

CERTIFICATION OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT AS LOT 1 WAS CONVEYED BY CHAD E. AND SHELLY A. BURDEN TO CLYDE M. AND MARTHA E. MADEIRA BY DEED DATED NOVEMBER 22, 1995 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 817, PAGE 254.
 THE PROPERTY SHOWN ON THIS PLAT AS LOT 2 WAS CONVEYED BY KAR-SAN BUILDERS, INC TO JAMES W. SEXTON, III AND CAREN K. SEXTON BY DEED DATED JUNE 23, 1995 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 743 PAGE 861.
 THE PROPERTY SHOWN ON THIS PLAT AS LOT 11 WAS CONVEYED BY MAHLON D. AND MARY JANE WALTRIP TO MAYO W. WALTRIP BY DEED DATED JUNE 12, 1959 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 70 PAGE 1.
 THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL (46-2)(1-1) WAS CONVEYED BY SUZANNE ELIZABETH McMURRAN, ET. ALS. TO POWHATAN CROSSING, INC. BY DEED DATED DECEMBER 3, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 819 PAGE 564.

OWNER'S CONSENT AND DEDICATION
 THE PROPERTY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS
 Clyde M. Madeira 5-6-98
 Martha E. Madeira 5-6-98

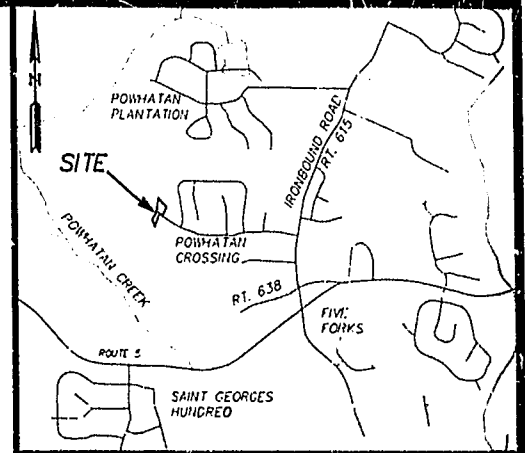
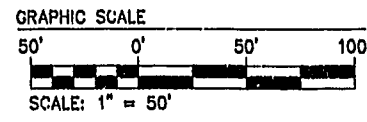
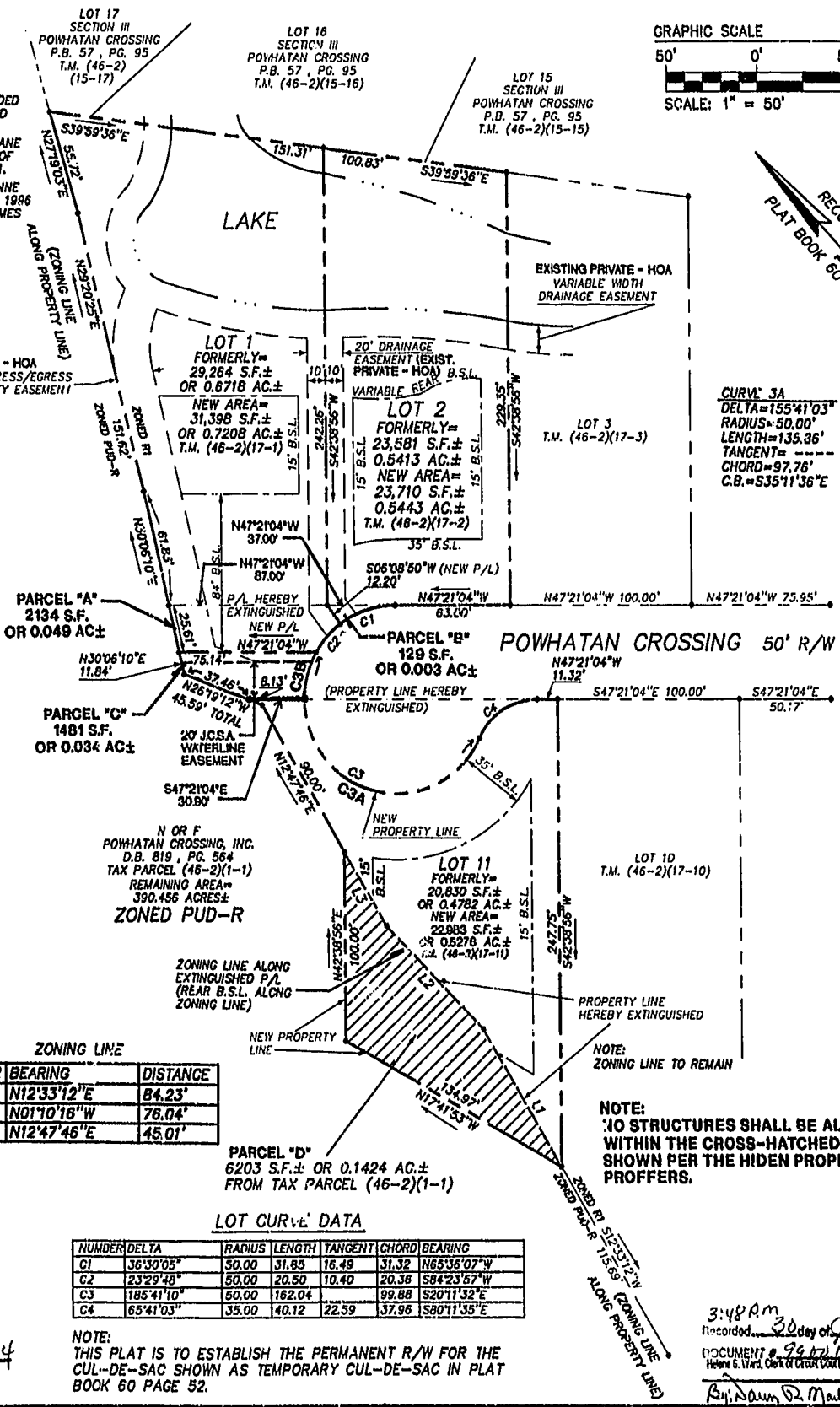
CERTIFICATION OF NOTARIZATION (CLYDE M. & MARTHA E. MADEIRA)
 STATE OF Virginia, CITY/COUNTY OF York TO-WIT:
 I, Thomas E. Healy A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY NAME THIS 14 DAY OF May 1998.
 MY COMMISSION EXPIRES 1/3/2001
 James W. Sexton, III 5-6-98
 Caren K. Sexton 5-6-98

CERTIFICATION OF NOTARIZATION (CAREN K. & JAMES W. SEXTON, III)
 STATE OF Virginia, CITY/COUNTY OF York TO-WIT:
 I, Thomas E. Healy A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY NAME THIS 14 DAY OF May 1998.
 MY COMMISSION EXPIRES 1/3/2001
 James W. Sexton, III 5-6-98
 Caren K. Sexton 5-6-98

CERTIFICATION OF NOTARIZATION (MAYO W. WALTRIP)
 STATE OF Virginia, CITY/COUNTY OF York TO-WIT:
 I, Thomas E. Healy A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY NAME THIS 5 DAY OF May 1998.
 MY COMMISSION EXPIRES 1/3/2001
 Mayo W. Waltrip 5-5-98

CERTIFICATION OF NOTARIZATION (POWHATAN CROSSING, INC.)
 STATE OF Virginia, CITY/COUNTY OF York TO-WIT:
 I, Thomas E. Healy A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY NAME THIS 5 DAY OF May 1998.
 MY COMMISSION EXPIRES 1/3/2001
 Powhatan Crossing, Inc. 5-5-98

CERTIFICATION OF NOTARIZATION (POWHATAN CROSSING, INC.)
 STATE OF Virginia, CITY/COUNTY OF York TO-WIT:
 I, Thomas E. Healy A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY NAME THIS 5 DAY OF May 1998.
 MY COMMISSION EXPIRES 1/3/2001
 Powhatan Crossing, Inc. 5-5-98



CURVE 3A
 DELTA=155°41'03"
 RADIUS=50.00'
 LENGTH=135.36'
 TANGENT=-----
 CHORD=97.76'
 C.B.=S35°11'36"E

CURVE 3B
 DELTA=30°00'07"
 RADIUS=50.00'
 LENGTH=26.18'
 TANGENT=13.40'
 CHORD=25.88'
 C.B.=S57°39'00"W

VICINITY MAP
 SCALE: 1"=2,000'±

NOTES

1. PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT R-1.
2. LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
3. MINIMUM LOT SIZE ALLOWABLE= 15,000 S.F. OR 0.3444 AC.
4. INGRESS & EGRESS SHOWN HEREON IS FOR MAINTENANCE OF THE DAM AND LAKE ONLY, NOT FOR PUBLIC USE. HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE.
5. LAKE IS FOR USE BY ADJACENT LOT OWNERS ONLY. (LOTS 1,2,3 & 4)
6. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

FRONTAGE REQUIREMENTS:
 LOTS UP TO 43,560 S.F. SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET.
 LOTS OF 43,560 S.F. OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 150 FEET.

YARD REGULATIONS:
 FRONT: 35' MINIMUM
 SIDES: 15' MINIMUM FOR EACH SIDE YARD
 REAR: 35' MINIMUM

NOTE:
 IN ACCORDANCE WITH THE JAMES CITY COUNTY ZONING ORDINANCE - SECTION 20-49B, A 75-FOOT MINIMUM LANDSCAPE SETBACK IS REQUIRED FROM ANY PUD PROPERTY THAT ADJOINS AN EXISTING R-1 DISTRICT.

CERTIFICATE OF APPROVAL
 THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY
 Virginia Department of Transportation
 DATE: 5/12/98

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.
 G. T. WILSON, JR., C.L.S. #1183
 DATE: 4/30/98

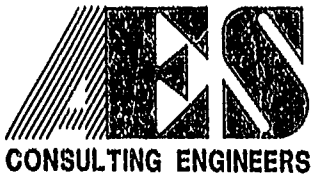
ZONING LINE

NUMBER	BEARING	DISTANCE
L1	N12°33'12"E	84.23'
L2	N01°10'16"W	76.04'
L3	N12°47'46"E	45.01'

LOT CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	36°30'05"	50.00	31.85	16.49	31.32	N65°36'07"W
C2	23°29'48"	50.00	20.50	10.40	20.36	S84°23'57"W
G3	185°41'10"	50.00	162.04	99.88	99.88	S20°11'32"E
G4	65°41'03"	35.00	40.12	22.59	37.98	S80°11'35"E

NOTE:
 THIS PLAT IS TO ESTABLISH THE PERMANENT R/W FOR THE CUL-DE-SAC SHOWN AS TEMPORARY CUL-DE-SAC IN PLAT BOOK 60 PAGE 52.



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
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PLAT SHOWING BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT
 POWHATAN CROSSING
 SECTION IV
 OWNER/DEVELOPER: MAYO W. WALTRIP
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	7/98	REVISED PER CLIENT	WWW
2	5/98	REVISED PER J.C.CO. COMMENT LETTER DATED 5/26/98	GMA
1	5/98	REVISED PER J.C.CO. COMMENT LETTER DATED 5/20/98	GMA

Designated	Drawn
000	JKR
Scale	Date
1"=50'	4/30/98
Project No.	8950-4
Drawing No.	1 OF 1