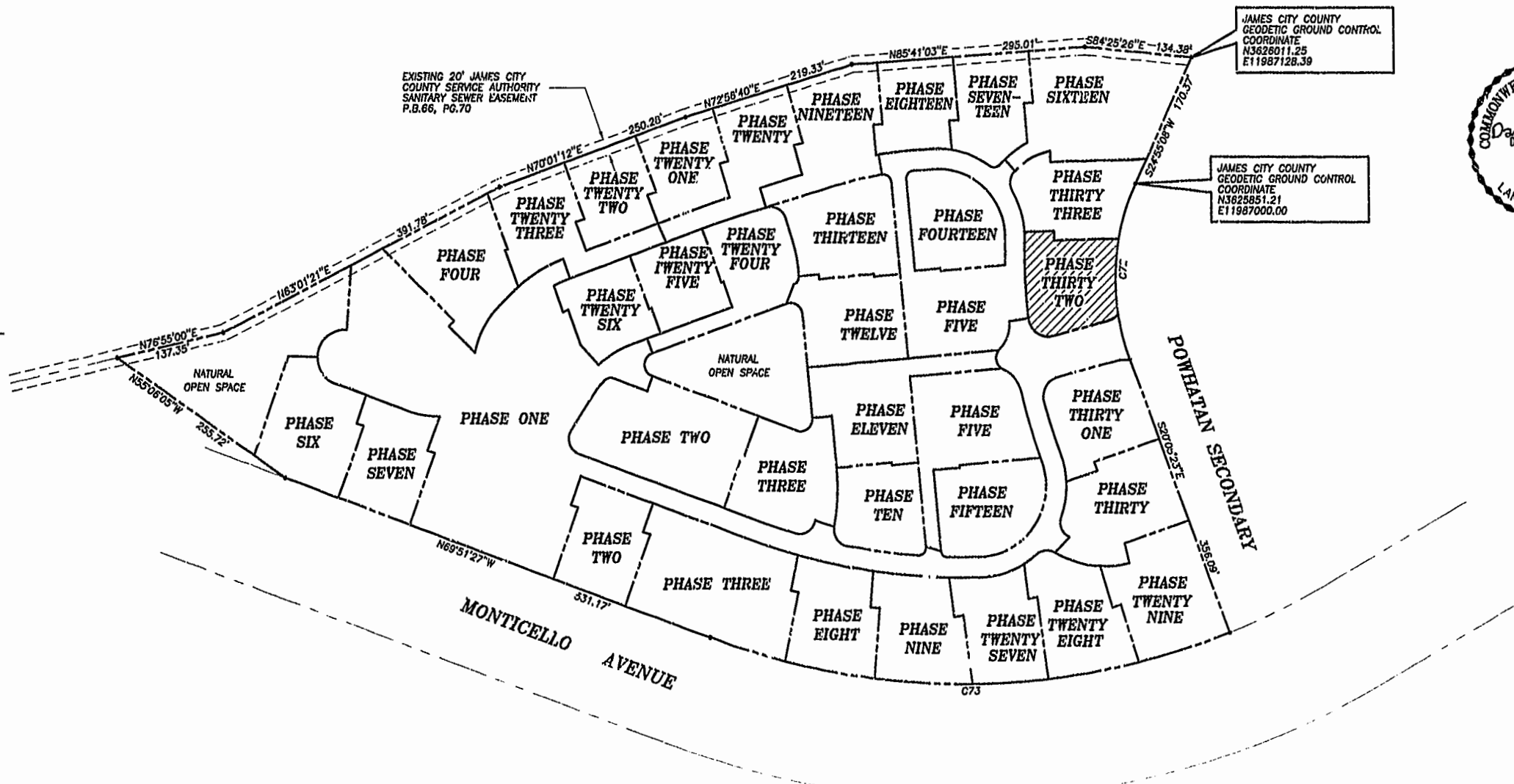
AMENDED PLAT OF SUBDIVISION
(SECOND AMENDMENT)
WATERFORD
AT
POWHATAN SECONDARY
PHASE THIRTY-TWO
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 10/21/98 SHEET 2 OF 3 SCALE: 1"=100'
PROJECT NO: 97-008 DRAWN BY: SJB

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

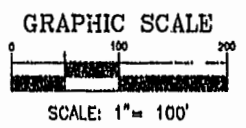


NOW OR FORMERLY
POWHATAN ENTERPRISES, INC.



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
24 May 2003
at 12:51 AM P.M. PB. 89 PG. 97-99
DOCUMENT # 1330008599
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

#030008599

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PLAT BOOK 66, PAGE 70



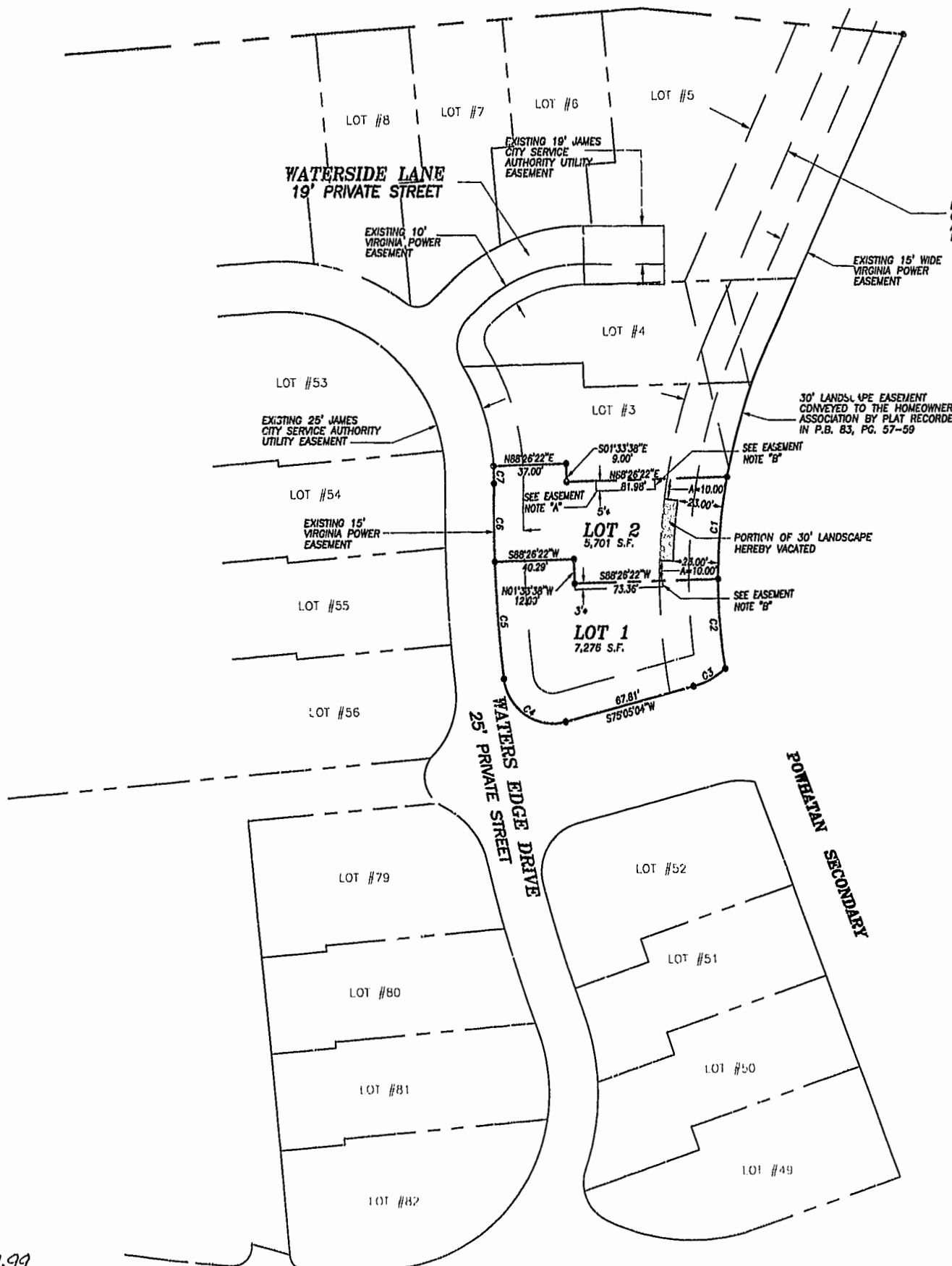
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(SECOND AMENDMENT)
WATERFORD
AT
POWHATAN SECONDARY
PHASE THIRTY-TWO
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 10/21/98 SHEET 3 OF 3 SCALE: 1"=40'

PROJECT NO: 97-008 DRAWN BY: SJB



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CURVE DATA

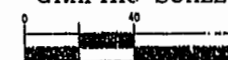
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	10°26'01"	280.00'	50.99'	25.56'	50.92'	S05°47'04"W
C2	09°06'12"	280.00'	44.49'	22.29'	44.44'	S03°59'02"E
C3	28°30'43"	37.50'	18.66'	9.53'	18.47'	S61°37'50"W
C4	98°39'34"	25.00'	43.05'	29.10'	37.92'	N55°35'09"W
C5	04°41'43"	709.99'	58.18'	29.11'	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
Circuit Court: This PLAT was recorded on
24 Mar. 2003
at 12:51 AM/PM, PB. 89, PG. 97-98
DOCUMENT # 030008599
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk

PLAT BOOK 89, PAGE 97-99

AMENDED: 02/25/03 WATERFORD PH32. 97-008