

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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

4-12-2000 Stephen A. Romeo
DATE NAME



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.

4-14-2000 Bruce Bodart
DATE BRUCE BODART -DIVISION CONTROLLER, CENTEX HOMES

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
COUNTY OF Chesapeake
I, (PRINT) Shannon L. Herrera, A NOTARY PUBLIC IN AND FOR THE 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 COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 18th DAY OF April, 2000. MY COMMISSION EXPIRES 2002.

Shannon L. Herrera
SIGNATURE

CERTIFICATE OF APPROVAL

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

4/20/00 John E. Meyer
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

3/19/01
DATE VIRGINIA DEPARTMENT OF HEALTH

3/19/01
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, COUNTY OF JAMES CITY

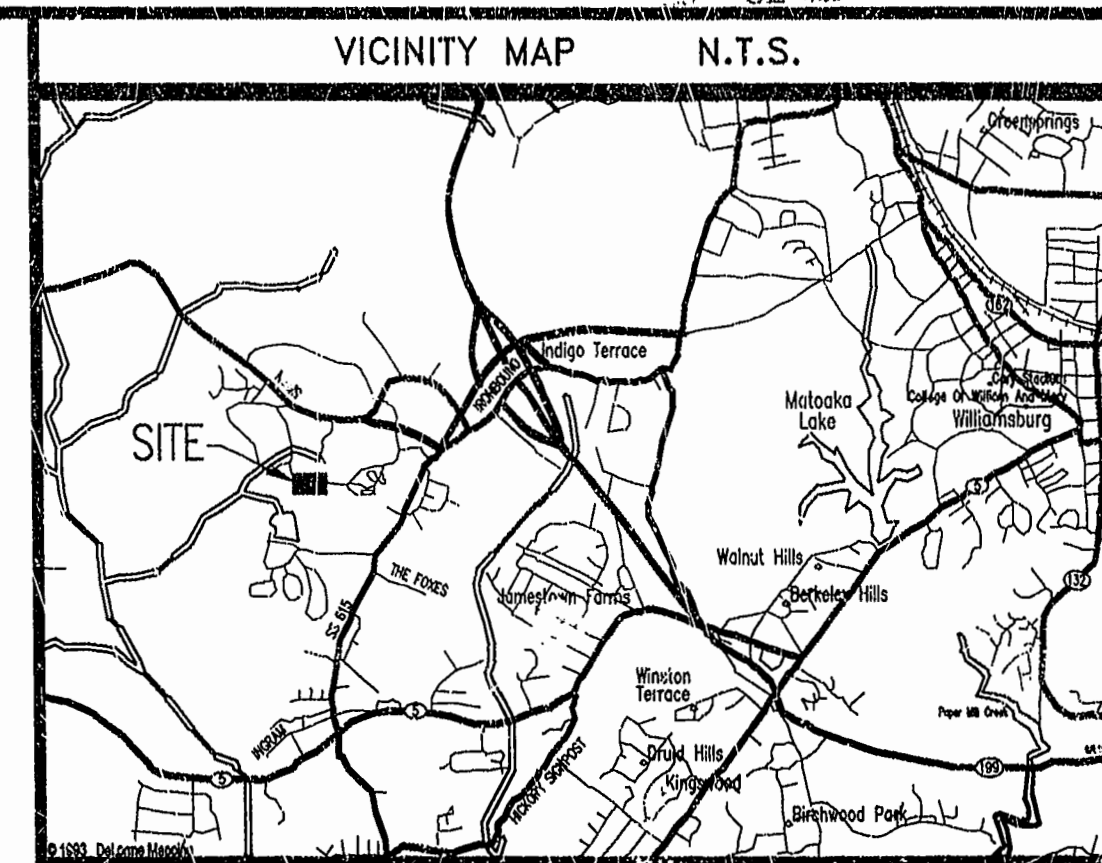
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 18th DAY OF April 2001 @ 2:02 PM AS THE LAW DIRECTS.

CLERK: Betty S. Woodbridge
PLAT BOOK: 87, PAGE: 16-18

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC. TO CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP BY DEED DATED APRIL 30, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT # 980008362.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	88.52	225.00	44.84	S19°45'22"W	87.95	22°32'30"
C2	470.99	325.00	287.69	N50°00'03"E	430.84	83°1'53"
C3	47.12	30.00	30.00	S43°29'00"E	42.43	90°00'00"
C4	47.12	30.00	30.00	S46°31'00"W	42.43	90°00'00"
C5	28.91	40.00	15.12	N67°46'43"W	28.28	41°24'35"
C6	83.48	40.00	45.36	N01°31'00"E	60.00	262°49'90"
C7	28.91	40.00	15.12	N70°48'43"E	28.28	41°24'35"
C8	47.12	30.00	30.00	S43°29'00"E	42.43	90°00'00"
C9	123.98	130.00	67.16	S28°50'19"W	119.34	54°38'38"
C10	167.56	40.00	69.28	N63°50'22"W	69.28	240°00'00"
C11	41.89	40.00	23.09	N26°09'38"E	40.00	60°00'00"
C12	162.12	170.00	87.83	S28°50'19"W	156.06	54°38'38"
C13	102.07	375.00	51.35	N83°43'08"E	101.76	15°35'44"
C14	47.12	30.00	30.00	S46°31'00"W	42.43	90°0'0"
C24	441.37	375.00	250.26	N42°12'12"E	416.33	67°26'10"
C25	68.85	175.00	34.88	S19°45'22"W	68.41	22°32'30"



STATISTICAL DATA & NOTES

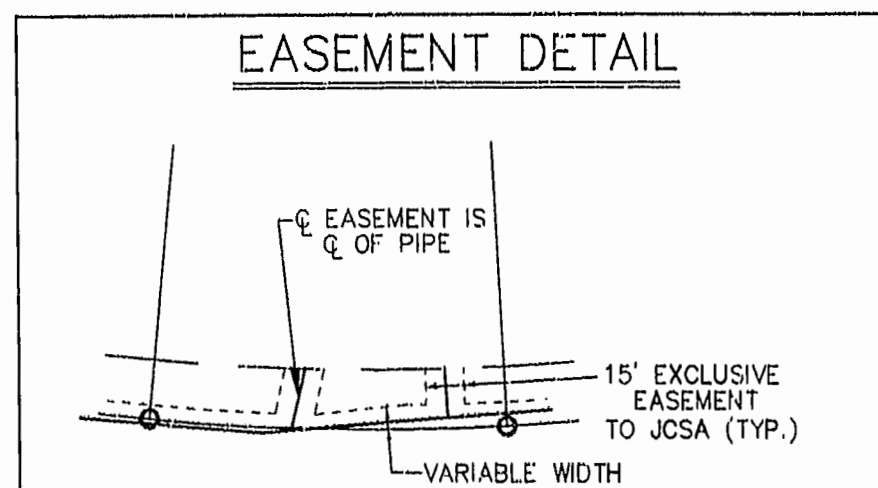
- PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL (1-9) TAX MAP (38-3).
- ZONING OF PROPERTY IS R-4.
- TOTAL AREA OF POWHATAN WOODS = 52.2635 ACRES.
- TOTAL AREA OF PHASE II = 16.2030 ACRES.
TOTAL AREA IN LOTS = 13.7711 ACRES.
TOTAL AREA IN R/W = 2.2073 ACRES.
TOTAL CONSERVATION EASEMENT AREA = 0.2246 ACRES.
- TOTAL NUMBER OF PROPOSED BUILDING LOTS FOR PHASE II = 42
- ALL LOTS SERVED BY PUBLIC WATER & SEWER.
- FRONT SETBACK = NONE
SIDE SETBACK = NONE
REAR SETBACK = NONE
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 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.
- A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES IS HEREBY RESERVED BY CENTEX HOMES.
- LANDSCAPE PROTECTION ZONE (L.P.Z.) IS HEREBY DEDICATED TO POWHATAN COMMUNITY SERVICES ASSOCIATION (PCSA).
- 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.
- VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE LIABILITY OR RESPONSIBILITY ASSOCIATED WITH THE STORMWATER FACILITY.
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83: REFERENCE JCC STATION 322 AND 321RM3AZ.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.

PLAT RECORDED IN
P.L. NO. 81 PAGE 16-18

Williamsburg/James City County
Recorded 18th day of April 2001
DOCUMENT # 2001041850 2:02 PM
Betty S. Woodbridge
CLERK OF CIRCUIT COURT

POWHATAN WOODS
PHASE II LOTS 57-67 &
LOTS 90-120
BEING A SUBDIVISION OF
PROPERTY OF
CENTEX HOMES
JAMES CITY COUNTY VIRGINIA
BERKELEY DISTRICT
SCALE: 1"=50' DATE: 4/10/00
SHEET 1 OF 3

LANDMARK
DESIGN GROUP
Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VIRGINIA
(757) 253-2975 FAX (757) 229-0049



LANDSCAPE PROTECTION
ZONE NOTE
IN AREAS DESIGNATED LANDSCAPE PROTECTION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL OF THE 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.

DRAWN BY: LFV PROJECT NO.: 1980019
CHKD. BY: SAR DWG. NO.: 114736