

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

DATE: 3/9/98 SHEET 1 OF 4 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) 873-3386

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. 03-19-98 DATE



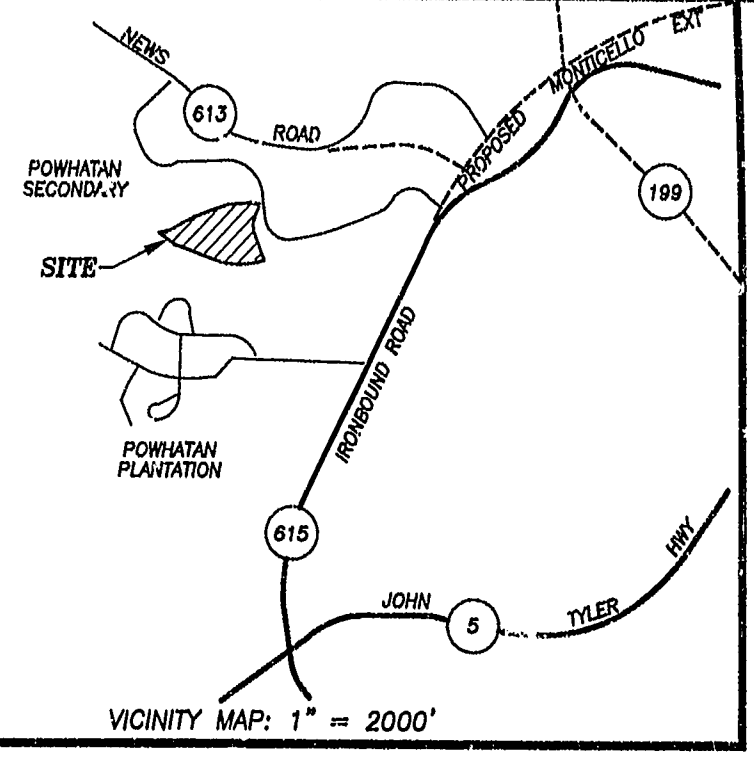
AREA TABLE: AREA OF LOTS 1.363 AC, AREA OF PRIVATE STREETS 1.194 AC, TOTAL SUBDIVIDED AREA 2.557 AC.

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

DATE 3/8/98 SUBDIVISION AGENT OF JAMES CITY COUNTY

PLAT RECORDED IN P.B. NO. 69 PAGE 47-50

9:27 AM 3/22/98 RECORDED DOCUMENT 97008879



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

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

Dolores M. Firnstahl, 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. Firnstahl NOTARY PUBLIC MY COMMISSION EXPIRES 12/31/99

CURVE DATA

Table with 7 columns: NUMBER, RADIUS, DELTA, ARC, TANGENT, CHORD, CHORD BEARING. Lists curve data for curves C1 through C71.

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. Firnstahl, 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. Firnstahl 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 22nd DAY OF March, 1998. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helene Shueck CLERK

PLAT BOOK 69, PAGE 47-50

- 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 23-9C(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.

