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.

COMMONWEALTH OF VIRGINIA
2-22-2000
STEPHEN A. ROMEO
No. 1448-B
LAND SURVEYOR

Stephen Romeo
PRINTED NAME

2-22-2000 Stephen Romeo
DATE SIGNATURE

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS POWHATAN PLACE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S AND/OR TRUSTEE'S.

POWHATAN PLACE, L.L.C. by Lynnhaven Homes, Inc., MANAGER
PRINTED NAME

2-25-2000
DATE SIGNATURE
Ramon W. Breeden, Jr. - President

PRINTED NAME

DATE SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC. TO POWHATAN PLACE, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY BY DEED, DATED APRIL 5, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, IN INSTRUMENT NO. 990008280.

CERTIFICATE OF NOTARIZATION

STATE OF Virginia

CITY/COUNTY OF Virginia Beach

I, Sheila L. Curtis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON'S WHOSE NAMES ARE SIGNED TO THE TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 25 DAY OF Feb, 2000. MY COMMISSION EXPIRES 3-31-01

Sheila L. Curtis
(SIGNATURE)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 12TH DAY OF December 2000, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:36AM

TESTE: Betty J. Wooldridge, CLERK

PLAT BOOK 79 PAGE 68-70

CERTIFICATE OF APPROVAL

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

3/10/00 John E. Yancey
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

3/14/00 Colin L. Lee
DATE VIRGINIA DEPARTMENT OF HEALTH

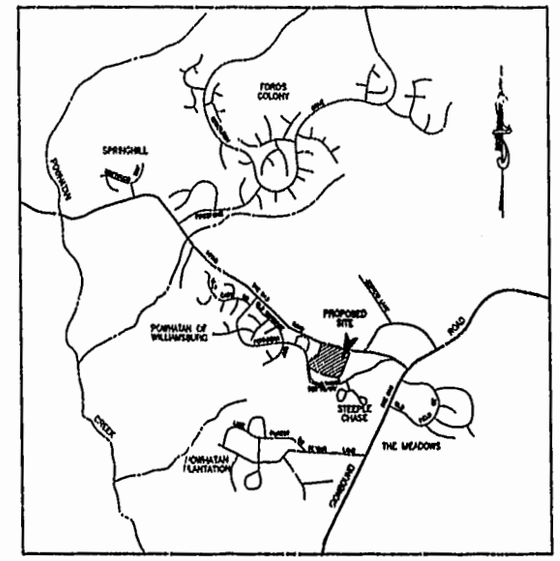
12/9/00
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATISTICAL DATA & NOTES

1. PROPERTY IDENTIFIED AS TAX MAP AND PARCEL 38-3-01-30
2. ZONING OF PROPERTY IS R-4.
3. ALL LOTS SERVED BY PUBLIC WATER & SEWER.
4. FRONT SETBACK = NONE
   SIDE SETBACK = NONE
   REAR SETBACK = NONE
5. ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS.
6. A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES, IS HEREBY RESERVED BY THE OWNER.
7. LANDSCAPE PROTECTION ZONE (L.P.Z.) IS CONTROLLED BY THE POWHATAN COMMUNITY SERVICES ASSOCIATION.
8. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" AS RECORDED IN DEED BOOK 215, PAGE 722 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN THE COUNTY OF JAMES CITY.
9. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT TO THE ADDITIONAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR POWHATAN PLACE AS RECORDED SIMULTANEOUSLY WITH THIS PLAT.
10. ALL STREETS ARE TO BE PRIVATE AND HELD AS COMMON AREAS BY THE POWHATAN PLACE HOMEOWNERS ASSOCIATION. AND SHALL NOT BE MAINTAINED BY VDOT OR THE COUNTY.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

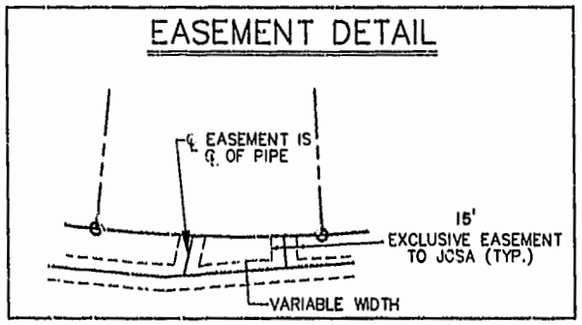
LANDSCAPE PROTECTION ZONE NOTE

IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL OF THE POWHATAN COMMUNITY SERVICES ASSOCIATION ARCHITECTURAL AND LAND PRESERVATION BOARD (A.L.P.B.) OR A COMMITTEE DESIGNATED THEREBY AND NO PERMANENT STRUCTURES MAY BE ERECTED WHETHER ON PRIVATE PROPERTY OR COMMON AREAS, WITHOUT PRIOR APPROVAL OF THE A.L.P.B.



VICINITY MAP

EASEMENT DETAIL



LEGEND

- MONUMENTS TO BE SET
- IRON PIPES TO BE SET
- MONUMENTS FOUND
- IRON PIPES FOUND

PLAT RECORDED IN P.B. NO. 79 PAGE 68-70

Williamsburg/James City County
9:36 AM Recorded 22 day of Dec., 2000
DOCUMENT # 000023243
Betty J. Wooldridge Clerk

Subdivision of
POWHATAN PLACE
being the property of
POWHATAN PLACE, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
Berkeley District
James City County, Virginia
Scale: 1"=40' Date: 2/17/00
SHEET 3 OF 3

LANDMARK DESIGN GROUP
Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 Ironbound Road, Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975 Fax (757) 229-0049
Email: lmdg@landmarkdgwb.com

DRAWN BY : LFV	PROJ. NO. : 1980232-000
CHKD. BY : SAR	DWG. NO. : 11319W