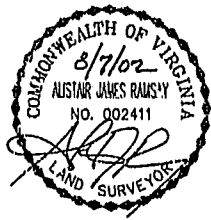


SURVEYOR'S CERTIFICATE

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.



8/7/02 DATE Alistair J Ramsay

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.

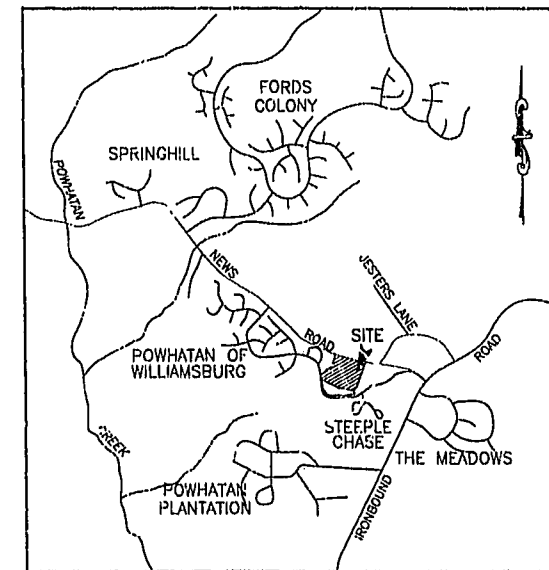
POWHATAN PLACE, L.L.C. BY: HAVEN HOMES, INC.-MANAGER

Ramon W. Breeden, Jr., President

Table with 7 columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD BEARING, CHORD, DELTA. Contains 12 rows of curve data.

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



VICINITY MAP

LEGEND: Iron pipes to be set

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. Notary Public in and for the City/County and State aforesaid, do hereby certify that the person's whose names are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid, given under my name this 29th day of August, 2002. My commission expires 29th day of August, 2002.

Kathie H. Wright (Signature)

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 7th DAY OF November, 2002, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @11:52AM

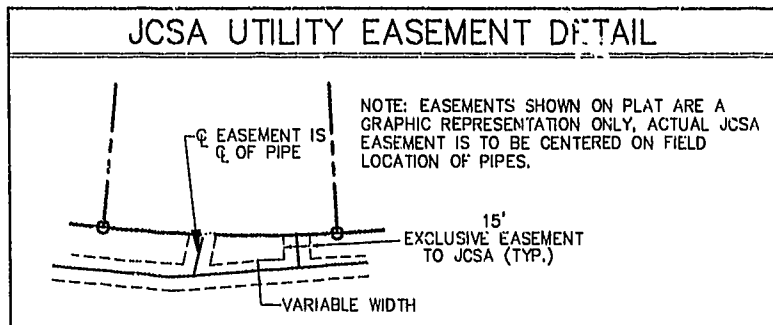
TESTE: Betsy B. Woolridge, Clerk

PLAT BOOK 88 PAGE 32433

CERTIFICATE OF APPROVAL

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

DATE 11/4/02 Virginia Department of Health Subdivision Agent of James City County



STATISTICAL DATA & NOTES

- 1. PROPERTY IDENTIFIED AS PARCELS 3831500051, 3831500052, 3831500053, 3831500054, 3831500055, AND 3831500056.
2. ZONING OF PROPERTY IS R-4.
3. ALL LOTS SERVED BY PUBLIC WATER & SEWER.
4. THERE ARE NO SETBACKS REQUIRED OR PROPOSED.
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 AND JAMES CITY COUNTY CODE.
6. A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES, IS HEREBY RESERVED BY THE OWNER.
7. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DB 215, PG 722, AND IN INSTRUMENTS #000023282, AND #000023284. THE PROPERTY SHALL ALSO BE SUBJECT TO THE EASEMENT AND MAINTENANCE AGREEMENTS AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENTS #990008278 AND #000023286.
8. ALL STREETS ARE PRIVATE AND HELD AS COMMON AREAS BY THE POWHATAN PLACE HOMEOWNERS ASSOCIATION, AND ARE NOT MAINTAINED BY VDOT OR THE COUNTY.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
11. THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD83; REFERENCE JCC STATION 322 AND 321RM3A2.
12. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA & PROPERTY OWNER. JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN EASEMENTS FROM ANY CAUSE.

Boundary Line Adjustment Plat of POWHATAN PLACE PLAT BK 88 PAGE 68-70 Berkeley District James City County, Virginia Scale: 1"=40' Date: 2/13/02

SHEET 1 of 2



Engineers • Planners • Surveyors Landscape Architects • Environmental Consultants

4029 Ironbound Road, Suite 100 Williamsburg, VA 23108 Tel. (757) 253-2975 Fax (757) 229-0049 Email: lndg@landmarkdgb.com

DRAWN BY: LFV CHKD BY: SAR

PROJ. NO.: 1980232-000.47 DWG. NO.: 12705W