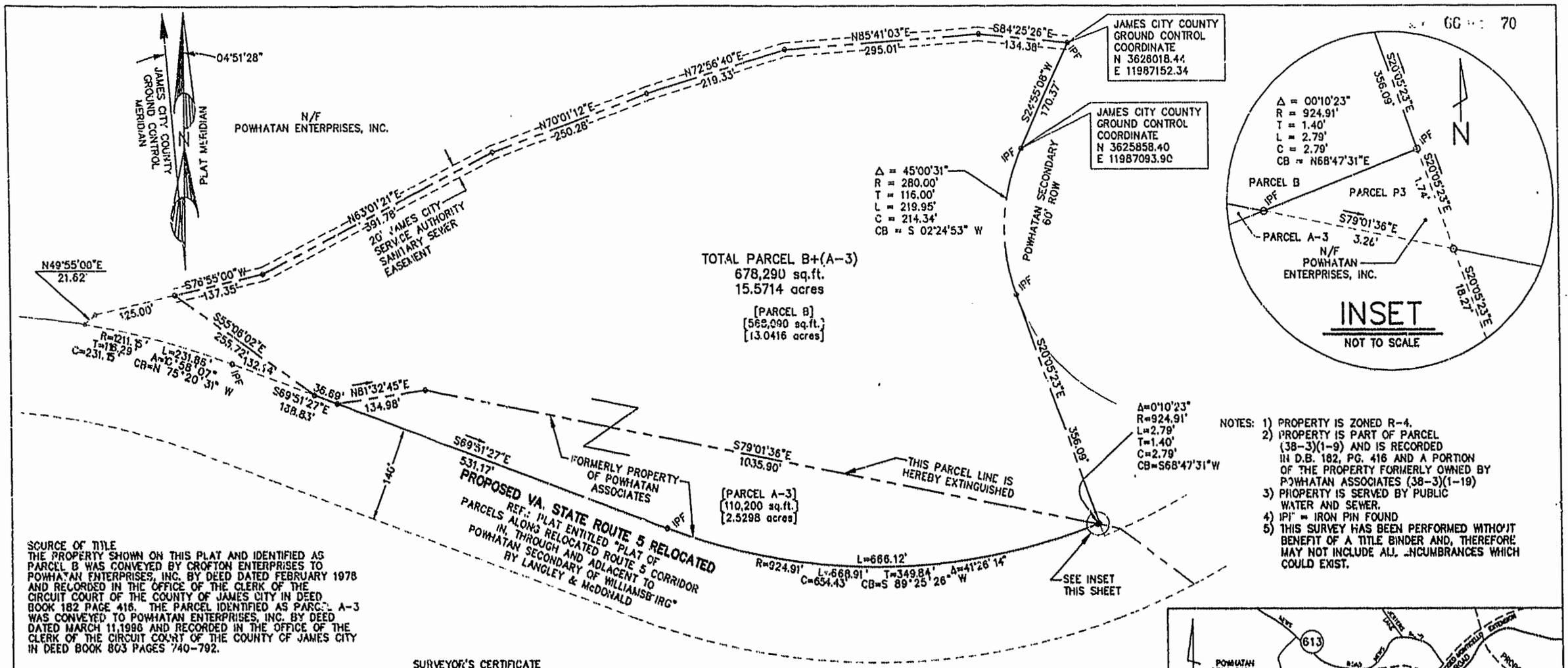


NOTES:
1) PROPERTY IS ZONED R-4.
2) PROPERTY IS PART OF PARCEL (38-3)(1-9) AND IS RECORDED IN D.B. 182, PG. 416 AND A PORTION OF THE PROPERTY FORMERLY OWNED BY POWHATAN ASSOCIATES (38-3)(1-19)
3) PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
4) IPF = IRON PIN FOUND
5) THIS SURVEY HAS BEEN PERFORMED WITHOUT BENEFIT OF A TITLE BINDER AND, THEREFORE MAY NOT INCLUDE ALL ENCUMBRANCES WHICH COULD EXIST.

SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AND IDENTIFIED AS PARCEL B WAS CONVEYED BY CROFTON ENTERPRISES TO POWHATAN ENTERPRISES, INC. BY DEED DATED FEBRUARY 1978 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 182 PAGE 416. THE PARCEL IDENTIFIED AS PARCEL A-3 WAS CONVEYED TO POWHATAN ENTERPRISES, INC. BY DEED DATED MARCH 11,1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 803 PAGES 740-792.

OWNER'S CERTIFICATE
THIS PLAT OF PROPERTY SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

BY: _____ 4/30/97
POWHATAN ENTERPRISES, INC. DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, I, Angela M. Hoag A NOTARY PUBLIC IN AND FOR THE CITY/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 CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 30th DAY OF April 19 97. MY COMMISSION EXPIRES September 30,1999

Angela M. Hoag (SIGNATURE)

ANGELA M. HOAG NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

STATE OF VIRGINIA, COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY THIS 30th DAY OF May, 1997. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helen S. Ward

PLAT BOOK 66 PAGE 70

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA.

May 1, 1997 Norman H. Mason
DATE NAME

COMMONWEALTH OF VIRGINIA NORMAN H. MASON No. 1376 LAND SURVEYOR 5/1/97

CERTIFICATE OF APPROVAL

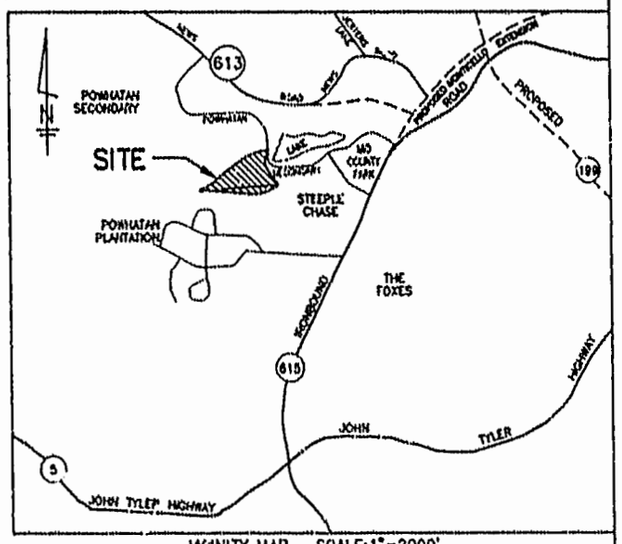
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

_____ VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE

_____ VIRGINIA DEPARTMENT OF HEALTH
DATE

5/14/97 _____ SUBDIVISION AGENT OF JAMES CITY COUNTY
DATE

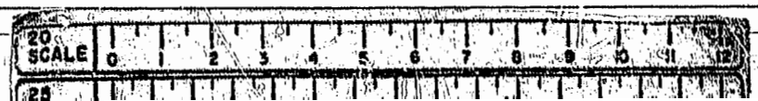
12:28 pm
Recorded 30th day of May 1997
DOCUMENT # 970008546
Helen S. Ward Clerk



VICINITY MAP SCALE: 1"=2000'

PLAT OF SUBDIVISION OF
15.5714 ACRES
OF THE PROPERTY OF
POWHATAN ENTERPRISES, INC
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 4/14/97 SCALE: 1"=100'

GRAPHIC SCALE IN FEET
0 50 100 200 300

Langley and McDonald, P.C.
Engineers – Surveyors – Planners
Landscape Architects – Environmental Consultants
VIRGINIA BEACH WILLIAMSBURG

6477 W