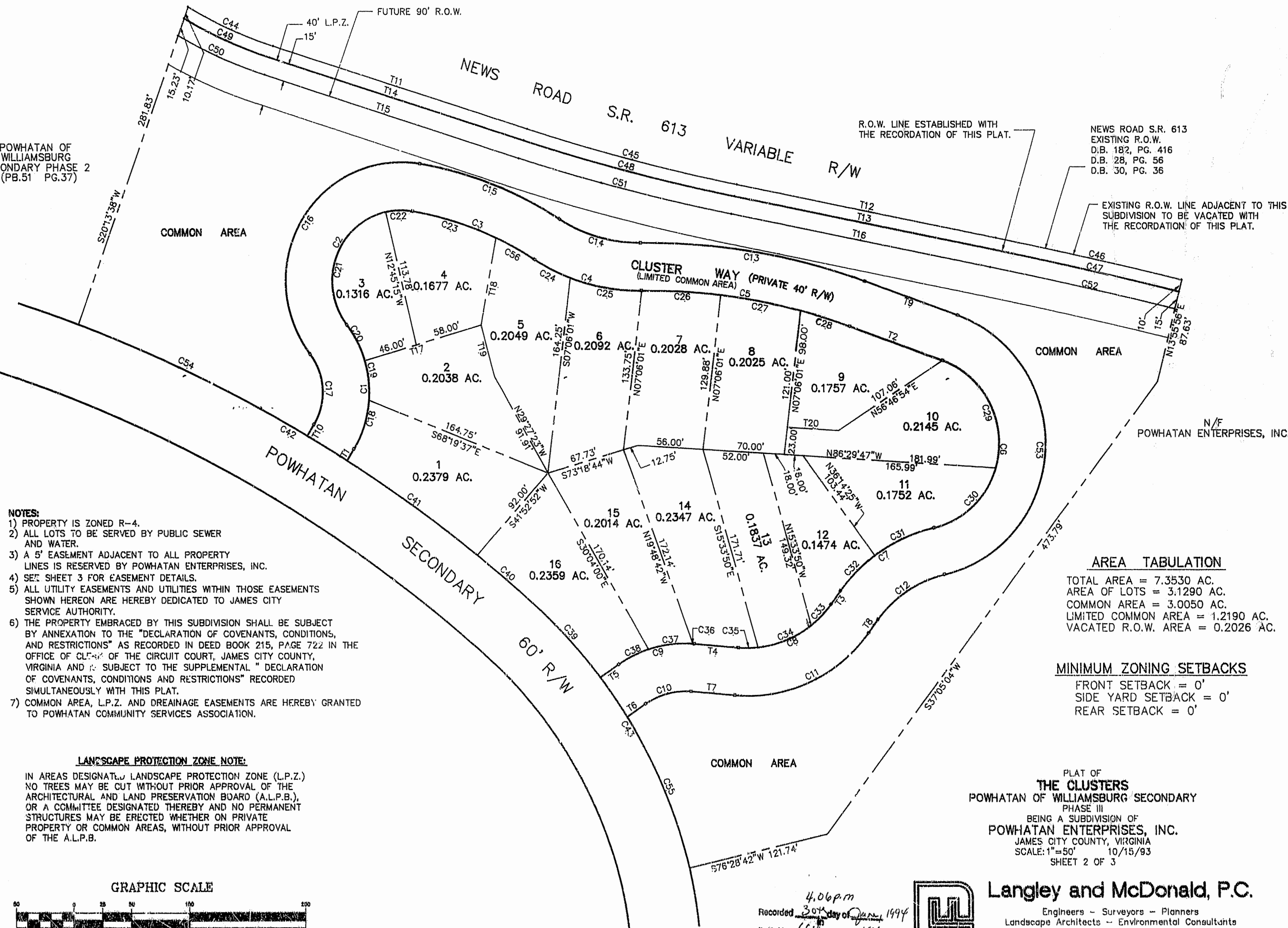


POWHATAN OF
WILLIAMSBURG
SECONDARY PHASE 2
(PB.51 PG.37)

RECORD NORTH

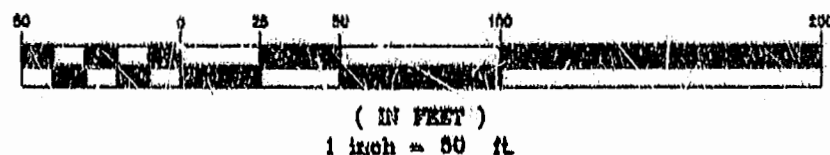


- NOTES:**
- 1) PROPERTY IS ZONED R-4.
 - 2) ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER.
 - 3) A 5' EASEMENT ADJACENT TO ALL PROPERTY LINES IS RESERVED BY POWHATAN ENTERPRISES, INC.
 - 4) SEE SHEET 3 FOR EASEMENT DETAILS.
 - 5) ALL UTILITY EASEMENTS AND UTILITIES WITHIN THOSE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY.
 - 6) THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" AS RECORDED IN DEED BOOK 215, PAGE 722 IN THE OFFICE OF CLERK OF THE CIRCUIT COURT, JAMES CITY COUNTY, VIRGINIA AND IS SUBJECT TO THE SUPPLEMENTAL "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED SIMULTANEOUSLY WITH THIS PLAT.
 - 7) COMMON AREA, L.P.Z. AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO POWHATAN COMMUNITY SERVICES ASSOCIATION.

LANDSCAPE PROTECTION ZONE NOTE:

IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL OF THE ARCHITECTURAL AND LAND PRESERVATION BOARD (A.L.P.B.), OR A COMMITTEE DESIGNATED THEREBY AND NO PERMANENT STRUCTURES MAY BE ERECTED WHETHER ON PRIVATE PROPERTY OR COMMON AREAS, WITHOUT PRIOR APPROVAL OF THE A.L.P.B.

GRAPHIC SCALE



NEWS ROAD S.R. 613
EXISTING R.O.W.
D.B. 182, PG. 416
D.B. 28, PG. 56
D.B. 30, PG. 36

EXISTING R.O.W. LINE ADJACENT TO THIS
SUBDIVISION TO BE VACATED WITH
THE RECORDATION OF THIS PLAT.

AREA TABULATION

TOTAL AREA = 7.3530 AC.
AREA OF LOTS = 3.1290 AC.
COMMON AREA = 3.0050 AC.
LIMITED COMMON AREA = 1.2190 AC.
VACATED R.O.W. AREA = 0.2026 AC.

MINIMUM ZONING SETBACKS

FRONT SETBACK = 0'
SIDE YARD SETBACK = 0'
REAR SETBACK = 0'

PLAT OF
THE CLUSTERS
POWHATAN OF WILLIAMSBURG SECONDARY
PHASE III
BEING A SUBDIVISION OF
POWHATAN ENTERPRISES, INC.
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=50' 10/15/93
SHEET 2 OF 3

Langley and McDonald, P.C.

Engineers - Surveyors - Planners
Landscape Architects - Environmental Consultants

VIRGINIA BEACH

WILLIAMSBURG

4.06 p.m.
Recorded 30th day of June, 1994
D.B. No. 697 pages 496
Langley and McDonald, P.C. Clerk

