

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

Stephen Romeo 2-26-03
STEPHEN A. ROMEO DATE



OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE VILLAGES AT POWHATAN, PHASE 5, 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. 2/26/03
POWHATAN ENTERPRISES, INC. DATE

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.

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City County
Melissa Long 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 FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 26 DAY OF February, 2003. MY COMMISSION EXPIRES 02/31/2004

Melissa Long, Commissioner Melissa Long
(SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS DAY OF 2003, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: CLERK

PLAY BOOK PAGE

CERTIFICATE OF APPROVAL

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

DATE 2/27/03
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 5 = 3.0019 AC.
3. 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.
4. ALL ROADS ARE PRIVATE AND HELD AS COMMON AREAS BY THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. AND SHALL NOT BE MAINTAINED BY VDOT OR JAMES CITY COUNTY.
5. THIS PARCEL IS SERVED BY PUBLIC WATER & SEWER.
6. THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83: REFERENCE JCC STATION 322 AND 321RM3AZ.
7. ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED TO STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. A WAIVER OF THE SIDEWALK REQUIREMENT FOR POWHATAN SECONDARY CONTAINED IN SECTION 24-35 OF THE ZONING ORDINANCE WAS GRANTED ON OCTOBER 2, 2000 BY THE JAMES CITY COUNTY PLANNING COMMISSION.
9. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
10. THE LANDSCAPE PRESERVATION ZONE (L.P.Z.) IS HEREBY DEDICATED TO POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. AND THE POWHATAN COMMUNITY SERVICES ASSOCIATION (PCSA).
11. IN AREAS DESIGNATED LANDSCAPE PRESERVATION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. OR A COMMITTEE DESIGNATED THEREBY AND NO PERMANENT STRUCTURES MAY BE ERECTED WITHIN THE L.P.Z.
12. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
13. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY SEPARATE 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. THE PROPERTY SHALL ALSO BE SUBJECT TO THE DECLARATIONS OF PROTECTIVE COVENANTS AND RESTRICTIONS OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. RECORDED IN INSTRUMENT #020007145, AND THE SUPPLEMENTAL DECLARATIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT.
14. THE PROPERTY LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #510201 0035B OF JAMES CITY COUNTY, VA.
15. THE PROPERTY CONTAINS NO RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
16. THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
17. THE NEWS ROAD RIGHT-OF-WAY BUFFER WAS ESTABLISHED BY THE DEVELOPMENT REVIEW COMMITTEE ON FEBRUARY 28, 2001.

Table with 7 columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA. Contains 10 rows of curve data (C1 to C10).

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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on April 4, 2003 at 1:59 AM, PM, PB 90 PG 67 DOCUMENT # 030010223 BETSY B. WOOLRIDGE, CLERK

VILLAGES AT POWHATAN, PHASE 5
BEING A SUBDIVISION OF A PORTION OF POWHATAN OF WILLIAMSBURG SECONDARY
FOR CONVEYANCE TO CENTEX HOMES, INC.
POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=40' DATE: 2/24/03
SHEET 2 OF 2

LANDMARK DESIGN GROUP
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Landscape Architects • Environmental Consultants
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