CERTIFICATION OF SOURCE OF TITLE 73 % 52 GENERAL NOTES: THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF POWHATAN CROSSING, INC. AND WAS ACQUIRED FROM SUZANNE ELIZABETH MCMURRAN, GEORGIA GOODWIN HIDEN, et als POWHATAN 1. PROPERTY LINES AS SHOWN BASED UPON RECORD AND OTHER AVAILABLE SECONDARY INFORMATION AND DOES NOT REPRESENT A RESURVEY OF THE BOUNDARIES. BY DEED DATED DECEMBER 3, 1996 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE THIS PLAT IS INTENDED FOR R/W DEDICATION PURPOSES ONLY. SITE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 819, PAGE 564. 2. REMAINING PARCEL AREAS AS SHOWN WERE TAKEN OR CALCULATED FROM RECORD AND OTHER AVAILABLE INFORMATION. 3. *TEMPORARY CONSTRUCTION EASEMENTS SHOWN TO BE ABANDONED UPON OWNER'S CONSENT AND DEDICATION THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. SCALE JOHN TYLER Pics SCALE HIGHWAY SCAL 10 NOTARY' VICINITY MAP 1"=200040 STATE OF VIRGINIA, CITY/GOUNTY OF WILLIAMS BUCA SCAL I. Vernon M. Geddy, TE A NOTARY PUBLIC IN AND FOR THE CITY/ COUNTY AND STATE AFCRESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE MAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFCRESAID. N/F POWHATAN ENTERPRISES SCALE 10 12 14 16 18 20 22 24 25 28 30 DB 182, PG 416 TAX MAP (38-3)(1-9) N/F POWHATAN ENTERPRISES GIVEN UNTO MY HAND THIS 28th DAY OF April DB 805, PG 713 PARCEL P20 MY COMMISSION EXPIRES __ December 3 N OR F THE ROUTE 5 TRANSPORTATION NOTARY PUBLIC R/W CONVEYED TO THE ROUTE 5 TRANSPORTATION *5' TEMPORARY CONSTRUCTION EASEMENT IMPROVEMENT DISTRICT PARCEL P22 IMPROVEMENT DISTRICT 5.443 AC. - D.B. 813, PG 884 P.B. 64, PG 89 RELOCATED ROUTE 5 509'22'39"E -121.03'(36.890m VARIABLE MOTH R/W ROD(F SURVEYOR'S CERTIFICATE 509'22'39''E y 9.71'(2.960m) *5" TEMPORARY CONSTRUCTION EASEMENT E POWATAN CREEK-POWHATAN ASSOCIATES I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 873.10'(266.121m) 1 180.45' 151.34 BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY TAX MAP (38-3)(1-19) D.B. 353, PG 62 OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY. 20' PERMANENT -SLOPE EASEMENT N30°26'28"W 123.45'(37.628m) TRAVERSE LINE 25' PERMANENT -SLOPE EASEMENT - \$16'51'49"E 150.00'(45.720m) duli w Sal 3-22.99 N16'51'49"W /150.00' /(45.720m) PROPERTY LINE IS CENTERLINE OF 57'±(17.37m) 39'±(11.89m±) RONALD W EADS, L.S. #1948 POWHATAN CREEK P.B.B. PG.28-29 POWHATAN CROSSING, INC. REMAINING AREA 385.25± ACRES TAX MAP (46-2)(1-1) GREENSPRINGS PLANTATION, INC. REMAINDER OF PARCEL 1-EAST CERTIFICATE OF APPROVAL D.B. 322, PG 254 P.B. 64, PG 69-76 D.B. 819 PG 564 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS TAX MAP (46-1)(1-1) AND MAY BE ADMITTED TO RECORD. GRAPHIC SCALE 200' 200' 400' SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY SCALE: 1" = 200 PLAT RECORDED IN P.L. 113. 73 PAGE 52



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

	IGHT-OF-WAY DEDI		3'-22-97
	OUTE 5 TRANSPORT		RONALD W. EADS
IMPF	OVEMENT DISTRICT		Land wife
JAME'S CITY COUNTY	BERKLEY DISTRICT	VIRGINIA	784444444

EVEL OF			
3-22-97		necorded day of Quest 1999	-
RONALD W. EADS 🚉		DOCUMENT / FG DO MASSA	
NO. 001948		Willears, Wasa, Clark	
Call Wiss Day			
SURVIN	No. DATE	REVISION / COMMENT / NOTE	BY

Designed	Drown			
AES	PWM			
Scale	Date			
NOTED	3/22/99			
Project No.				
8329-115				
Drawing No.				
1 OF 1				
F-M-14-MARKET PARKET				