

#040013868

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.

DATE April 29, 2004
 SIGNATURE Paul dec. Holt, Jr.
 NAME PRINTED Paul dec. Holt, Jr.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND FORMERLY KNOWN AS POWHATAN VILLAGE, PHASE 6, HEREAFTER KNOWN AS THE VILLAGES AT POWHATAN, PHASE 6, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEE'S.

DATE April 30, 2004
 SIGNATURE Davis J Murray
 NAME PRINTED Davis J Murray

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY-COUNTY OF Chesapeake

I, Shannon L. Herrera 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 CITY-COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 30th DAY OF April 2004. MY COMMISSION EXPIRES June 30, 2006.

SIGNATURE Shannon L. Herrera



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC., TO CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, BY DEED, DATED OCTOBER 1, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, IN INSTRUMENT #030033109 AND 030032761.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 1st DAY OF June 2004 AS THE LAW DIRECTS.

TESTE: Davis R. Martin, Sp. Clerk
 PLAT BOOK: 2 pages PAGE: Doc #040013868

CERTIFICATE OF APPROVAL

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

APPROVED: [Signature] 5/23/04
 SUBDIVISION AGENT DATE
 OF JAMES CITY COUNTY

STATISTICAL DATA & NOTES

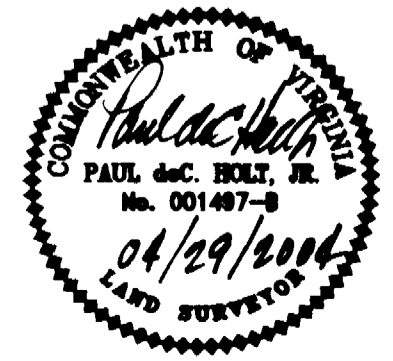
- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL 1-18, TAX MAP (37-4). ZONING OF PROPERTY IS R-4 WITH PROFFERS, D.B. 803, PGS. 740-792.
- TOTAL AREA PHASE 6 = 4.1690 AC.
- TOTAL NUMBER OF PROPOSED BUILDING LOTS = 40
- ALL ROADS ARE TO BE PRIVATE AND HELD AS COMMON AREAS BY THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. AND SHALL NOT BE MAINTAINED BY VDOT OR BY JAMES CITY COUNTY.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- THERE ARE NO SETBACKS PROPOSED FOR THIS PROJECT EXCEPT AS SHOWN.
- 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.
- THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY SEPARATE ANNEXATION TO THE RESTRICTIVE COVENANTS OF POWHATAN ENTERPRISES, INC., RECORDED IN D.B. 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 DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC., RECORDED IN INSTRUMENT #030032761.
- ALL DRAINAGE EASEMENTS DESIGNATED ON THE PLANS ARE HEREBY DEDICATED TO THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC.
- IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- AN EASEMENT, OVER AND ACROSS ALL PRIVATE ROAD RIGHT OF WAYS SHOWN ON THIS PLAT IS HEREBY GRANTED TO JAMES CITY SERVICE AUTHORITY FOR INGRESS/EGRESS AND UTILITY PURPOSES.
- THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83; REFERENCE JCC STATION 322 AND 321RM3AZ.
- THE PROPERTY LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #510201 0035B OF JAMES CITY COUNTY, VA.
- THE PROPERTY CONTAINS NO RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- AN EASEMENT 3.5' IN WIDTH, ADJACENT TO ALL LOT LINES (FRONT, SIDE AND REAR), IS HEREBY RESERVED FOR THE BENEFIT OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC., FOR INGRESS AND EGRESS, GRADING, DRAINAGE, UTILITIES, OR OTHER PURPOSES AUTHORIZED BY THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR POWHATAN VILLAGE.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 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.
- THE RIGHT OF WAY SHOWN IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISION OR ADJACENT PROPERTY.
- 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.
- THE LANDSCAPE PRESERVATION ZONE (L.P.Z.) IS HEREBY DEDICATED TO POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. AND POWHATAN COMMUNITY SERVICES ASSOCIATION.
- 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 ERRECTED WITHIN THE L.P.Z.
- THE NEWS ROAD RIGHT-OF-WAY BUFFER WAS ESTABLISHED BY THE DEVELOPMENT REVIEW COMMITTEE ON FEBRUARY 28, 2001.
- THE ADJOINING STREET, EAGLEBROOK DRIVE, IS PRIVATE AND IS NOT MAINTAINED BY VDOT OR THE COUNTY.

AREA SUMMARY TABLE

PARCEL NUMBER	SQ. FOOTAGE	ACREAGE
LOT 52	4,788	0.1099
LOT 53	2,736	0.0628
LOT 54	2,736	0.0628
LOT 55	2,736	0.0628
LOT 56	2,736	0.0628
LOT 57	5,057	0.1161
LOT 58	4,718	0.1083
LOT 59	2,737	0.0628
LOT 60	2,694	0.0618
LOT 61	2,636	0.0605
LOT 62	2,563	0.0588
LOT 63	4,673	0.1073
LOT 64	3,833	0.0880
LOT 65	2,214	0.0508
LOT 66	2,238	0.0514
LOT 67	2,251	0.0517
LOT 68	2,250	0.0517
LOT 69	4,220	0.0969
LOT 70	3,853	0.0885
LOT 71	2,201	0.0505
LOT 72	2,202	0.0506
LOT 73	2,204	0.0506
LOT 74	2,211	0.0508
LOT 75	3,900	0.0895
LOT 103	3,523	0.0809
LOT 104	2,090	0.0480
LOT 105	2,090	0.0480
LOT 106	2,090	0.0480
LOT 107	2,090	0.0480
LOT 108	3,542	0.0813
LOT 109	4,284	0.0983
LOT 110	2,454	0.0563
LOT 111	2,454	0.0563
LOT 112	2,454	0.0563
LOT 113	2,452	0.0563
LOT 114	4,333	0.0995
LOT 115	4,116	0.0945
LOT 116	2,352	0.0540
LOT 117	2,352	0.0540
LOT 118	4,165	0.0956
LOT AREA TOTAL	121,228	2.7830
OPEN SPACE 1	33,494	0.7689
OPEN SPACE 2	1,837	0.0422
OPEN SPACE 3	1,837	0.0376
OPEN AREA TOTAL	36,968	0.8487
RIGHT OF WAY AREA	23,402	0.5372
COMBINED TOTAL AREAS	181,598	4.1690

LEGEND
 -> IRON PIN FOUND
 -> IRON PIN TO BE SET

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
1 June 2004
 at 8:47 AM/PMT. PB - PGS 2
 DOCUMENT # 040013868
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



Patton Harris Rust & Associates, pc
 Engineers. Surveyors. Planners. Landscape Architects.

PHR+A
 195 Rosemont Road, Suite 101
 Virginia Beach, VA 23452
 T 757.487.7472
 F 757.487.0259

SUBDIVISION OF
The Villages at Powhatan
 Phase 6
 formerly known as
POWHATAN VILLAGE PHASE 6
 Powhatan District
 James City County, Virginia

SURVEY
 FILE NAME: SubdivisionPlotPhase6.dwg
 CHECKED: PDH/WHB
 DRAWN: TF
 DATE: APRIL 29, 2004
 PROJECT NO: 11757-1-4 SCALE: NTS SHEET: 2 OF 2

#040013868

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.

DATE April 29, 2004
 SIGNATURE Paul deC. Holt, Jr.
 NAME PRINTED Paul deC. Holt, Jr.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND FORMERLY KNOWN AS POWHATAN VILLAGE, PHASE 6, HEREAFTER KNOWN AS THE VILLAGES AT POWHATAN, PHASE 6, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEE'S.

DATE April 30, 2004
 SIGNATURE Davis J. Murray
 NAME PRINTED Davis J. Murray

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STATE OF VIRGINIA
 CITY-COUNTY OF Chesapeake

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SIGNATURE Shannon L. Herrera



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THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC., TO CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, BY DEED, DATED OCTOBER 1, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, IN INSTRUMENT #030033109 AND 030032761.

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TESTE: Davis J. Murray Clerk
 PLAT BOOK: 2 pages PAGE: Doc #040013868

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APPROVED: [Signature] 5/13/04
 SUBDIVISION AGENT DATE
 OF JAMES CITY COUNTY

STATISTICAL DATA & NOTES

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LEGEND
 -> IRON PIN FOUND
 -> IRON PIN TO BE SET

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
1 June 2004
 at 8:47 AM/PM, PB PGS 2
 DOCUMENT # 040013868
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



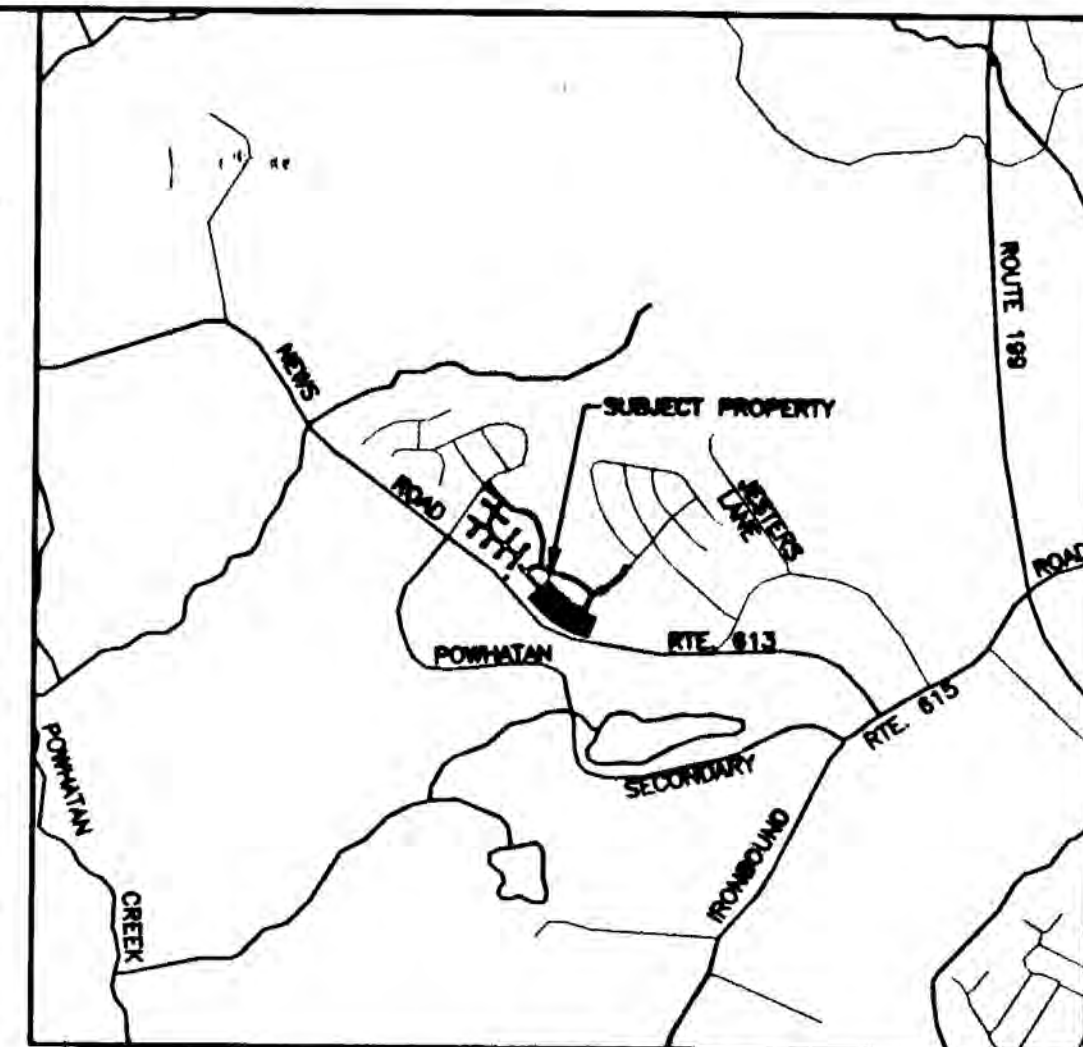
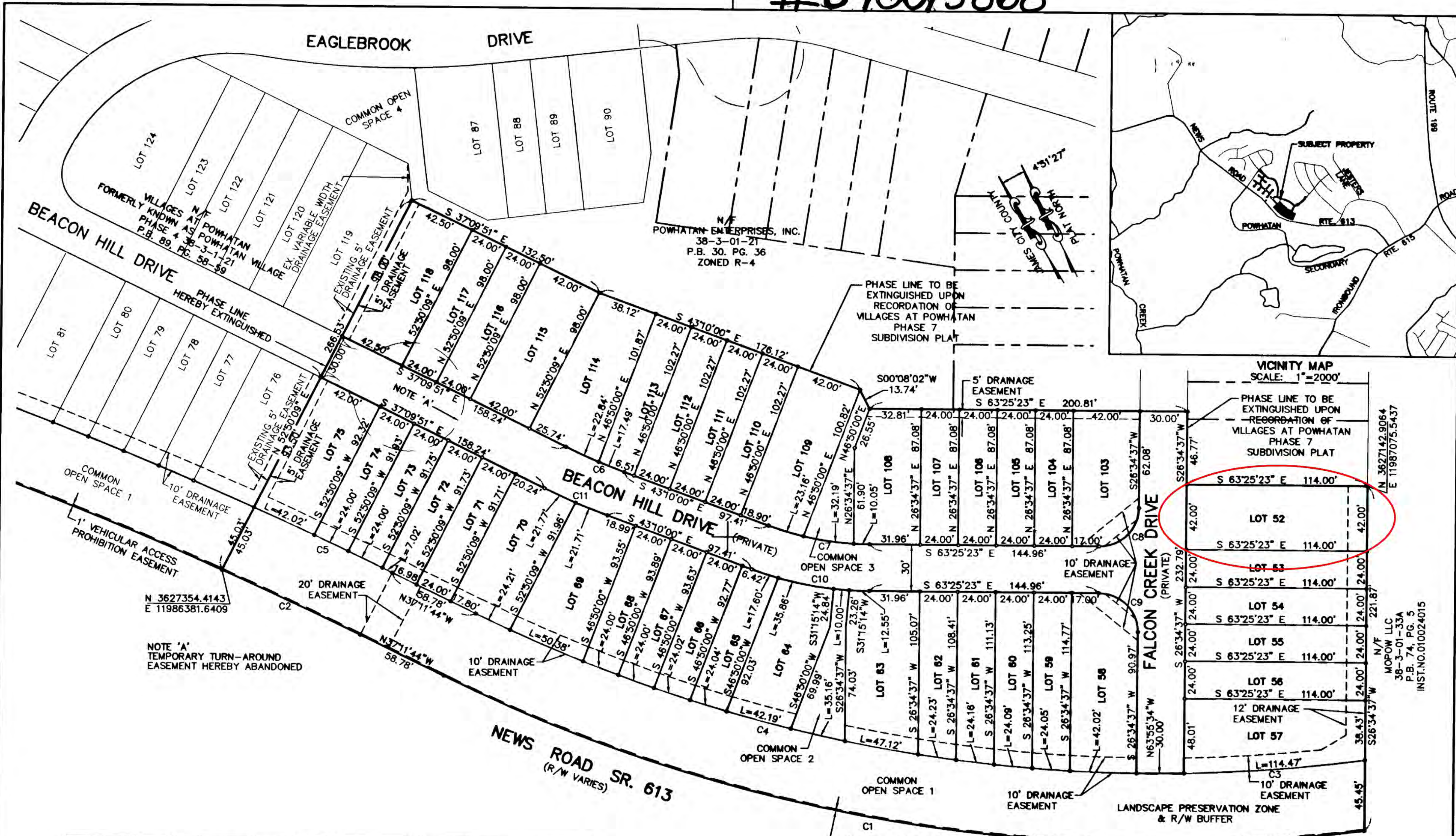
Patton Harris Rust & Associates, pc
 Engineers. Surveyors. Planners. Landscape Architects.

PHRA
 195 Rosemont Road, Suite 101
 Virginia Beach, VA 23452
 T 757.487.7472
 F 757.487.0250

SUBDIVISION OF
 The Villages at Powhatan
 Phase 6
 formerly known as
 POWHATAN VILLAGE PHASE 6
 Powhatan District
 James City County, Virginia

DATE: **APRIL 29, 2004**
 PROJECT NO: 11757-1-4
 SCALE: NTS
 SHEET: 2 OF 2

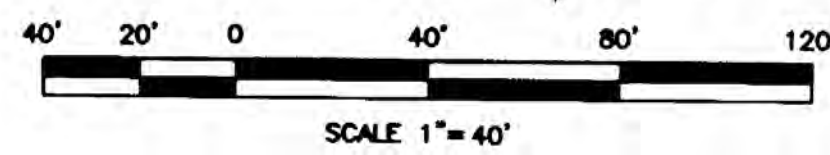
#040013868



VICINITY MAP
SCALE: 1"=2000'

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	1006.74'	34°04'26"	598.71'	308.50'	S54°13'57"E	589.93'
C2	2700.19'	2°03'35"	97.06'	48.54'	N38°13'32"W	97.06'
C3	961.74'	6°49'10"	114.47'	57.30'	S68°13'46"E	114.40'
C4	961.74'	25°50'12"	433.68'	220.59'	S50°06'50"E	430.02'
C5	2745.19'	2°01'31"	97.04'	48.52'	N38°12'30"W	97.03'
C6	385.00'	6°00'08"	40.33'	20.18'	S40°09'56"E	40.31'
C7	185.00'	20°15'23"	65.40'	33.05'	S53°17'41"E	65.06'
C8	25.00'	90°00'00"	39.27'	25.00'	N71°34'37"E	35.36'
C9	25.00'	90°00'00"	39.27'	25.00'	N18°25'23"W	35.36'
C10	215.00'	20°15'23"	76.01'	38.41'	S53°17'41"E	75.62'
C11	415.00'	6°00'08"	43.48'	21.76'	S40°09'56"E	43.46'

City of Williamsburg and County of James City
Circuit Court: This PLAT was recorded on
1 June 2004
at 8:47 AM/PM: PB - PG 2
DOCUMENT # 040013868
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



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190 Rosemont Road, Suite 101
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T 757.487.7472
F 757.487.0250

PHRA

SURVEY
FILE NAME: SubdivisionPlatPhase6.dwg
CHECKED: PDH/WHB
DRAWN: TF
DATE: APRIL 29, 2004
PROJECT NO: 11757-1-4

SUBDIVISION OF
The Villages at Powhatan
Phase 6
formerly known as
POWHTAN VILLAGE PHASE 6
Powhatan District
James City County, Virginia

SCALE 1"=40'
SHEET 1 OF 2