

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 Romeo
 DATE NAME

CERTIFICATE OF NOTARIZATION
 STATE OF Virginia
 COUNTY OF James City
 I, (PRINT) Angele 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 16 DAY OF October, 1995. MY COMMISSION EXPIRES 9-30-99

Angele M. Hoag
 SIGNATURE

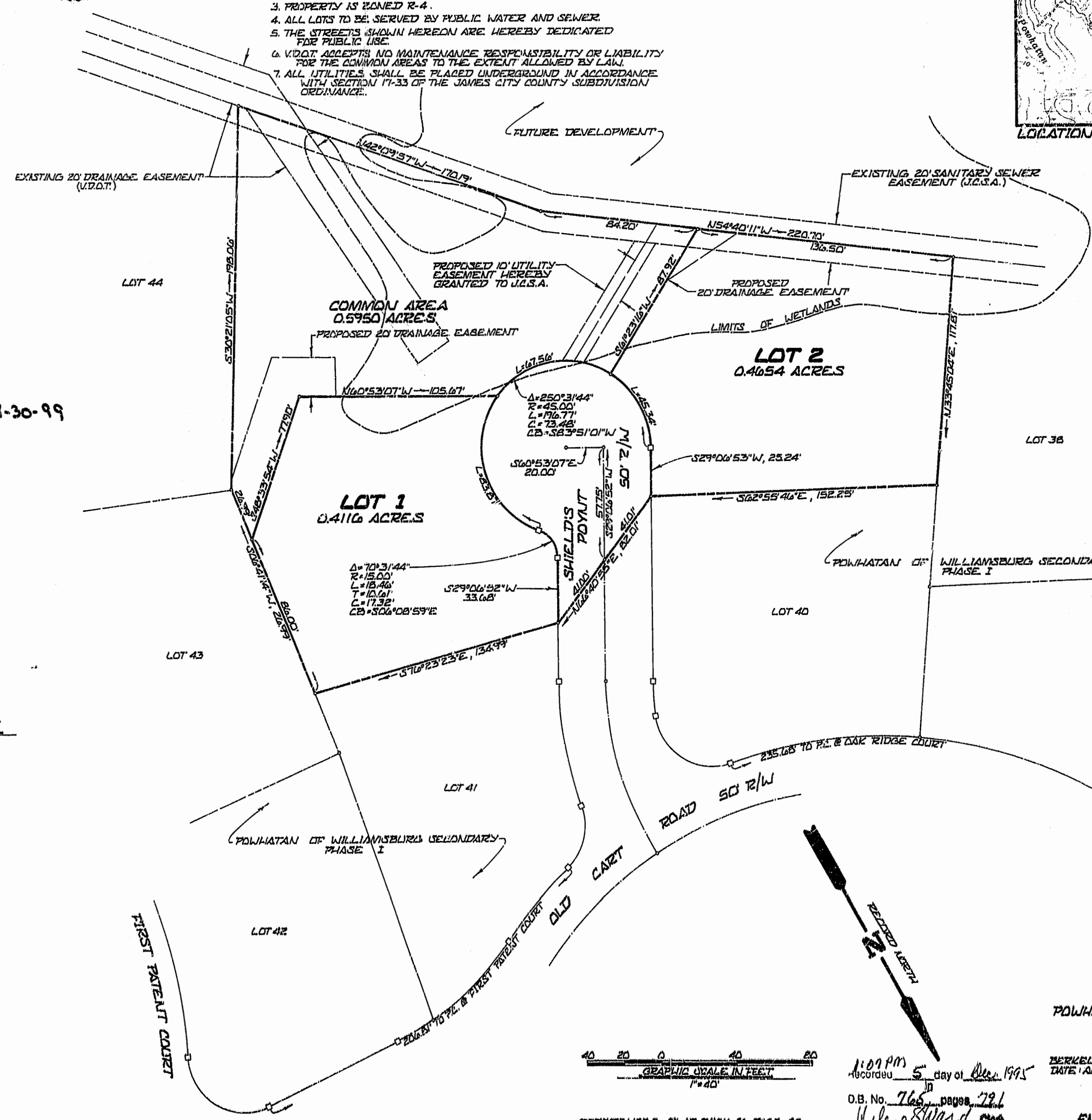
CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

10/19/95 Chris S. Clark
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 11/20/95 Walter Jordan
 DATE VIRGINIA DEPARTMENT OF HEALTH
 12/4/95 [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 DIRECTS.

CLERK: Walter Jordan
 PLAT BOOK: 63 PAGE: 35

- NOTES:
1. A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH AS NOTED) CENTERED ON ALL PROPERTY LINES IS 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 122 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. V.D.O.T. ACCEPTS NO MAINTENANCE RESPONSIBILITY OR LIABILITY FOR THE COMMON 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.



AREA BREAKDOWN

TOTAL LOT AREA	= 0.8770 Ac.
TOTAL COMMON AREA	= 0.5950 Ac.
TOTAL R/W AREA	= 0.1712 Ac.
TOTAL SUBDIVIDED AREA	= 1.6432 Ac.



1:09 PM
 Recorded 5 day of Dec. 1995
 O.B. No. 765, pages 291
Walter Jordan Clerk

PLAT OF
 POWHATAN OF WILLIAMSBURG SECONDARY
 PHASE I-A
 BEING A SUBDIVISION OF PROPERTY OF
 POWHATAN ENTERPRISES, INC.
 BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA
 DATE: AUGUST 22, 1995
 PREPARED BY
 LANGLEY & McDONALD, P.C.
 ENGINEERS, PLANNERS, SURVEYORS
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
 VIRGINIA BEACH - WILLIAMSBURG, VIRGINIA

REFERENCES: PLAT BOOK 30, PAGE 80
 PLAT BOOK 51, PAGE 78