

STATEMENT OF OWNER'S CONSENT AND DEDICATION

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

Mayo W. Waltrip 10-14-94  
 MAYO W. WALTRIP DATE  
Annie L. Waltrip 10-14-94  
 ANNIE L. WALTRIP DATE

NOTARY  
 STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

ELIZABETH A. MERTZ A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 14<sup>TH</sup> DAY OF OCTOBER, 1994.

MY COMMISSION EXPIRES May 31, 1997.

Elizabeth A. Mertz  
 NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MAHLON D. WALTRIP, ET UX TO MAYO W. WALTRIP BY DEED DATED JUNE 12, 1959 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 70, PAGE 1.

ENGINEERING OR SURVEYING CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL 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. 11-18-94  
 G.T. WILSON, Jr., C.L.S. DATE

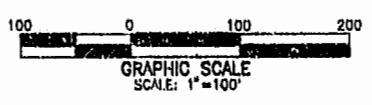
CERTIFICATE OF APPROVAL

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

Michael D. Salar Nov 18, 1994  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Colin L. Lee Nov 18, 1994  
 VIRGINIA DEPARTMENT OF HEALTH DATE

William Nov 24, 1994  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

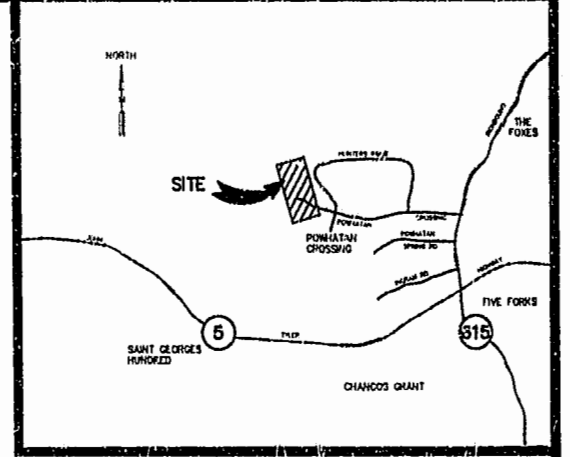
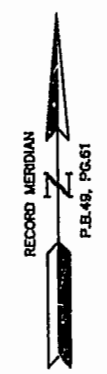


LOT CURVE DATA

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
4	03°17'53"	418.05'	24.08'	12.03'	24.08'	N 49°00'00" W
5	16°39'28"	418.05'	121.54'	81.20'	121.11'	S 58°58'41" W
6A	05°28'28"	418.05'	40.00'	20.00'	39.98'	N 70°02'52" W
6B	01°44'00"	350.33'	10.60'	5.30'	10.60'	N 71°55'20" W
7A	07°55'08"	468.05'	64.39'	32.39'	64.64'	S 68°49'47" W
7B	01°44'00"	350.33'	9.09'	4.54'	9.09'	N 71°55'20" W
8	11°24'30"	468.05'	93.20'	46.75'	93.04'	S 59°09'59" W
9	08°06'39"	468.05'	49.92'	24.98'	49.90'	S 60°24'24" E

RIGHT-OF-WAY CURVE DATA

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
1	25°26'18"	418.05'	185.60'	94.36'	184.08'	N 60°04'12" W
2	25°26'18"	468.05'	207.80'	105.64'	206.10'	S 60°04'12" E



VICINITY MAP  
 SCALE 1"=4000'

POWHATAN CROSSING, SECTION IV  
 AREA TABULATION

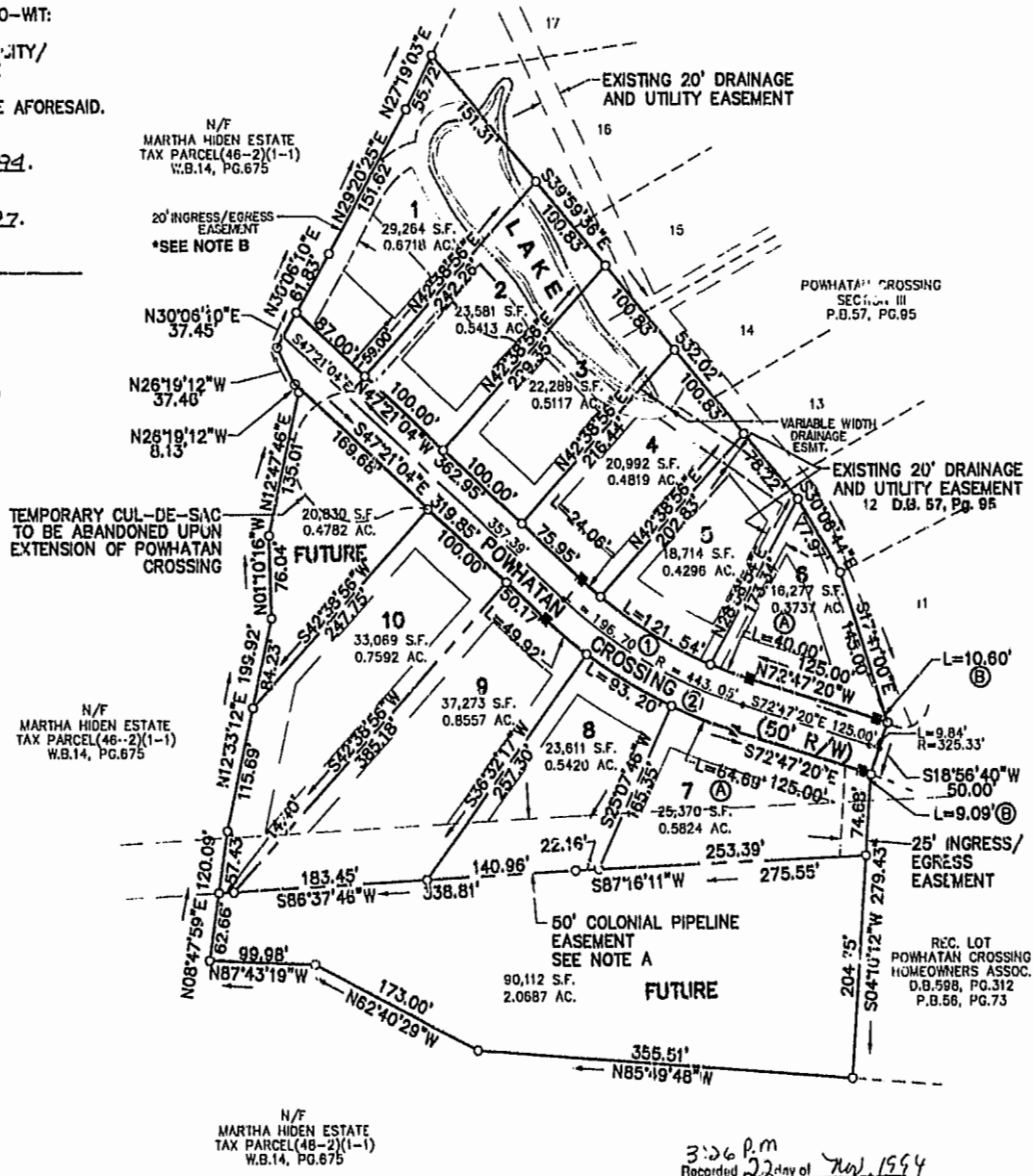
AREA OF LOTS	250,442 S.F.	5.7493 ACRES
RIGHT-OF-WAY AREA	34,232 S.F.	0.7859 ACRES
FUTURE DEVELOPMENT	110,942 S.F.	2.5469 ACRES
<b>TOTAL AREA OF SECTION IV</b>	<b>395,616 S.F.</b>	<b>9.0821 ACRES</b>
NUMBER OF LOTS	10	
AVERAGE LOT SIZE	25,040 S.F.	0.5748 ACRES
SMALLEST LOT (#6)	16,277 S.F.	0.3737 ACRES
LARGEST LOT (#9)	37,273 S.F.	0.8557 ACRES

BUILDING RESTRICTION, R-1

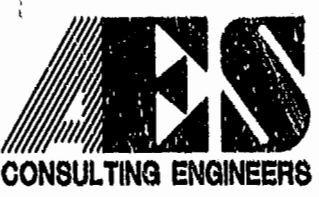
PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT R-1.  
 LOTS ARE SERVED BY PUBLIC WATER AND SEWER.  
 MINIMUM LOT SIZE ALLOWABLE - 15,000 S.F. - 0.3444 AC.  
 FRONTAGE REQUIREMENTS:  
 LOTS UP TO 43,560 S.F. SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET.  
 LOTS OF 43,560 S.F. OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK OF 150 FEET.  
 LINE OF 100 FEET.  
 YARD REGULATIONS:  
 FRONT: 35' MINIMUM  
 SIDES: 15' MINIMUM FOR EACH SIDE YARD  
 REAR: 35' MINIMUM  
 SPECIAL PROVISIONS FOR CORNER LOTS:  
 FOR CORNER LOTS, THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS.  
 NO STRUCTURES SHALL BE LOCATED CLOSER THAN 35' TO THE SIDE STREET.  
 EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 125 FEET.

- NOTES:
- NO CONSTRUCTION, DIGGING, LANDSCAPING, ETC. IS ALLOWED WITHIN THE 50' COLONIAL PIPELINE COMPANY EASEMENT WITHOUT PRIOR AUTHORIZATION BY THE COLONIAL PIPELINE COMPANY.
  - EASEMENT IS FOR MAINTENANCE OF THE DAM AND LAKE ONLY, NOT FOR PUBLIC USE. HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE.
  - LAKE IS FOR USE BY ADJACENT LOT OWNER ONLY (LOTS 1,2,3, AND 4).
  - RIGHT-OF-WAY TO BE DEDICATED FOR PUBLIC STREET PURPOSES.

PLAT RECORDED IN  
 P.B. NO. 60 PAGE 52



3:26 P.M.  
 Recorded 22nd day of Nov. 1994  
 B.N. 715 pages 804  
William Clerk



6248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (804) 253-0040  
 Fax (804) 220-8884

PLAT OF SUBDIVISION  
**POWHATAN CROSSING**  
 SECTION IV  
 OWNER / DEVELOPER: MAYO W. WALTRIP  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
HWP/EMG	MLP
Scale	Date
1"=100'	10/12/94
Project No.	6960-4
Drawing No.	1 of 1