

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES. CRESTAR BANK (INST#970008879, PG. 57, 4/30/93) CONSENTED TO:

H. MAC WEAVER, II, TRUSTEE
JOSEPH W. KESTERSON, TRUSTEE
(EITHER OF WHOM MAY ACT)

I, Suzanne M. Jensen, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY OFFICE AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 29th DAY OF October, 1997.

Suzanne M. Jensen, NOTARY PUBLIC
MY COMMISSION EXPIRES 3-31-98

PLAT OF SUBDIVISION WATERFORD AT POWHATAN SECONDARY PHASE ONE BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA

DATE: 9/25/97 REVISED: 11/24/97 SHEET 1 OF 4 SCALE: N/A PROJECT NO: 97-008 DRAWN BY: PAUL MICHAEL

SA SLEDD & ASSOCIATES, P.C. ENGINEERS PLANNERS SURVEYORS 11832 ROCK LANDING DRIVE, SUITE 203 NEWPORT NEWS, VIRGINIA 23606 (757) 873-3386

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.

GARY C. THOMAS, L.S. 10-29-97 DATE

OWNER'S CERTIFICATE THE SUBDIVISION 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.

TERRY/PETERSON RESIDENTIAL TWO, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY

BY: JOHN H. PETERSON, JR. 10/23/97 DATE

CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Virginia Beach I, Suzanne M. Jensen, 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 23rd DAY OF October, 1997. MY COMMISSION EXPIRES 3-31-98.

Suzanne M. Jensen, NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC., A VIRGINIA CORPORATION, TO TERRY/PETERSON RESIDENTIAL TWO, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MAY 1, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NUMBER 970008878, PAGE 55.

STATE OF VIRGINIA COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 10th DAY OF October, 1997. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: [Signature] CLERK

PLAT BOOK 18, PAGE 25

CURVE DATA

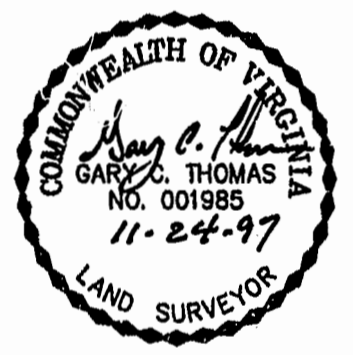
Table with columns: NUMBER, RADIUS, DELTA, ARC, TANGENT, CHORD, CHORD BEARING. Contains 71 rows of curve data.

PLAT RECORDED IN P.B. NO. 18, PAGE 25

RECORDED 18 OCTOBER 1997 COMM. # 970019962 12:45

GENERAL NOTES:

- 1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4.
2. TAX MAP NUMBER OF PROPERTY: (38-3)(1-9) & (38-3)(1-19)
3. ALL STREETS DESIGNATED AS PRIVATE ARE TO BE HELD AS COMMON AREAS BY THE HOME OWNERS ASSOCIATION.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 17-33 OF THE SUBDIVISION ORDINANCE.
6. ALL DRAINAGE EASEMENTS WILL BE PRIVATE.
7. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C(1) OF THE JAMES CITY COUNTY CODE.
8. STREETS IN THIS SUBDIVISION DO NOT MEET STATE DESIGN STANDARDS AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY
9. MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 17-34 THROUGH 17-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.



AREA TABLE

Table with 2 columns: Description, Area. Rows: AREA OF LOTS (1.366 AC), AREA OF PRIVATE STREETS (1.194 AC), TOTAL SUBDIVIDED AREA (2.560 AC).

CERTIFICATE OF APPROVAL

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

[Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY