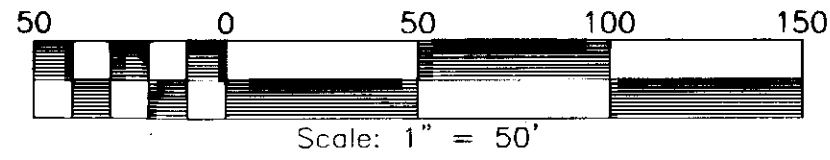


070029807

OWNERS CERTIFICATE

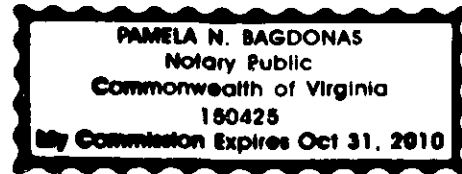
THE TWO PARCELS OF LAND AS SHOWN ON THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Matthew H. Connolly 7-5-07
OWNER DATE



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg, Pamela N. Bagdonas
NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 5 DAY OF July, 2007.
MY COMMISSION EXPIRES October 31, 2010.
Pamela N. Bagdonas
NOTARY PUBLIC



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GENERAL CORPORATE SERVICES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO POWHATAN SPRINGS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY INSTRUMENT DATED MAY 29th, 2003 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN INSTRUMENT #030017190.

ENGINEERS OR SURVEYORS 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.

7/2/07 DATE
Matthew H. Connolly
MATTHEW H. CONNOLLY, L.S. #002053

CERTIFICATE OF APPROVAL

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

7/12/07 DATE
Blaine May
VIRGINIA DEPARTMENT OF TRANSPORTATION
7/13/07 DATE
Blaine May
VIRGINIA DEPARTMENT OF HEALTH
8/2/07 DATE
Blaine May
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 25 DAY OF October, 2007.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:09 P.M.
INSTRUMENT # 070029807

TESTE Betsy B. Woodridge, CLERK OF CIRCUIT COURT
Betsy B. Woodridge
CLERK OF CIRCUIT COURT

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS, ETC. AFFECTING PROPERTY.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY HOWEVER ALL IMPROVEMENTS ARE NOT SHOWN.
- WETLANDS AND RPA, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- THIS PARCEL SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #510201 0045 B DATED FEBRUARY 6, 1991.
- PROPERTY LINES SHOWN HEREON BASED ON PLAT RECORDED IN D.B. 117, PG. 484.

Large Plat(s) Recorded herewith as # 070029807

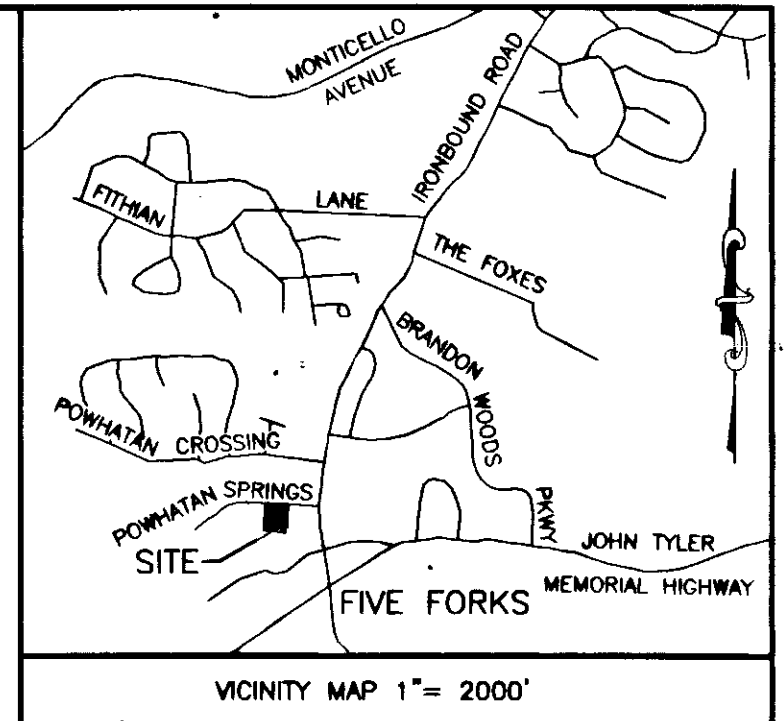
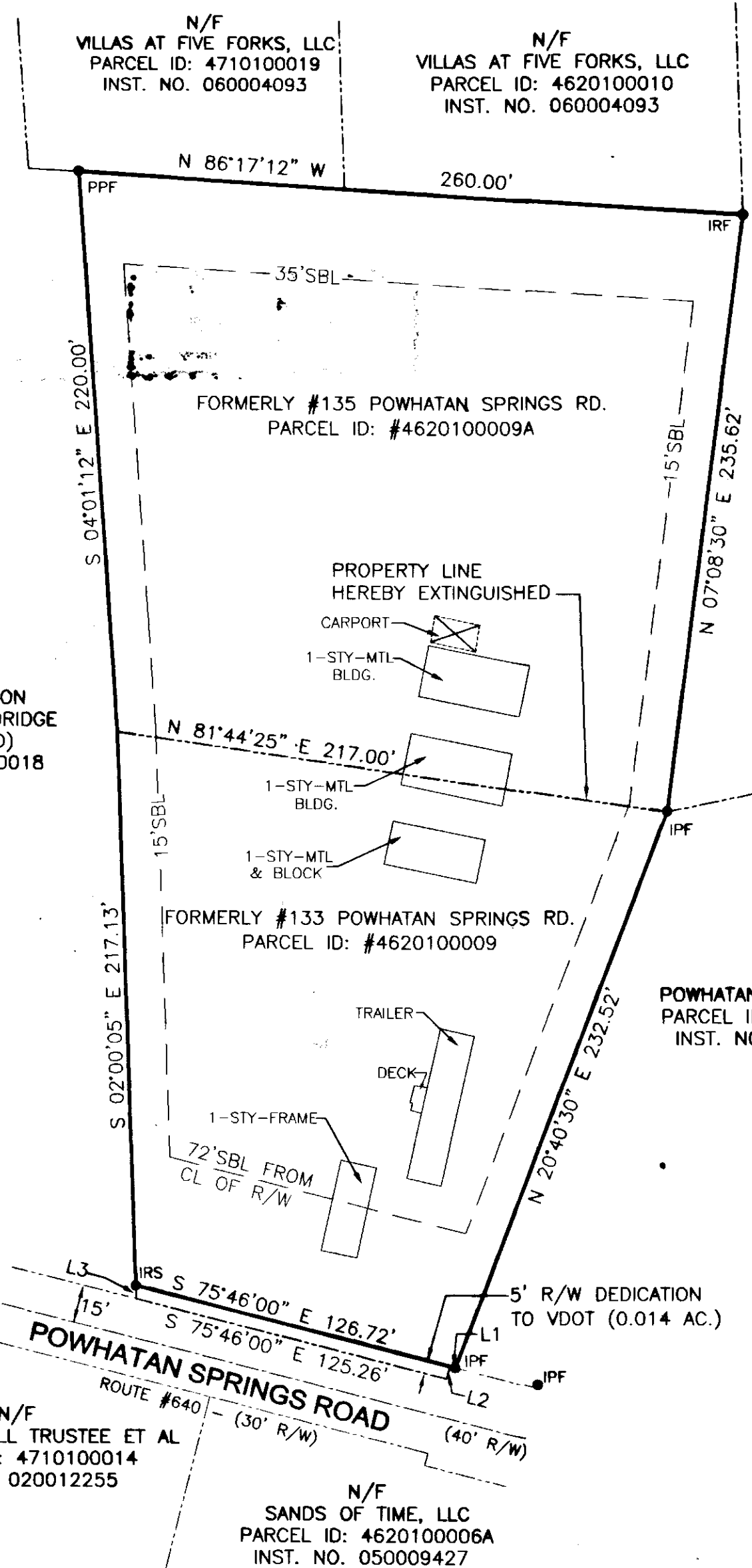
RECORD MERIDIAN
D.B. 117, P. 484 (PLAT)

N/F
TRAVIS W. ROBINSON
C/O HENRETTA DANDRIDGE
(NO DEED FOUND)
PARCEL ID: 4710100018

N/F
PHILLIP M. HULL TRUSTEE ET AL
PARCEL ID: 4710100014
INST. NO. 020012255

N/F
SANDS OF TIME, LLC
PARCEL ID: 4620100006A
INST. NO. 050009427

NUMBER	DIRECTION	DISTANCE
L1	S 75°46'00" E	2.30'
L2	N 14°14'00" E	5.00'
L3	S 02°00'05" E	5.20'



N/F
VILLA AT FIVE FORKS, LLC
PARCEL ID: 4620100011
INST. NO. 060004092

N/F
POWHATAN SPRINGS, LLC
PARCEL ID: 4620100008
INST. NO. 040028485

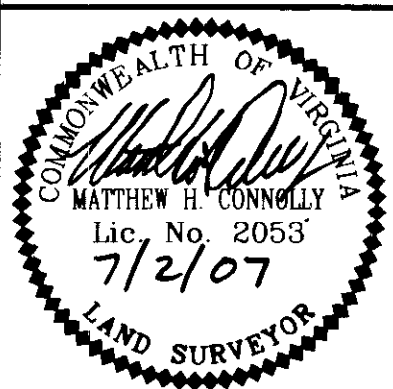
LEGEND

- IRS = IRON ROD SET
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- PPF = PINCHED PIPE FOUND

PROPERTY INFORMATION

#133 & #135 POWHATAN SPRINGS RD.
EXISTING AREA: 2.126 ACRES
PROPOSED R/W DEDICATION: 0.014 ACRES
NEW AREA: 2.112 ACRES
PARCEL ID: #133 POWHATAN SPRINGS RD. - #4620100009
#135 POWHATAN SPRINGS RD. - #4620100009A
ZONING DISTRICT: R-8
BUILDING SETBACK (SBL)
FRONT = 72' FROM CL OF R/W
REAR = 35'
SIDE = 15'

SHEET 1 OF 1



DATE: 3/31/06
DRAWN BY: KMJ
SCALE 1" = 50'
PROJECT No. 04-286
FILE NAME: 04-286PLT
REFERENCES:
INST. NO. 030017190

PROPERTY LINE EXTINGUISHMENT PLAT
#133 & #135 POWHATAN SPRINGS ROAD
FOR:
POWHATAN SPRINGS, LLC
A VIRGINIA LIMITED LIABILITY COMPANY
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	6/26/07	REV PER JCC LTR DTD 5/29/06

LandTech Resources, Inc.
Surveying • Engineering • GPS
5810-F Mooretown Road, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com