

040021416

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: June 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 7, HEREAFTER KNOWN AS THE VILLAGES AT POWHATAN, PHASE 7, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEE'S.

DATE: June 29, 2004
SIGNATURE: Laura J. Murray
NAME PRINTED: Laura J. Murray

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY-COUNTY OF Chesapeake

I, Sharon L. Herold, 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 29th day of June 2004. My commission expires June 30, 2006.

SIGNATURE: Sharon L. Herold

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 APRIL 1, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, IN INSTRUMENT #040009565 AND 030032761.

STATE OF VIRGINIA, COUNTY OF JAMES CITY 9:34 AM.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 23 DAY OF August 2004 AS THE LAW DIRECTS.

TESTE: BETSY B. WOOLRIDGE, CLERK By Claudia H. Binkholz, Dep. Clerk
PLAT BOOK: PAGE:

CERTIFICATE OF APPROVAL

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

APPROVED: [Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY
DATE: 8/2/04

STATISTICAL DATA & NOTES

- 1. PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL 1-17, TAX MAP (37-4). ZONING OF PROPERTY IS R-4 WITH PROFFERS, D.B. 803, PGS. 740-792.
2. TOTAL AREA PHASE 7 = 4.6755 AC.
3. TOTAL NUMBER OF PROPOSED BUILDING LOTS = 34
4. 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.
5. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. THERE ARE NO SETBACKS PROPOSED FOR THIS PROJECT EXCEPT AS SHOWN.
7. ANY EXISTING, UNUSED WELLS, SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. 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.
9. ALL DRAINAGE EASEMENTS DESIGNATED ON THE PLANS ARE HEREBY DEDICATED TO THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC.
10. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
11. 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.
12. THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83; REFERENCE JCC STATION 322 AND 321RM3AZ.
13. THE PROPERTY LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #510201 0035B OF JAMES CITY COUNTY, VA.
14. THE PROPERTY CONTAINS NO RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
15. THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
16. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
17. 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.
18. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
19. STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
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.
21. 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.
22. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY 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.
23. THE ADJOINING STREETS, EAGLEBROOK DRIVE AND FALCON HILL DRIVE, ARE PRIVATE AND ARE NOT MAINTAINED BY VDOT OR THE COUNTY.

AREA SUMMARY TABLE

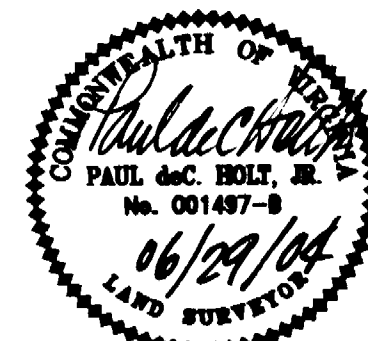
Table with columns: PARCEL NUMBER, SQ. FOOTAGE, ACREAGE. Lists lots 31-102 and 209, plus open space and right of way areas. Totals: LOT AREA TOTAL 121,625, 2.7921; OPEN AREA TOTAL 49,394, 1.1339; RIGHT OF WAY AREA 32,648, 0.7496; COMBINED TOTAL AREAS 203,667, 4.6755.

LEGEND

- IRON PIN FOUND
IRON PIN TO BE SET

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 23 August 2004 at 9:34 AM/PM: PG: DOCUMENT # 040021416

BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
SUBDIVISION OF The Villages at Powhatan Phase 7 formerly known as POWHATAN VILLAGE PHASE 7 Powhatan District James City County, Virginia
PROJECT NO: 11757-1-5 SCALE: NTS SHEET: 2 OF 2