

120007353

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF POWHATAN COMMUNITY SERVICES ASSOCIATION AND WAS ACQUIRED FROM POWHATAN ENTERPRISES, INC. BY DEED DATED DECEMBER 22, 2006 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT NO. 060031464.

OWNER'S CERTIFICATION

THE BOUNDARY LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

1/3/12 DATE
Signature for Powhatan Community Services Association
Aaron B. Small, PCSA President
NAME PRINTED

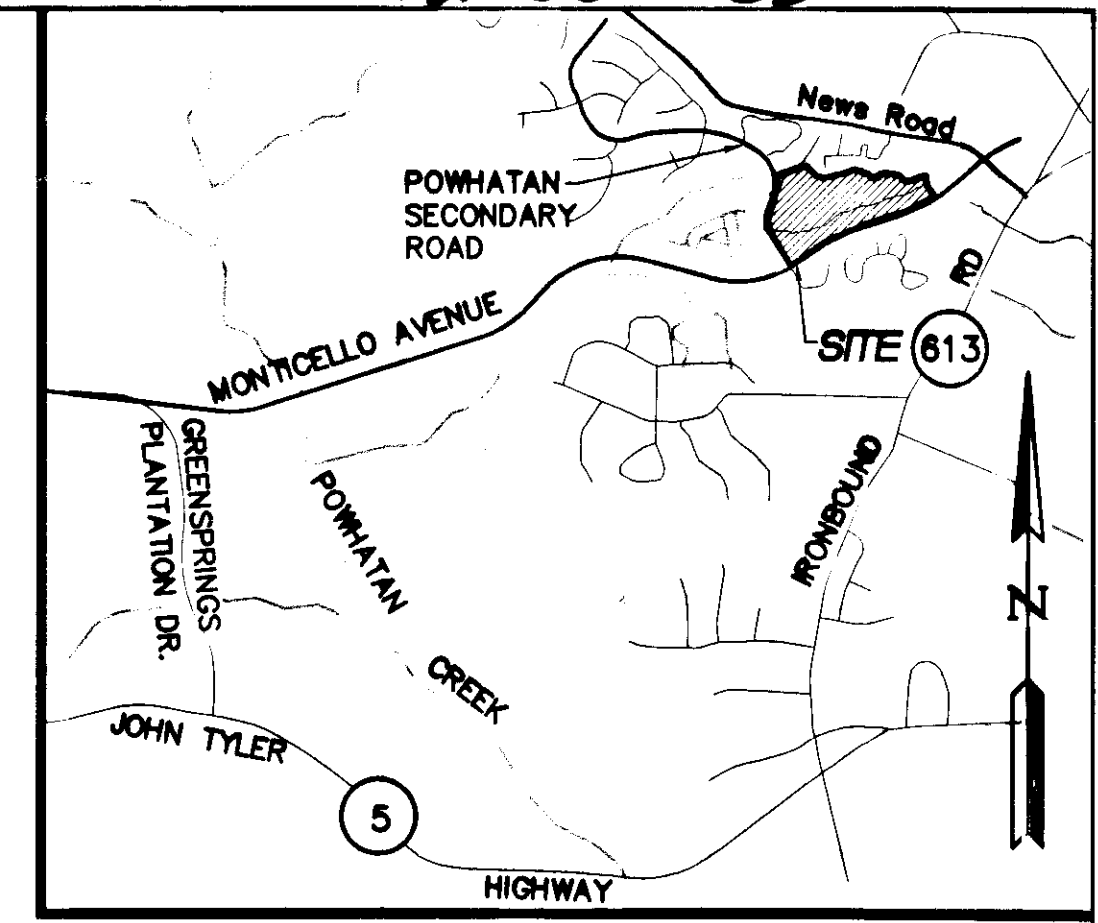
CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION AND SHOWN AS FORMER RIGHT-OF-WAY (INITIALLY DEDICATED AS RIGHT-OF-WAY IN P.B. 59, PG. 66) WAS ACQUIRED BY RESOLUTION ADOPTED BY THE BOARD OF SUPERVISORS OF JAMES CITY COUNTY, VIRGINIA DATED FEBRUARY 8, 2005, FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION

OWNER'S CERTIFICATION

THE BOUNDARY LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

3/2/12 DATE
Signature for James City County
Robert C. Middaugh, County Administrator
NAME PRINTED - TITLE



VICINITY MAP 1"=2000'

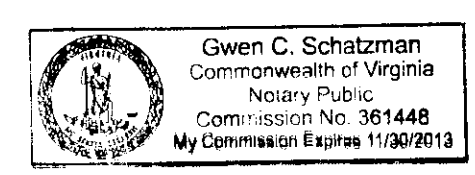
CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
City/County of James City

I, Gwen C. Schatzman, a Notary Public in and for the City/County and State aforesaid, do hereby certify that the person whose name are signed to the foregoing writing has acknowledged the same before me in the City/County aforesaid.

GIVEN UNTO MY HAND THIS 3rd DAY OF JANUARY, 2012
Signature of Gwen C. Schatzman
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 11/30/2013
NOTARY REGISTRATION NUMBER: 361448



CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
City/County of James City

I, Elizabeth E. Young, a Notary Public in and for the City/County and State aforesaid, do hereby certify that the person whose name are signed to the foregoing writing has acknowledged the same before me in the City/County aforesaid.

GIVEN UNTO MY HAND THIS 2nd DAY OF March, 2012
Signature of Elizabeth E. Young
NOTARY PUBLIC SIGNATURE
My Commission Expires June 30, 2015

MY COMMISSION EXPIRES:
NOTARY REGISTRATION NUMBER: 7504723

GENERAL NOTES:

- 1. THIS PLAT IS BASED UPON RECORD INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
2. REMAINING PARCEL AREAS AS SHOWN WERE TAKEN OR CALCULATED FROM RECORD AND OTHER AVAILABLE INFORMATION.
3. PROPERTY ADDRESSES ARE 231 POWHATAN SECONDARY (TAX MAP PARCEL 3830100032) AND 4551 NEWS ROAD (A PORTION OF TAX MAP PARCEL 3830100009).
4. TAX PARCELS ARE CURRENTLY ZONED R4 - RESIDENTIAL PLANNED COMMUNITY.
5. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
6. PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD MAP NO. 51095C0120C FOR JAMES CITY COUNTY DATED SEPTEMBER 28, 2007.
7. VDOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF STATE MAINTAINED RIGHT OF WAY LIMITS AND BE SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF SUCH.

REFERENCE

- D.B. 813, PG. 884
INSTR. #990010826
P.B. 64, PG. 89-92
P.B. 73, PG. 18
P.B. 73, PG. 21
P.B. 71, PG. 54
INSTR. #060031464

LEGEND

N/F= NOW OR FORMERLY

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.

Signature of Thomas C. Sublett
8/19/2011 DATE
THOMAS C. SUBLETT, L.S. #1886

CERTIFICATE OF APPROVAL

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

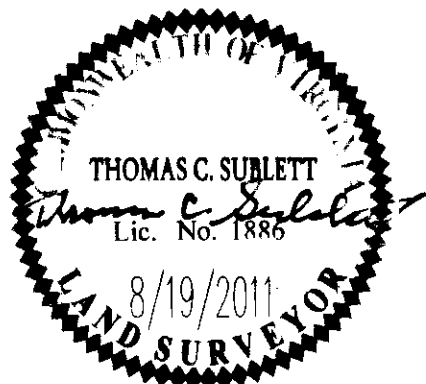
3/7/12 DATE
Signature of Subdivision Agent
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

Table with 2 columns: AREA TABULATION and AC.±. Rows include: AREA OF TAX PARCEL NO. 3830100032 (18.837 AC.), LESS AREA OF R/W DEDICATION FOR MONTICELLO AVENUE (0.501 AC.), CURRENT AREA TAX PARCEL NO. 3830100032 (18.336 AC.), AREA OF TAX PARCEL NO. 3830100009 (0.297 AC.), AREA OF ABANDONED R/W POWHATAN SECONDARY (0.591 AC.), AREA OF ABANDONED R/W POWHATAN SECONDARY (0.030 AC.), TOTAL AREA TO BE ADDED TO TAX PARCEL NO. 3830100032 BY THIS PLAT (0.918 AC.), TOTAL NEW AREA FOR TAX PARCEL NO. 3830100032 (19.254 AC.).

2 Large/Small Plat(s) Recorded
Recorded as # 120007353

STATE OF VIRGINIA
COUNTY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 9th DAY OF April, 2012.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:15 AM/PM
INSTRUMENT # 120007353
TESTE: Betsy B. Woolridge, Clerk

Table with 4 columns: Rev, Date, Description, Revised By.



Logo for NES CONSULTING ENGINEERS, 5248 Old Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040, Fax: (757) 220-8994, www.nesva.com.

PLAT OF BOUNDARY LINE EXTINGUISHMENT BEING A PORTION OF ABANDONED POWHATAN SECONDARY ROAD AND THE PROPERTY OF POWHATAN COMMUNITY SERVICES ASSOCIATION. JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA.

Project Contacts: TCS/JFS
Project Number: W10144
Scale:
Date: 8/19/2011
Sheet Number: 1 OF 2

