

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.

10/16/95 *Stephen A. Romec*
DATE SURVEYOR
STEPHEN A. ROME, C.L.S.



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 PARCEL OF LAND 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 *Stephen A. Romec*
DATE SURVEYOR

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 AND STATE AFORESAID. GIVEN UNDER MY NAME THIS 16 DAY OF October, 1995.
MY COMMISSION EXPIRES Sept. 30, 1999
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.

10/20/95 *James S. Elliot*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

10/20/95 *Valerie Cohen*
DATE VIRGINIA DEPARTMENT OF HEALTH

12/16/95 *[Signature]*
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 5 DAY OF Dec., 1995 AS THE LAW THE DIRECTS.

CLERK *[Signature]*

PLAT BOOK 123 PAGE 32

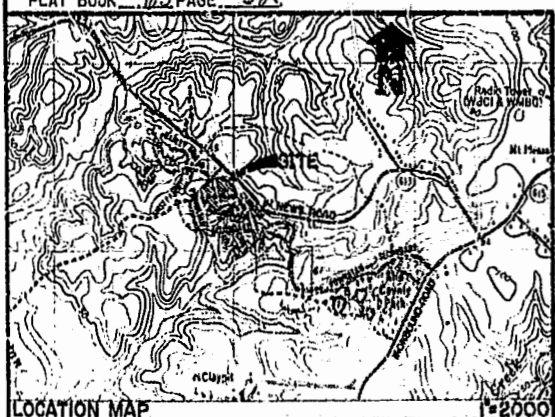
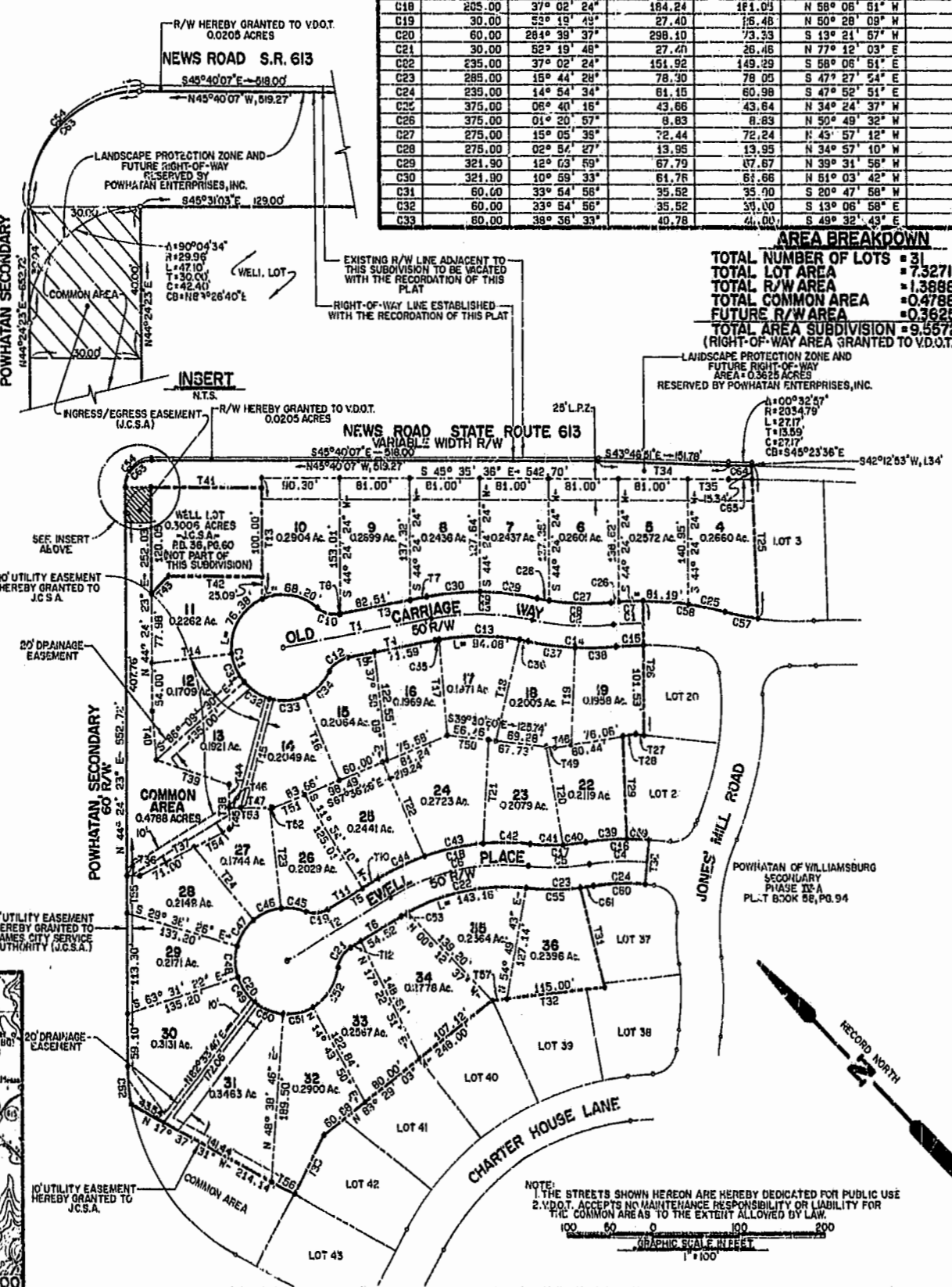


Table with columns: LABEL, RADIUS, CENTRAL ANGLE, ARC LENGTH, CHORD LENGTH, CHORD BEARING, TAN. LENGTH. Contains data for lots C01 through C33.

AREA BREAKDOWN
TOTAL NUMBER OF LOTS = 31
TOTAL LOT AREA = 7.3271 ACRES
TOTAL R/W AREA = 1.3888 ACRES
TOTAL COMMON AREA = 0.4788 ACRES
FUTURE R/W AREA = 0.3625 ACRES
TOTAL AREA SUBDIVISION = 9.5572 ACRES
(RIGHT-OF-WAY AREA GRANTED TO V.D.O.T. = 0.0205 AC.)

Table with columns: LABEL, BEARING, DISTANCE, LABEL, BEARING, DISTANCE. Lists bearings and distances for lots T1 through T57.



NOTES:
1. ALL UTILITY EASEMENTS AND UTILITIES WITHIN THOSE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY.
2. ALL UTILITY AND DRAINAGE EASEMENTS (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES IS HEREBY DEDICATED TO POWHATAN ENTERPRISES, INC.
3. 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 THE CLERK OF THE CIRCUIT COURT IN THE COUNTY OF JAMES CITY.
4. LANDSCAPE PROTECTION ZONE (L.P.Z.) IS HEREBY DEDICATED TO POWHATAN COMMUNITY SERVICES ASSOCIATION.
5. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. PROPERTY IS ZONED R-4.
7. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 17-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
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 ERRECTED WHETHER ON PRIVATE PROPERTY OR COMMON AREAS, WITHOUT PRIOR APPROVAL OF THE A.L.P.B.

PLAT OF
POWHATAN OF WILLIAMSBURG SECONDARY
PHASE IV-B
BEING A SUBDIVISION OF PROPERTY OF
POWHATAN ENTERPRISES, INC.
JAMES CITY COUNTY, VIRGINIA
DATE: SEPTEMBER 15, 1995 SCALE: 1" = 100'
LANGLEY AND McDONALD, P.C.
ENGINEERS - SURVEYORS - PLANNERS
LANDSCAPE ARCHITECTS - ENVIRONMENTAL CONSULTANTS
VIRGINIA BEACH & WILLIAMSBURG, VIRGINIA

104 PM
5 DAY OF Dec. 1995
D.U. No. 765 in Volume 790
[Signature] Clerk

NOTE:
1. THE STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE
2. V.D.O.T. ACCEPTS NO MAINTENANCE RESPONSIBILITY OR LIABILITY FOR THE COMMON AREAS TO THE EXTENT ALLOWED BY LAW.
GRAPHIC SCALE IN FEET
1" = 100'