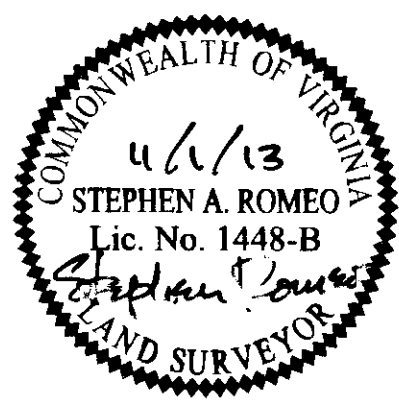


140001755

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.

Stephen Romeo
PRINTED NAME
11/1/13
DATE
Stephen Romeo
SIGNATURE



OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS POWHATAN OF WILLIAMSBURG SECONDARY, PHASE VII-C, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETOR AND/OR TRUSTEE.

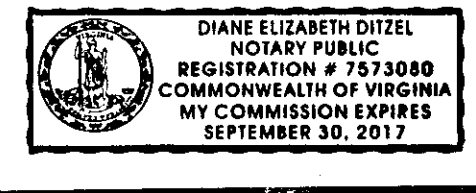
Laurence E. Beamer
PRINTED NAME
11/1/13
DATE
Laurence E. Beamer
SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.H. ANDERSON TO POWHATAN ENTERPRISES, INC. BY DEED, DATED 1/24/78 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN DEED BOOK 182, PAGE 416.

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City
I, Diane Ditzel, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON'S WHOSE NAMES ARE SIGNED TO THE TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS DAY OF November, 2013. MY COMMISSION EXPIRES September 30, 2017.
Diane Ditzel (SIGNATURE)



STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 3RD DAY OF February, 2014
THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Patrick Haveland, Deputy Clerk

Inst # 140001755
PLAT BOOK PAGE

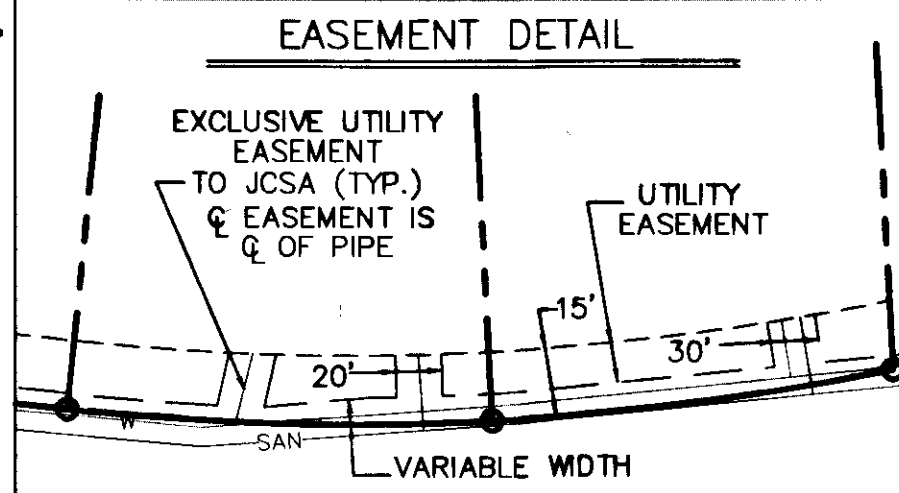
CERTIFICATE OF APPROVAL

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

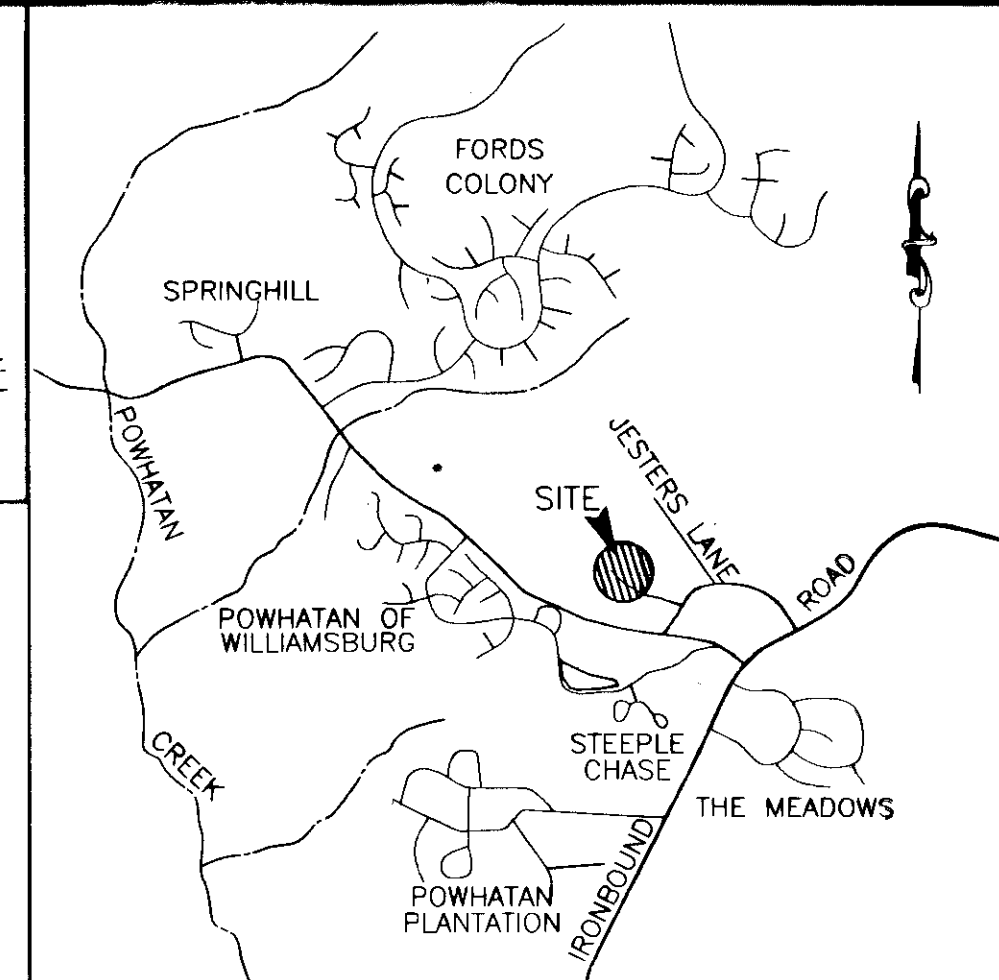
N/A
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
N/A
DATE VIRGINIA DEPARTMENT OF HEALTH
1/23/14
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATISTICAL DATA & NOTES

- 1. TAX MAP (38-3). ZONING OF PROPERTY IS R-4 (DB.803 PG. 740) PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL (1-21)
- 2. TOTAL AREA OF PHASE 7C = 21.1627 ACRES
- 3. TOTAL AREA IN LOTS = 19.1905 ACRES
TOTAL AREA IN R/W = 1.9498 ACRES
TOTAL NUMBER OF LOTS = 32
- 4. ALL LOTS SERVED BY PUBLIC WATER & SEWER.
- 5. THERE ARE NO SETBACKS PROPOSED FOR THIS SUBDIVISION EXCEPT AS SHOWN.
- 6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 7. STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- 9. A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES IS HEREBY DEDICATED TO POWHATAN COMMUNITY SERVICES ASSOCIATION.
- 10. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" AS SHOWN IN DEED BOOK 215, PAGE 722 AND TO THE DECLARATION OF COVENANTS INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY AS SHOWN IN INSTRUMENT #010006391, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE COUNTY OF JAMES CITY.
- 11. PROPERTY CONTAINS A RESOURCE PROTECTION AREA AS DEFINED BY JAMES CITY COUNTY SUBDIVISION ORDINANCE. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- 12. THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 13. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- 14. IN ACCORDANCE WITH SECTION 17-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 15. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 16. THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83: REFERENCE STATION JCC 322 AND 321RM3AZ.
- 17. IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL OF THE POWHATAN COMMUNITY SERVICES ASSOCIATION OR A COMMITTEE DESIGNATED THEREBY AND NO PERMANENT STRUCTURES MAY BE ERECTED WITHIN THE L.P.Z.
- 18. THE PROPERTY FALLS WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #5102010035B OF JAMES CITY COUNTY, VA.
- 19. ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE, UNLESS OTHERWISE NOTED.
- 20. AREA SHOWN ALONG NEWS ROAD AS A LANDSCAPE PRESERVATION ZONE (2.3054 AC.) IS HEREBY DEDICATED TO JAMES CITY COUNTY AS A NATURAL OPEN SPACE EASEMENT.
- 21. ALL NATURAL OPEN SPACE EASEMENTS OR CONSERVATION EASEMENTS, SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT, RECORDED SIMULTANEOUSLY HERewith.



EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNERS. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSING 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, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN EASEMENTS. NO TREES, SHRUBS, STRUCTURES, FENCES OR OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5- FEET, AND TREES A MINIMUM OF 10- FEET, FROM THE CENTER OF WATER AND SEWER PIPELINES.



VICINITY MAP SCALE: 1"=2000'

PLAT OF CORRECTION TO CORRECT DATA ON SHEETS 2 AND 3 OF RECORDED PLAT INSTRUMENT NO. 060018285 DATED 7/17/06 AND RECORDED 7/27/2006 IN THE CITY OF WILLIAMSBURG & JAMES CITY COUNTY CIRCUIT COURT.
SHEET 2:
CORRECT REAR LOT LINE DISTANCE ON LOTS 59 AND 60.
CORRECT FRONT LOT LINE DISTANCE ON LOT 66.
CORRECT LOT 60 ACREAGE
SHEET 3:
CORRECT BEARING FOR C34, FRONT LOT LINE ON LOT 59

LEGEND table with symbols for MONUMENTS TO BE SET, IRON PIPES TO BE SET, MONUMENTS FOUND, IRON PIPES FOUND.

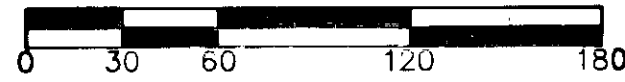
PLAT OF CORRECTION
SUBDIVISION OF
POWHATAN SECONDARY
OF WILLIAMSBURG
PHASE VII-C
POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 10/24/13
SHEET 1 OF 3



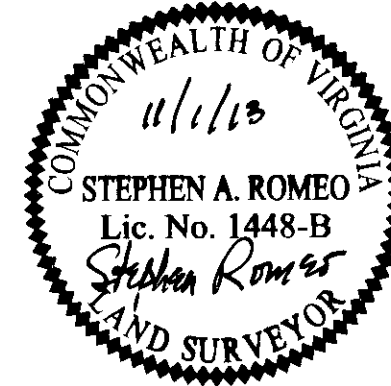
Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
351 McLaw Circle, Suite 3
Williamsburg, Virginia 23185
(757) 220-0500 & FAX (757) 220-8544

140001755

PLAN SCALE: 1"=60'
GRAPHIC SCALE IN FEET



PLAT OF CORRECTION TO CORRECT DATA ON SHEETS 2 AND 3 OF RECORDED PLAT INSTRUMENT NO. 060018285 DATED 7/17/06 AND RECORDED 7/27/2006 IN THE CITY OF WILLIAMSBURG & JAMES CITY COUNTY CIRCUIT COURT.
SHEET 2:
CORRECT REAR LOT LINE DISTANCE ON LOTS 59 AND 60.
CORRECT FRONT LOT LINE DISTANCE ON LOT 66.
CORRECT LOT 60 ACREAGE
SHEET 3:
CORRECT BEARING FOR C34, FRONT LOT LINE ON LOT 59



PLAT OF CORRECTION
SUBDIVISION OF
POWHATAN SECONDARY
OF WILLIAMSBURG
PHASE VII-C
POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=60' DATE: 10/24/19
SHEET 2 OF 3



Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
351 McAuliffe Circle, Suite 3
Williamsburg, Virginia 23185
(757) 220-0500 & FAX (757) 220-0544

FORDS COLONY SECTION VII
P.B. 50 PG. 40

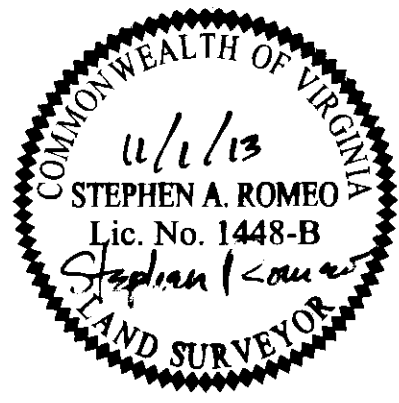


NEWS ROAD S.R. 613 VAR. WIDTH R/W

3 Large Plat(s) Recorded
herewith as # 140001755

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
3 February 2014
at 11:23 AM/PM, PB PG
Document # 140001755
BETSY B. WOOLRIDGE, CLERK
[Signature] Dep. Clerk

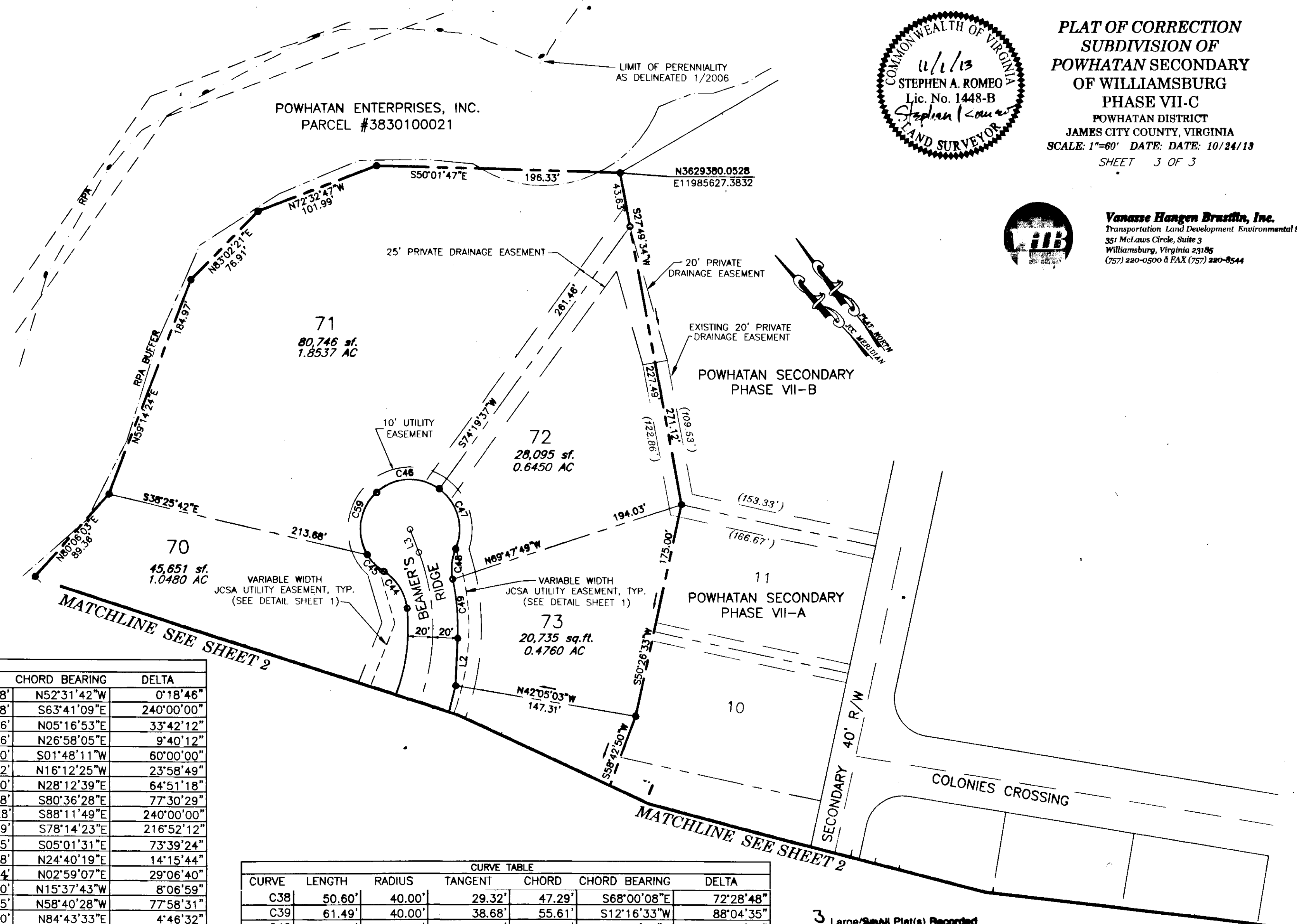
140001755



**PLAT OF CORRECTION
SUBDIVISION OF
POWHATAN SECONDARY
OF WILLIAMSBURG
PHASE VII-C**
POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=60' DATE: 10/24/13
SHEET 3 OF 3



Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
351 McLaugh Circle, Suite 3
Williamsburg, Virginia 23186
(757) 220-0500 & FAX (757) 220-8544



LINE TABLE

LINE	LENGTH	BEARING
L1	21.01'	N31°48'11"E
L2	38.36'	S40°42'44"W
L3	19.88'	N17°25'05"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	15.78'	2889.79'	7.89'	15.78'	N52°31'42"W	0°18'46"
C2	167.55'	40.00'	69.28'	69.28'	S63°41'09"E	240°00'00"
C3	100.00'	170.00'	51.49'	98.56'	N05°16'53"E	33°42'12"
C4	28.69'	170.00'	14.38'	28.66'	N26°58'05"E	9°40'12"
C5	41.89'	40.00'	23.09'	40.00'	S01°48'11"W	60°00'00"
C6	16.74'	40.00'	8.50'	16.62'	N16°12'25"W	23°58'49"
C7	45.28'	40.00'	25.41'	42.90'	N28°12'39"E	64°51'18"
C8	54.11'	40.00'	32.11'	50.08'	S80°36'28"E	77°30'29"
C9	167.55'	40.00'	69.28'	69.28'	S88°11'49"E	240°00'00"
C10	151.40'	40.00'	120.00'	75.89'	S78°14'23"E	216°52'12"
C11	51.42'	40.00'	29.95'	47.95'	S05°01'31"E	73°39'24"
C12	32.36'	130.00'	16.26'	32.28'	N24°40'19"E	14°15'44"
C13	66.05'	130.00'	33.75'	65.34'	N02°59'07"E	29°06'40"
C14	18.42'	130.00'	9.22'	18.40'	N15°37'43"W	8°06'59"
C15	40.83'	30.00'	24.28'	37.75'	N58°40'28"W	77°58'31"
(C16)	17.50'	210.00'	8.76'	17.50'	N84°43'33"E	4°46'32"
C17	89.16'	210.00'	45.26'	88.50'	S85°29'54"E	24°19'39"
C18	80.34'	210.00'	40.67'	79.85'	S62°22'29"E	21°55'12"
C19	35.46'	30.00'	20.13'	33.43'	N85°16'37"W	67°43'28"
C20	75.67'	145.00'	38.72'	74.82'	N75°48'44"E	29°54'08"
C21	12.98'	100.00'	6.50'	12.97'	S87°02'40"W	7°26'16"
C22	21.08'	40.00'	10.79'	20.84'	S68°13'32"W	30°11'59"
C23	41.75'	40.00'	23.00'	39.88'	S23°13'32"W	59°48'01"
C24	29.29'	40.00'	15.33'	28.64'	N14°17'59"E	41°56'56"
C25	59.63'	40.00'	36.92'	54.26'	N77°59'02"E	85°25'10"
C26	47.80'	40.00'	27.22'	45.01'	S25°04'20"E	68°28'06"
C27	14.68'	40.00'	7.43'	14.60'	S19°40'43"W	21°02'00"
C28	54.10'	140.00'	27.39'	53.77'	S41°15'58"W	22°08'30"
C29	93.89'	140.00'	48.79'	92.14'	S71°33'00"W	38°25'34"
C30	166.51'	105.00'	106.59'	149.61'	N45°19'56"E	90°51'44"
C31	40.32'	30.00'	23.86'	37.35'	N38°35'50"W	76°59'48"
C32	36.72'	192.21'	18.42'	36.66'	S71°37'23"E	10°56'42"
C33	64.72'	220.00'	32.60'	64.49'	N74°34'43"W	16°51'22"
C34	128.84'	220.00'	66.32'	127.00'	*N80°13'00"E*	33°33'12"
C35	27.36'	220.00'	13.70'	27.34'	S59°52'38"W	7°07'33"
C36	41.89'	40.00'	23.09'	40.00'	S26°18'51"W	60°00'00"
C37	55.46'	40.00'	33.23'	51.12'	N36°02'10"E	79°26'37"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C38	50.60'	40.00'	29.32'	47.29'	S68°00'08"E	72°28'48"
C39	61.49'	40.00'	38.68'	55.61'	S12°16'33"W	88°04'35"
C40	22.33'	260.00'	11.17'	22.33'	S58°46'30"W	4°55'18"
C41	117.42'	260.00'	59.73'	116.43'	S74°10'26"W	25°52'34"
C42	121.33'	260.00'	61.79'	120.23'	N79°31'10"W	26°44'15"
C43	217.05'	152.21'	131.62'	199.12'	N72°59'55"E	81°42'05"
C44	36.28'	40.00'	19.50'	35.05'	N06°09'45"E	51°58'15"
C45	19.27'	40.00'	9.83'	19.09'	S06°01'15"E	27°36'15"
C46	54.64'	40.00'	32.55'	50.49'	N54°48'34"W	78°16'22"
C47	54.08'	40.00'	32.08'	50.06'	N23°03'36"E	77°27'59"
C48	24.74'	40.00'	12.78'	24.35'	S44°04'24"W	35°26'24"
C49	48.17'	192.21'	24.21'	48.04'	N33°31'58"E	14°21'32"
C50	69.55'	145.00'	35.46'	68.88'	N13°38'29"E	27°28'50"
C51	43.34'	30.00'	26.44'	39.67'	S14°00'29"E	82°46'46"
C52	161.08'	170.00'	87.16'	155.12'	S82°32'32"E	54°17'20"
(C53)	49.85'	170.00'	25.10'	49.67'	N78°42'48"E	16°48'01"
C54	15.58'	120.00'	7.80'	15.57'	S87°02'40"W	7°26'16"
C55	107.25'	83.33'	62.50'	100.00'	S46°27'20"W	73°44'23"
C56	71.48'	2889.79'	35.74'	71.48'	N53°23'36"W	1°25'02"
C57	91.12'	1397.39'	45.58'	91.11'	S52°14'02"E	3°44'10"
C58	194.52'	1397.51'	97.42'	194.36'	S46°22'40"E	7°58'30"
C59	54.64'	40.00'	32.55'	50.49'	S46°55'04"W	78°16'22"

(#) FOR PHASE LINE PURPOSES ONLY
* * UPDATED DATA 2013

3 Large/Equal Plat(s) Recorded
herewith as # 140001755

PLAT OF CORRECTION TO CORRECT DATA ON SHEETS 2 AND 3 OF RECORDED PLAT INSTRUMENT NO. 060018285 DATED 7/17/06 AND RECORDED 7/27/2006 IN THE CITY OF WILLIAMSBURG & JAMES CITY COUNTY CIRCUIT COURT.
SHEET 2:
CORRECT REAR LOT LINE DISTANCE ON LOTS 59 AND 60.
CORRECT FRONT LOT LINE DISTANCE ON LOT 66.
CORRECT LOT 60 ACREAGE
SHEET 3:
CORRECT BEARING FOR C34, FRONT LOT LINE ON LOT 59

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
3 February 2014
at 11:23 AM/PM, PG --
Document # 140001755
BETSY B. WOOLRIDGE, CLERK
Vicki N. ... Dep. Clerk

