

#020022695

89 PAGE 92

**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.

1-12-2000 Stephen Rowso  
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 - CONTROLLER, CENTEX HOMES

**CERTIFICATE OF NOTARIZATION**

STATE OF Virginia  
COUNTY OF James City  
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 14th DAY OF April, 2000. MY COMMISSION EXPIRES June 30, 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.

4/21/00 John E. Mann  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

4/19/2000 Clarin K. Lee  
DATE VIRGINIA DEPARTMENT OF HEALTH

4/19/00 [Signature]  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

4/20/02 [Signature]  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

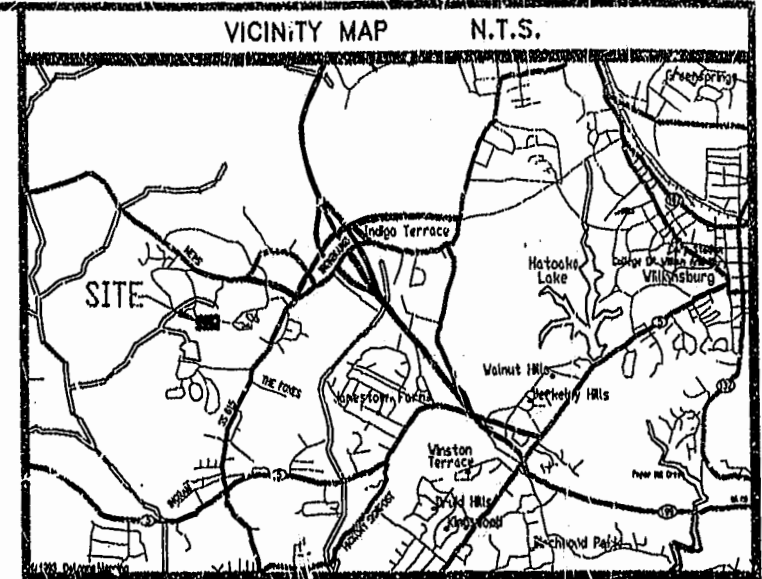
STATE OF VIRGINIA, COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 2 DAY OF October 2002 AS THE LAW DIRECTS. Betsy B. Woolridge, CLERK OF CIRCUIT COURT

CLERK: Betsy B. Woolridge  
PLAT BOOK: 87, PAGE: 92-93

**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.

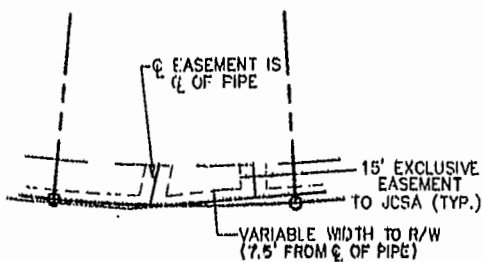
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C15	47.12	30.00	30.00	S43°29'00"E	42.43	90°0'0"
C16	114.21	150.00	60.03	N66°40'14"W	111.47	43°37'31"
C17	41.89	40.00	23.09	S74°51'29"E	40.00	60°0'0"
C18	167.55	40.00	69.28	N15°08'31"E	69.28	240°0'0"
C19	93.75	110.00	44.03	N66°40'14"W	81.75	43°37'31"
C20	47.12	30.00	30.00	S46°31'00"W	42.43	90°0'0"
C21	41.89	40.00	23.09	S28°29'00"E	40.00	60°0'0"
C22	167.55	40.00	69.28	N61°31'00"E	69.28	240°0'0"
C23	473.32	1371.15	237.49	S40°38'04"W	468.02	19°39'11"



**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 III = 9,9953 ACRES.  
TOTAL AREA IN LOTS = 8,8082 ACRES.  
TOTAL AREA IN R/W = 0,9873 ACRES.  
TOTAL OPEN SPACE AREA (L.P.Z.) = 0,1398 ACRES.
- TOTAL NUMBER OF PROPOSED BUILDING LOTS FOR PHASE III = 22
- 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.

**EASEMENT DETAIL**



**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 ERRECTED WHETHER ON PRIVATE PROPERTY OR COMMON AREAS, WITHOUT PRIOR APPROVAL OF THE A.L.P.B.

City of Williamsburg & County of James City, Circuit Court: This PLAT was recorded on 2 October 2002 at 2:44 A.M.P.M. P.B. 87 P.G. 92-93 DOCUMENT # 020022695 BETSY B. WOOLRIDGE, CLERK [Signature] (City, Clerk)

**POWHATAN WOODS**  
**PHASE II LOTS 68-89**  
BEING A SUBDIVISION OF PROPERTY OF  
**CENTEX HOMES**  
JAMES CITY COUNTY, VIRGINIA  
BERKELEY DISTRICT  
SCALE: 1"=50' DATE: 4/10/00  
SHEET 1 OF 2

**LANDMARK**  
**INSURANCE GROUP**  
Engineers • Planners • Surveyors  
Landscape Architects • Environmental Consultants  
4029 IRINGBOND ROAD SUITE 100  
WILLIAMSBURG, VIRGINIA  
(757) 283-2975 FAX: (757) 228-0049

DRAWN BY: LEV PROJECT NO.: 1980019  
CHKD. BY: SAR DWG. NO.: 114756