

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. 3/20/98
DATE

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Virginia Beach
Dolores M. Firsirotu 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
20th DAY OF March, 1998. MY COMMISSION
EXPIRES 12/31/99.

Dolores M. Firsirotu
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 7th
DAY OF April, 1998, THE MAP SHOWN
HEREON WAS PRESENTED AND ADMITTED TO THE RECORD
AS THE LAW DIRECTS.

TESTE: Patricia J. Wadbridge, Dep. Clerk
CLERK

PLAT BOOK 69, PAGE 78+9

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, Dolores M. Firsirotu A NOTARY PUBLIC
IN AND FOR THE City OF Virginia Beach
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 City AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 20th DAY OF March, 1998.

Dolores M. Firsirotu
NOTARY PUBLIC

MY COMMISSION EXPIRES 12/31/99.

CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	180.00	04°20'50"	13.66	6.83	13.65	S46°38'41"W
C2	112.50	06°38'40"	13.05	6.53	13.04	N41°08'56"E
C3	112.50	25°53'53"	50.85	25.87	50.42	S24°52'40"W

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

DATE: 1/22/98 SHEET 1 OF 3 SCALE: N/A

PROJECT NO: 97-008 DRAWN BY: PAUL MICHAEL



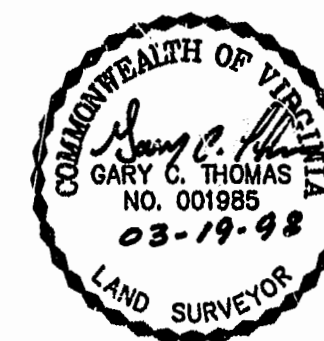
SLEDD & ASSOCIATES, P.C.

ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(757) 873-3388

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 03-19-98
GARY C. THOMAS, L.S. DATE



AREA TABLE

TOTAL SUBDIVIDED AREA 0.371 AC.

CERTIFICATE OF APPROVAL

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

3/30/98 DATE
Patricia J. Wadbridge SUBDIVISION AGENT OF
JAMES CITY COUNTY

1:42 PM
Recorded 3/30/98
DOCUMENT: 980016163
Patricia J. Wadbridge

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 19-33 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 23-90(1) OF THE JAMES CITY COUNTY CODE.
8. MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. STREETS IN THIS SUBDIVISION DO NOT MEET STATE DESIGN STANDARDS AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY.

PLAT RECORDED IN
P.D. NO. 69 PAGE 78+9

WATERFORD PHA. 97-008