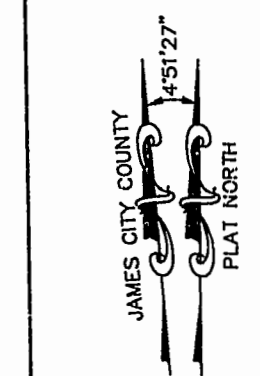


VICINITY MAP SCALE: 1"=2000'

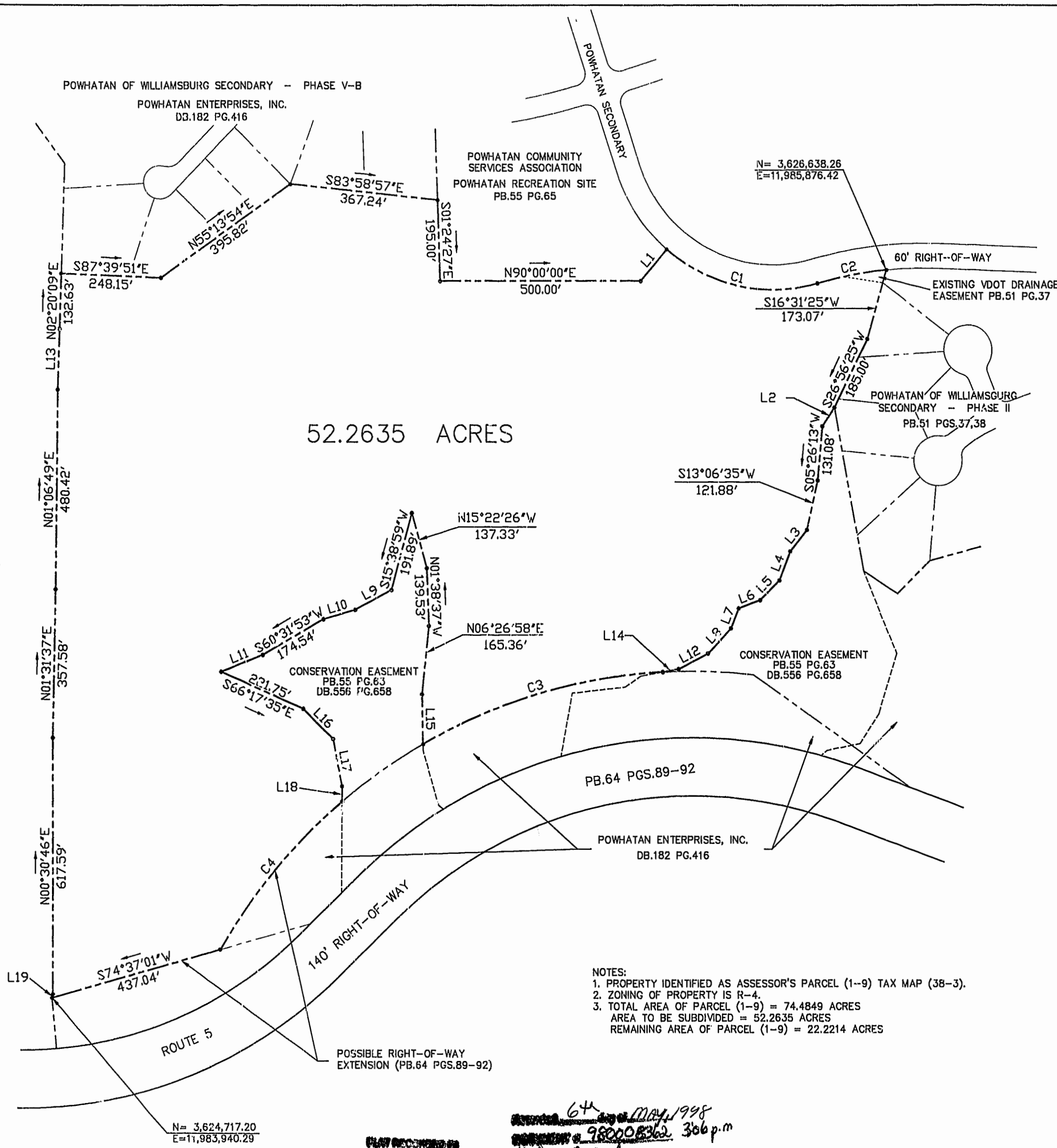


POWHATAN CROSSING, INC.
DB.819 PG.564

NOTE:
THE COORDINATES SHOWN ON THIS PLAT ARE TIED
TO NAD 83: REFERENCE JCC STATION 322 AND 321RM3AZ.

LINE	LENGTH	BEARING
L1	100.03'	N40°37'17"E
L2	54.11'	N33°49'36"E
L3	67.10'	S39°21'05"W
L4	74.73'	S21°36'19"W
L5	67.64'	S45°23'50"W
L6	57.24'	S69°27'20"W
L7	52.25'	S21°57'49"W
L8	83.22'	S43°33'14"W
L9	102.04'	N62°05'47"E
L10	82.21'	N73°57'12"E
L11	111.52'	N68°33'20"E
L12	81.63'	S62°28'24"W
L13	146.50'	N02°17'30"E
L14	39.77'	S80°11'49"W
L15	119.95'	N00°35'32"W
L16	104.00'	S45°09'36"E
L17	116.37'	N10°29'02"W
L18	35.92'	N00°48'44"E
L19	8.27'	N13°55'26"E

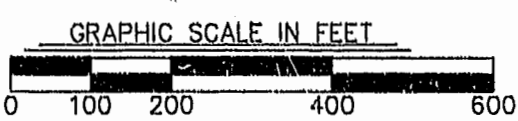
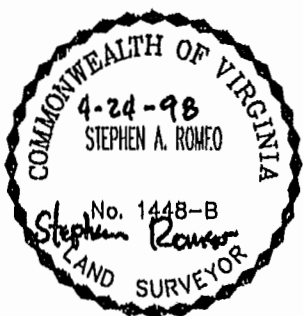
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	405.00'	56°23'29"	398.61'	217.12'	382.71'	S77°34'28"E
C2	970.00'	10°21'46"	175.44'	87.96'	175.20'	S79°24'41"W
C3	1371.15'	26°19'17"	629.90'	320.61'	624.37'	S73°53'00"W
C4	1371.15'	19°39'11"	470.32'	237.49'	468.02'	S40°38'04"W



- NOTES:
- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL (1-9) TAX MAP (38-3).
 - ZONING OF PROPERTY IS R-4.
 - TOTAL AREA OF PARCEL (1-9) = 74.4849 ACRES
AREA TO BE SUBDIVIDED = 52.2635 ACRES
REMAINING AREA OF PARCEL (1-9) = 22.2214 ACRES

PLAT RECORDED BY
980008362 PAGE 33

64 MAY 1998
980008362 306 p.m.
W. Shaefer Clerk



SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY
C. H. ANDERSON, TRUSTEE TO POWHATAN ENTERPRISES, INC.
BY DEED DATED JANUARY 24, 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.

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,
REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY

4-24-98 Stephen Romeo
DATE NAME

OWNER'S CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN
AS PLAT OF 52.2635 ACRES IS WITH THE FREE CONSENT
AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED
OWNERS, PROPRIETORS AND/OR TRUSTEES.

BY: 4-24-98 Dianne H. McClanan
DATE NAME

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF James City,
Dianne H. McClanan A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO
HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE
SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED
THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID,
GIVEN UNDER MY NAME THIS 24 DAY OF
April, 1998 M.Y. COMMISSION EXPIRES
Oct. 31, 2000

Dianne H. McClanan
(SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
OF THE COUNTY OF JAMES CITY THIS 6
DAY OF May, 1998, THE MAP SHOWN
HEREON WAS PRESENTED AND ADMITTED TO THE RECORD
AS THE LAW DIRECTS.

TESTE: W. Shaefer

PLAT BOOK 69 PAGE 33

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

DATE: 4/23/98 VIRGINIA DEPT. OF TRANSPORTATION
DATE: 4/23/98 VIRGINIA DEPT. OF HEALTH
DATE: 4/23/98 SUBDIVISION AGENT OF JAMES CITY COUNTY

PLAT OF 52.2635 ACRES
BEING A SUBDIVISION OF PROPERTY OF
POWHATAN ENTERPRISES, INC.
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 3/23/98 SCALE: 1"=200'
SHEET 1 OF 1



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

