

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MAYO W. WALTRIP AND ANNE LEJE WALTRIP TO POWHATAN CROSSING, INC. BY DEED DATED JULY 22, 1993 AND TO BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY CONTEMPORANEOUSLY WITH THIS PLAT.

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS POWHATAN CROSSING, SECTION III IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*G. Lewis Waltrip, Jr.* 7-26-93  
 G. LEWIS WALTRIP, JR. DATE  
 PRESIDENT, POWHATAN CROSSING, INC.

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY, VIRGINIA A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THIS FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 26th DAY OF July, 1993. MY COMMISSION EXPIRES 9/30/95

*William J. Matton*  
 SIGNATURE

**ENGINEER OR 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.

*G. T. Wilson, Jr.* 7/29/93  
 G. T. WILSON, JR., C.E.S. DATE

**CERTIFICATE OF APPROVAL**

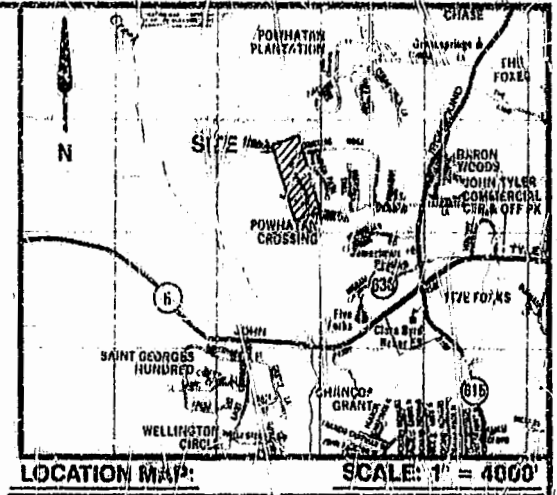
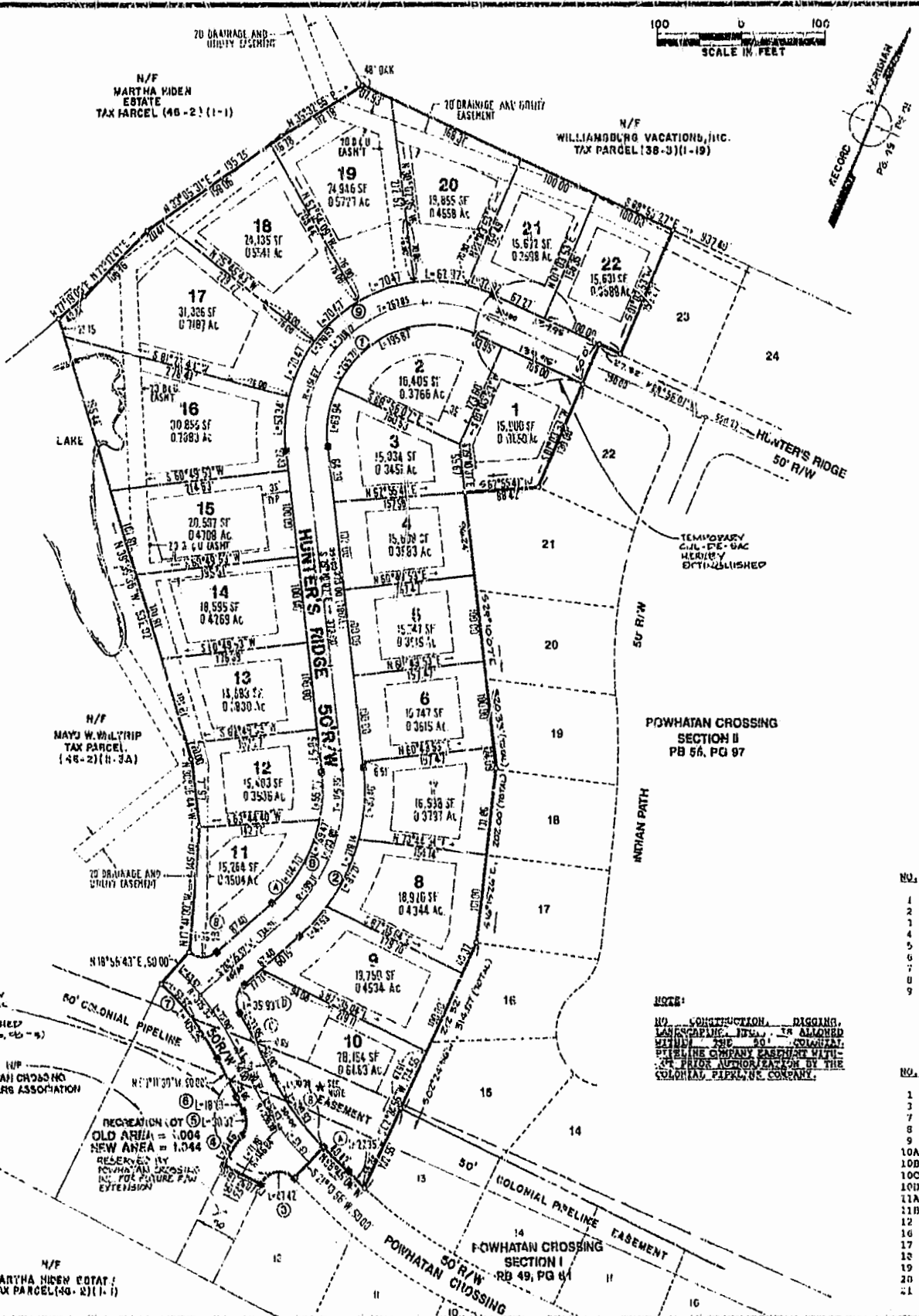
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

*Richard L. Siler* 7/26/93  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

*Therese A. Siler* 7/26/93  
 VIRGINIA DEPARTMENT OF HEALTH DATE

*G. T. Wilson, Jr.* 7/29/93  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

\* NOTE: DRIVEWAY ACCESS LIMITED TO HUNTERS RIDGE FOR MAX. 10' NO DRIVEWAY ON THE DRIVEWAY LAY TO CROSS COLONIAL PIPELINE.



POWHATAN CROSSING, SECTION III  
 AREA TABLE

AREA OF LOTS	426,634 S.F.	9.744 AC.
VICHT-OF-WAY AREA	73,412 S.F.	1.683 AC.
TOTAL AREA OF SECTION III	500,046 S.F.	11.428 AC.
NUMBER OF LOTS	22	
AVERAGE LOT SIZE	22,729 S.F.	0.521 AC.
SMALLEST LOT (S)	15,434 S.F.	0.351 AC.
LARGEST LOT (L)	31,176 S.F.	0.713 AC.
LOT YIELD	1.97 LOTS/CROSS ACRE	

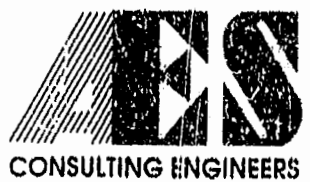
EXISTING UTILITIES: 15' MINIMUM CLEARANCE DISTRICT R-1  
 PROPERTY IS UNDEVELOPED RESIDENTIAL DISTRICT R-1  
 LOTS ARE SERVED BY PUBLIC WATER AND SEWER  
 MINIMUM LOT WIDEN ALLOWABLE = 15,000 G.V.F. C.3444 AC.  
 SETBACKS (MINIMUM):  
 LOTS UP TO 40,000 S.F. SHALL HAVE A MINIMUM WIDTH AT THE RETRACK LINE OF 100 FEET.  
 LOTS OF 40,000 S.F. OR MORE SHALL HAVE A MINIMUM WIDTH AT THE RETRACK OF 50 FEET.  
 YARD REGULATIONS:  
 FRONT: 25' MINIMUM SETBACKS; UNOWNED  
 SIDE: 15' MINIMUM FOR EACH SIDE YARD  
 REAR: 35' MINIMUM  
 SPECIAL PROVISIONS FOR OWNER LOTS:  
 FOR OUTER LOTS, THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS.  
 NO STRUCTURES SHALL BE LOCATED CLOSER THAN 15' TO THE DRIVE STREET.  
 EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 125 FEET.

RIGHT-OF-WAY CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
1	120°14'00"	136.63'	269.71'	220.35'	219.57'	S30°56'53"W
2	25°46'07"	224.11'	218.14'	170.58'	209.63'	S01°17'44"E
1	108°40'03"	25.00'	47.42'	14.83'	40.62'	S86°53'14"W
4	13°49'23"	171.84'	41.46'	21.82'	41.36'	N09°28'25"E
5	65°20'19"	25.00'	31.32'	17.34'	28.49'	N18°21'04"W
6	02°53'14"	361.30'	11.28'	9.14'	18.27'	N01°38'27"W
7	20°51'50"	300.33'	109.36'	19.29'	108.76'	N60°37'25"W
8	55°16'07"	174.11'	169.47'	32.13'	162.86'	N03°17'04"W
9	120°14'00"	176.62'	370.63'	307.36'	306.27'	N30°56'53"E

NET CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
1	88°37'33"	126.62'	195.67'	123.62'	176.92'	N46°44'58"E
2	31°36'07"	126.62'	69.84'	35.83'	68.96'	N13°22'04"W
7	21°10'26"	224.11'	83.40'	42.19'	82.42'	N18°30'29"W
9	22°09'44"	224.11'	87.21'	44.16'	86.66'	N02°18'01"E
9	12°09'06"	224.11'	47.33'	23.85'	47.44'	N20°31'26"E
10A	02°37'40"	597.61'	27.25'	13.68'	27.35'	N70°04'44"W
10B	18°34'25"	311.30'	100.93'	53.91'	100.49'	N50°28'47"W
10C	05°33'11"	350.33'	33.25'	16.99'	33.94'	N52°18'05"W
10D	02°20'40"	25.00'	15.63'	21.86'	32.92'	N14°34'21"W
11A	37°34'50"	174.10'	114.20'	59.24'	112.16'	S07°48'14"W
11B	02°20'40"	25.00'	15.63'	21.86'	32.92'	S67°40'20"W
12	18°11'16"	174.11'	55.27'	27.07'	55.04'	S20°04'29"E
16	30°32'50"	176.62'	63.11'	32.01'	63.00'	S18°03'42"E
17	22°51'31"	176.62'	70.47'	35.71'	70.00'	S02°48'30"W
18	22°51'24"	176.62'	70.47'	35.71'	70.00'	S23°40'04"W
19	22°51'24"	176.62'	70.47'	35.71'	70.00'	S48°31'38"W
20	30°25'41"	176.62'	62.99'	31.82'	62.04'	S70°10'16"W
21	10°40'46"	176.62'	32.92'	16.51'	33.89'	S85°41'30"W



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (804) 253-0940  
 Fax (804) 220-8990

**PLAT OF SUBDIVISION**  
**POWHATAN CROSSING**  
**SECTION III**  
 OWNER/DEVELOPER: POWHATAN CROSSING, INC.  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION	COMMENT	NO.	BY

Designed: *AWP*  
 Drawn: *AGS*  
 Scale: 1" = 100'  
 Date: 7/21/93  
 Project No: **6007-3**  
 Drawing No:  
**PLAT**