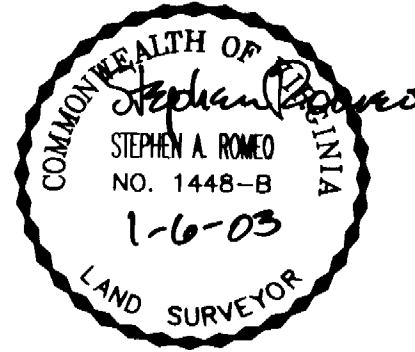


#040012353

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.



Stephen Romeo  
DATE: 1-6-2003  
SIGNATURE: Stephen Romeo

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.H. ANDERSON TO POWHATAN ENTERPRISES, INC. BY DEED, DATED 1/24/78 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN DEED BOOK 182, PAGE 416.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS POWHATAN OF WILLIAMSBURG SECONDARY, PHASE VI-C, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETOR AND/OR TRUSTEE.

Powhatan Enterprises Inc.  
Lawrence E. Beamer - President  
DATE: 1/7/03  
SIGNATURE: [Signature]

CERTIFICATE OF NOTARIZATION

STATE OF Virginia  
CITY/COUNTY OF James City  
I, Patricia M. Pencei, 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 TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 7th DAY OF January, 2003. MY COMMISSION EXPIRES June 30, 2006.

Patricia M. Pencei  
(SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 7 DAY OF May 2004 THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: \_\_\_\_\_, CLERK

PLAT BOOK **Inst # 040012353**

CERTIFICATE OF APPROVAL

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

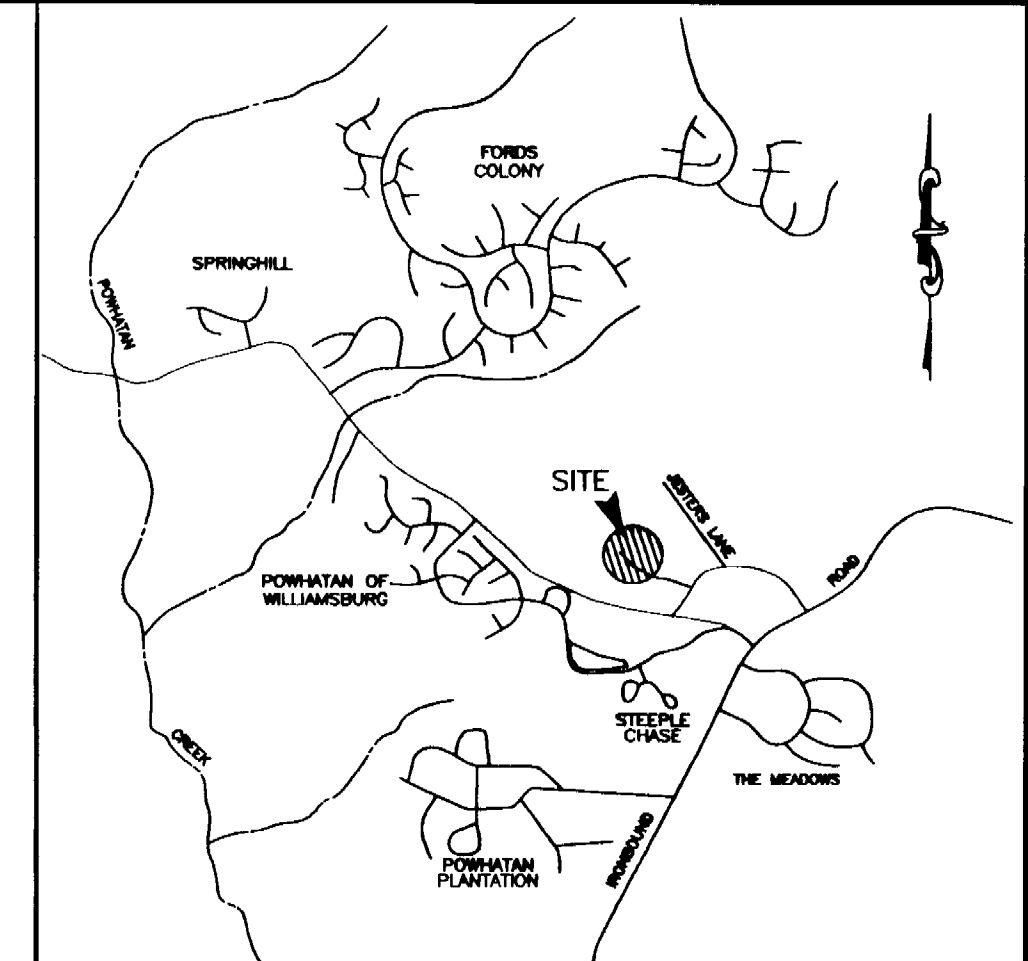
DATE: 1/7/2003  
SIGNATURE: [Signature]  
VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE: N/A  
SIGNATURE: [Signature]  
VIRGINIA DEPARTMENT OF HEALTH

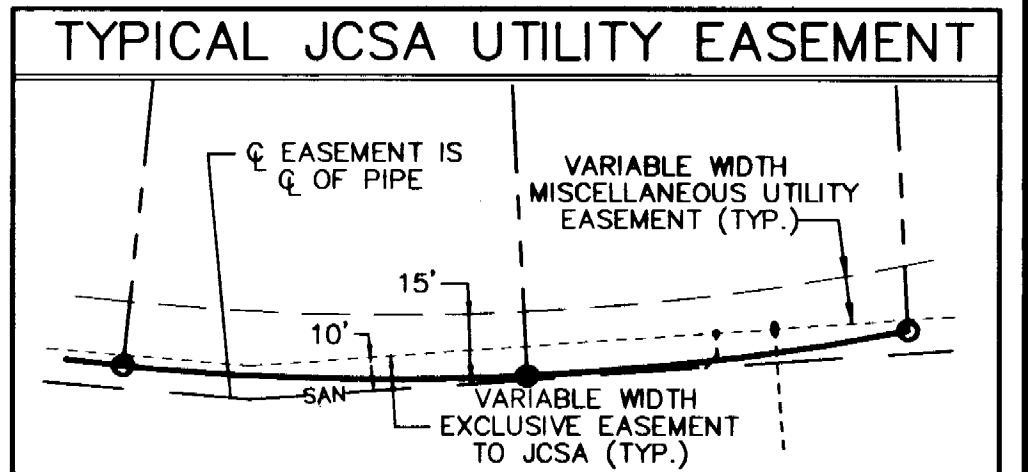
DATE: 5/16/04  
SIGNATURE: [Signature]  
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATISTICAL DATA & NOTES

- 1. PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL (1-11) TAX MAP (38-3), AND ASSESSOR'S PARCEL (1-21) TAX MAP (38-3).
- 2. ZONING OF PROPERTY IS R-4 (DB.803 PG. 740)
- 3. TOTAL AREA OF PHASE 6C = 10.1913 ACRES. TOTAL AREA IN LOTS = 9.1674 ACRES. TOTAL AREA IN R/W = 1.0239 ACRES
- 4. TOTAL NUMBER OF LOTS = 20
- 5. ALL LOTS SERVED BY PUBLIC WATER & SEWER.
- 6. THERE ARE NO SETBACKS PROPOSED FOR THIS SUBDIVISION EXCEPT AS SHOWN.
- 7. 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 AND JAMES CITY COUNTY CODE.
- 8. STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 9. 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.
- 10. A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED ON PLAT) IS CENTERED ON ALL PROPERTY LINES AND IS HEREBY DEDICATED TO POWHATAN COMMUNITY SERVICES ASSOCIATION.
- 11. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" AS RECORDED IN DEED BOOK 215, PAGE 722 AND THE DECLARATION OF COVENANTS - INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY BETWEEN POWHATAN ENTERPRISES, INC. AND JAMES CITY COUNTY, INSTRUMENT #010006391. IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE COUNTY OF JAMES CITY.
- 12. PROPERTY CONTAINS NO RESOURCE PROTECTION AREA AS DEFINED BY JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 13. THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 14. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- 15. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 16. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 17. THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83: REFERENCE STATION JCC 322 AND 321RM3AZ.
- 18. THE PROPERTY FALLS WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #5102010035B OF JAMES CITY COUNTY, VA.
- 19. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL BE DEDICATED TO THE POWHATAN COMMUNITY SERVICES ASSOCIATION (PCSA) UNLESS OTHERWISE NOTED.
- 20. 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.



VICINITY MAP SCALE: 1"=2000'



ALL EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN EASEMENTS. NO TREES, SHRUBS, STRUCTURES, FENCES OR OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5- FEET, AND TREES A MINIMUM OF 10- FEET, FROM THE CENTER OF WATER AND SEWER PIPELINES.

SUBDIVISION OF POWHATAN SECONDARY OF WILLIAMSBURG PHASE VI-C POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1"=60' DATE: 12/31/02 SHEET 1 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@landmarkdg.com

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 5-7-2004 at 2:04 PM PGs 2 DOCUMENT # 040012353 BETSY B. WOOLRIDGE, CLERK [Signature]