

#040025553

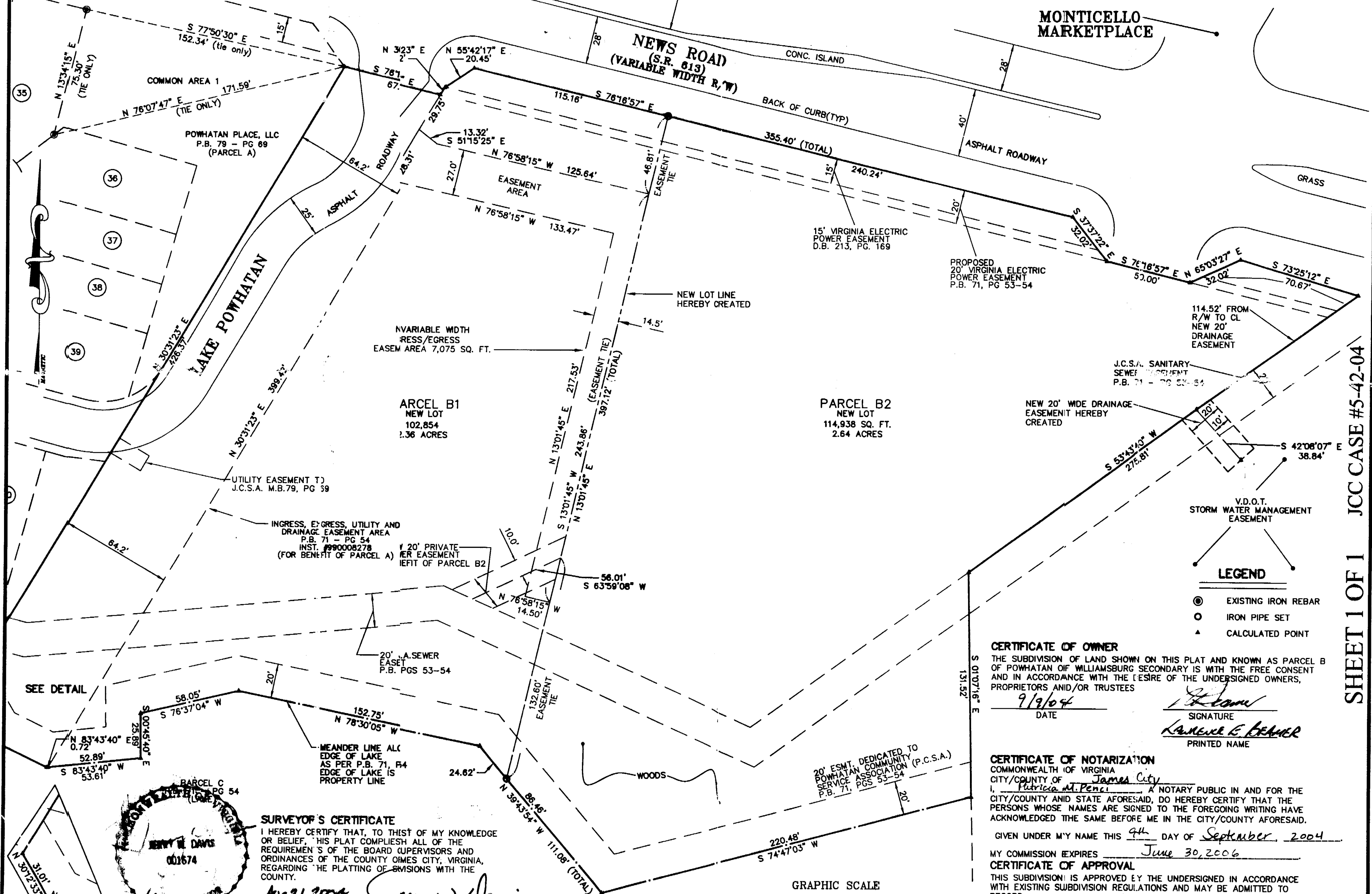
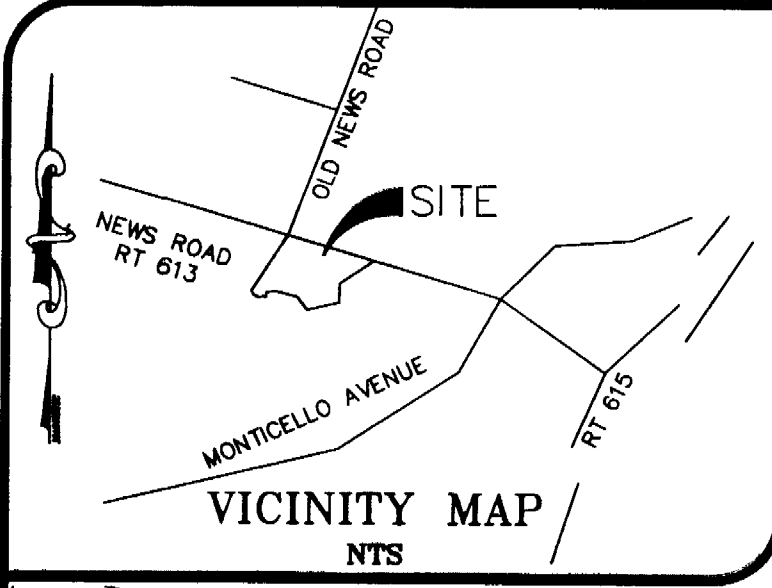
CERTIFICATE OF TITLE

THE PROPERTY SHOWN THIS PLAT WAS CONVEYED BY C.H. ANDERSON, TRUS AND THE UNITED VIRGINIA BANK OF WILLIAMSBURG, EXTOR OF THE ESTATE OF D.C. RENICK TO POWHATAN ENTERPRISES, INC., BY DEED DATED JANUARY 24, 1978 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN DEED BOOK 182, PAGE 416 BY FIRST UNION NATIONAL BANK OF NORTH CAROLINA, TO POWHATAN ENTERPRISES, INC. BY DEED DATED DECEMBER 23, 1977 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN DEED K 181, PAGE 361.

GENERAL NOTES

- 1.) THIS IS A SUBDIVISION OF AN EXISTING PARCEL OF LAND.
2.) BEARINGS FOR THIS SURVEY ARE BASED ON PLAT BOOK 71, PAGE 54 OF THE JAMES CITY COUNTY REGISTRY.
3.) ZONING: R4
BUILDING SET BACKS: FRONT SET BACKS FOR THIS PARCEL ARE DEFINED BY THE RESTRICTIVE COVENANTS.
4.) FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY-PANEL No. 510201 0035 B, DATED FEBRUARY 6, 1991.

- 5.) REFERENCES: PLAT BOOK 71, PAGES 53-54
PLAT BOOK 79, PAGE 69
OF THE JAMES CITY COUNTY REGISTRY
TAX MAP 38-3
6.) UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
7.) TAX PARCEL ID: 3830100031
8.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE
9.) EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY 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 FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.



SHEET 1 OF 1 JCC CASE #5-42-04

CERTIFICATE OF OWNER

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCEL B OF POWHATAN OF WILLIAMSBURG SECONDARY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES

9/9/04 DATE
Signature: Lawrence E. Beaver
PRINTED NAME: LAWRENCE E. BEAVER

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City
I, Patricia M. Pence, 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 9th DAY OF September, 2004
MY COMMISSION EXPIRES June 30, 2006

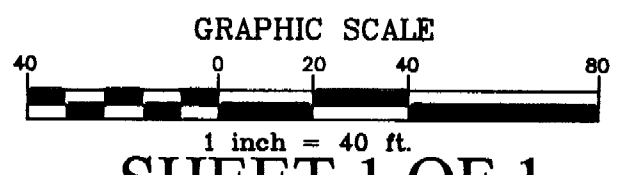
CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
4/9/04 DATE
Signature: Betsy B. Woolridge
SUBDIVISION AGENT OF JAMES CITY COUNTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLESH ALL OF THE REQUIREMENTS OF THE BOARD SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITH THE COUNTY.

Aug 31, 2004 DATE
Signature: Jerry W. Davis
PRINTED NAME: Jerry W. Davis



SHEET 1 OF 1

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
P.O. BOX 14005
RESEARCH TRIANGLE PARK, NC 27709-4005
(919) 361-5000 FAX (919) 361-2269

Table with 2 columns: REVISIONS, COMMENTS. Includes entries for 06/08/04, 06/24/04, 08/12/04, 08/18/04, 08/30/04.

SURVEY BY: JERRY W. DAVIS
L-1674

SUBDIVISION OF POWHATAN OF WILLIAMSBURG SECONDARY - PARCEL B
4501 NEWS ROAD
WILLIAMSBURG, VIRGINIA
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA
POWHATAN ENTERPRISES, INC.
212 POWHATAN SECONDARY
WILLIAMSBURG, VIRGINIA 23106

PROJECT NO: JDH-03100
FILENAME: JDH03100F-R
DRAWN BY: RLt
SCALE: 1" = 40'
DATE: 07/24/03

