

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

8-31-95 Stephen Romeo
DATE NAME



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.

OWNER'S CERTIFICATE

THE PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

10/16/95 Angela M. Hoag
DATE NAME

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
COUNTY OF James City
I, (PRINT) Angela M. Hoag, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 11 DAY OF October, 1995. MY COMMISSION EXPIRES 9-30-99

Angela M. Hoag
SIGNATURE

CERTIFICATE OF APPROVAL

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

10/19/95 David O. Shuard
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

10/20/95 William Cohen
DATE VIRGINIA DEPARTMENT OF HEALTH

12/1/95 William Cohen
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, COUNTY OF JAMES CITY

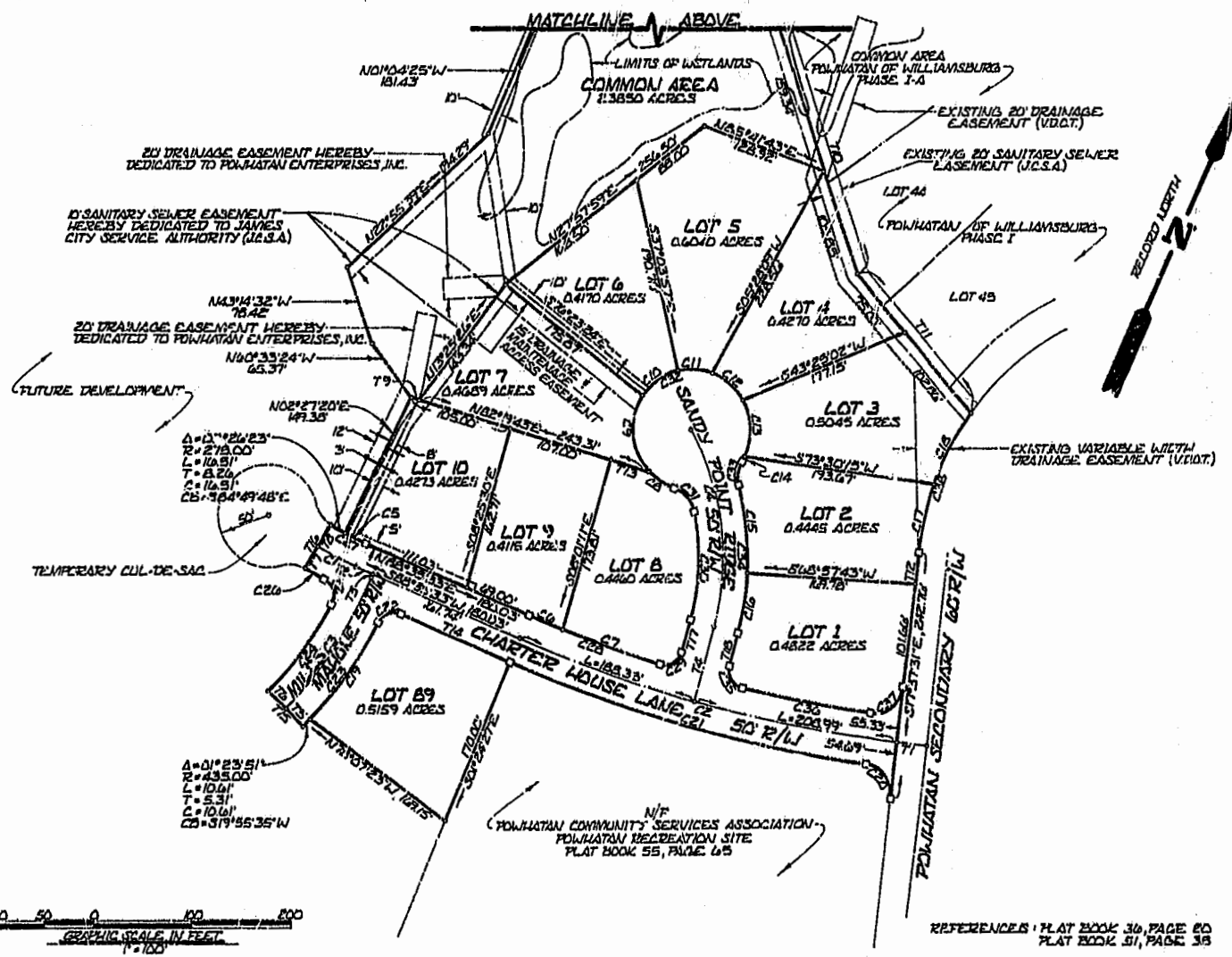
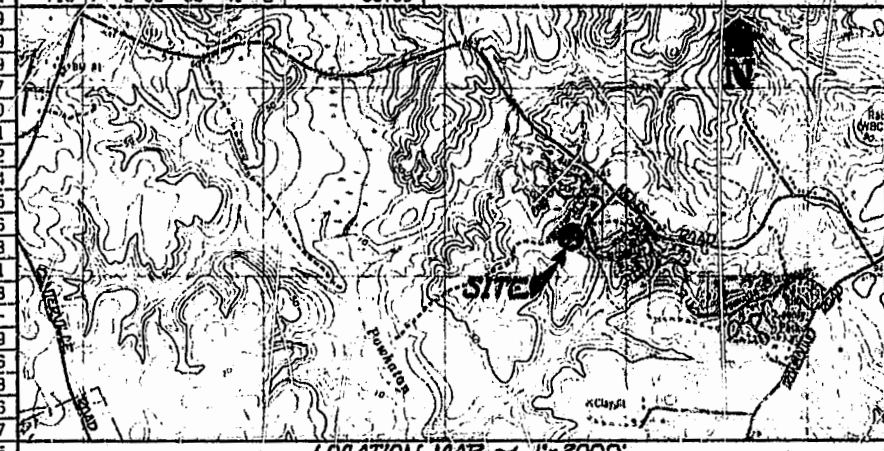
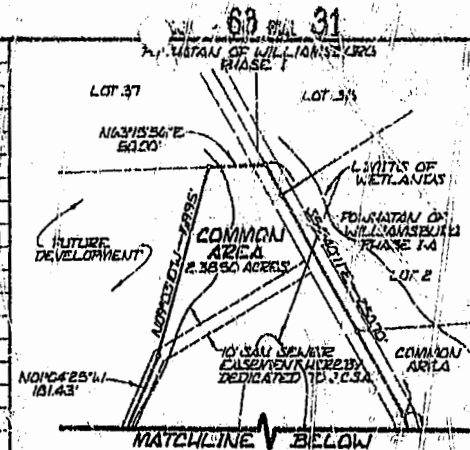
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 5th DAY OF Dec, 1995 AS THE LAW DIRECTS.

CLERK: Wilene Shuard
PLAT BOOK: 63 PAGE: 31

EASEMENT LEGEND

- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED DRAINAGE EASEMENT
- EXISTING SANITARY SEWER EASEMENT

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN. LENGTH	LABEL	BEARING	DISTANCE
C1	300.00	08° 17' 50"	43.44	43.41	N 87° 15' 32" W	21.76	T1	S 71° 45' 44" W	30.00
C2	1403.70	16° 13' 04"	397.33	396.00	S 80° 29' 01" W	200.00	T2	S 83° 35' 33" W	18.31
C3	410.00	22° 01' 57"	157.66	156.69	S 09° 36' 32" W	79.82	T3	S 01° 24' 27" E	2.83
C4	460.00	43° 57' 34"	199.48	194.63	S 31° 04' 28" E	104.94	T4	N 09° 05' 41" E	76.68
C5	275.00	04° 51' 27"	23.31	23.31	S 88° 58' 43" E	11.66	T5	N 69° 22' 30" W	25.00
C6	1378.70	01° 33' 30"	37.50	37.50	N 87° 48' 48" E	10.75	T6	N 69° 22' 30" W	25.00
C7	1378.70	04° 19' 05"	103.90	103.90	N 84° 52' 30" E	51.98	T7	N 06° 53' 23" E	25.00
C8	60.00	28° 49' 03"	30.18	29.86	N 82° 37' 42" W	15.42	T8	N 06° 53' 23" E	25.00
C9	60.00	77° 39' 21"	81.32	75.24	N 29° 23' 30" W	48.29	T9	N 82° 19' 43" E	9.00
C10	60.00	43° 29' 53"	45.55	44.46	N 31° 11' 07" E	23.94	T10	S 42° 09' 57" E	265.19
C11	60.00	34° 08' 15"	35.75	35.22	N 70° 00' 11" E	18.42	T11	S 64° 36' 55" E	177.86
C12	60.00	39° 32' 15"	41.40	40.59	S 73° 09' 34" E	21.56	T12	N 17° 37' 31" W	31.07
C13	60.00	55° 29' 31"	58.11	55.87	S 25° 38' 42" E	31.56	T13	N 82° 19' 43" E	40.31
C14	60.00	04° 40' 04"	4.69	4.89	S 04° 26' 06" W	.45	T14	S 88° 35' 33" W	120.50
C15	285.00	17° 43' 00"	88.13	87.77	S 29° 53' 47" E	44.42	T15	N 69° 22' 30" W	50.00
C16	285.00	11° 56' 36"	59.41	59.30	S 15° 03' 59" E	29.81	T16	N 06° 53' 23" E	50.00
C17	297.34	13° 19' 13"	69.13	68.97	N 10° 57' 54" W	34.72	T17	N 09° 05' 41" W	33.00
C18	297.34	15° 28' 50"	80.34	80.09	N 03° 26' 07" E	40.42	T18	S 09° 05' 41" E	33.00
C19	495.00	15° 32' 52"	118.04	117.68	N 11° 27' 14" E	59.39			
C20	30.00	88° 49' 18"	46.51	41.99	N 62° 02' 10" W	29.39			
C21	1420.70	15° 02' 22"	375.02	373.94	S 81° 04' 22" W	188.59			
C22	18.00	84° 54' 46"	26.68	24.33	S 48° 08' 10" W	16.47			
C23	435.00	16° 56' 43"	128.65	128.18	S 12° 09' 09" W	64.80			
C24	385.00	15° 54' 48"	106.93	106.59	N 42° 40' 07" E	53.81			
C25	16.00	91° 38' 30"	28.79	25.82	N 41° 06' 32" W	10.52			
C26	325.00	03° 49' 11"	21.67	21.66	N 85° 01' 12" W	10.84			
C27	275.00	08° 17' 50"	39.82	39.79	S 87° 15' 32" E	19.95			
C28	1378.70	05° 52' 35"	141.40	141.34	N 85° 39' 16" E	70.76			
C29	18.00	91° 48' 39"	28.84	25.85	N 36° 48' 38" E	18.58			
C30	235.00	26° 12' 32"	107.50	106.56	N 22° 11' 57" W	54.71			
C31	30.00	61° 44' 00"	32.32	30.78	N 66° 10' 13" W	17.93			
C32	60.00	283° 48' 20"	297.20	74.04	N 44° 51' 57" E	--			
C33	30.00	45° 31' 24"	23.84	23.21	S 15° 59' 34" E	12.59			
C34	285.00	29° 39' 35"	147.53	145.89	S 23° 55' 29" E	75.46			
C35	18.00	91° 48' 39"	28.84	25.85	S 55° 00' 01" E	18.58			
C36	1378.70	05° 26' 42"	131.02	130.97	N 76° 22' 18" E	65.56			
C37	30.00	91° 16' 28"	47.79	42.90	N 28° 00' 43" E	30.67			
C38	297.34	28° 48' 04"	149.47	147.90	S 03° 13' 29" E	76.35			



AREA BREAKDOWN

TOTAL LOT AREA	= 5.1488 ACRES
TOTAL COMMON AREA	= 2.3850 ACRES
TOTAL R/W AREA	= 1.3663 ACRES
TOTAL SUBDIVIDED AREA	= 8.9001 ACRES

- NOTES:
1. A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES AS HEREBY DEDICATED TO POWHATAN ENTERPRISES, INC.
 2. 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 721 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE COUNTY OF JAMES CITY.
 3. PROPERTY IS ZONED R-4.
 4. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
 5. THE STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
 6. VDOT ACCEPTS NO MAINTENANCE RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE AREAS TO THE EXTENT ALLOWED BY LAW.
 7. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 17-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

12:58 P.M.
J.B. No. 765 in 8009 281 Ch. 4
DATE: 5th DAY OF Dec, 1995

PLAT OF
POWHATAN OF WILLIAMSBURG SECONDARY
PHASE 3A
BEING A SUBDIVISION OF PROPERTY OF
POWHATAN ENTERPRISES, INC.
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: AUGUST 30, 1995

PREPARED BY
LANGLY & McDONALD, P.C.
ENGINEERS-PLANNERS-SURVEYORS
LANDSCAPE ARCHITECTS/ENVIRONMENTAL CONSULTANTS
VIRGINIA BEACH - WILLIAMSBURG, VIRGINIA



REFERENCES: PLAT BOOK 30, PAGE 60
PLAT BOOK 31, PAGE 38