

#030006080

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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.

DATE: Jan. 28, 2003
SIGNATURE: Paul dec. Holt, Jr.
NAME PRINTED: Paul dec. Holt, Jr.



STATISTICAL DATA & NOTES

- 1. PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL 1-21, TAX MAP (38-3). ZONING OF PROPERTY IS R-4 WITH PROFFERS, D.B. 803, PGS. 740-792.
2. TOTAL AREA PHASE 4 = 4.744 AC.
3. TOTAL NUMBER OF PROPOSED BUILDING LOTS = 41
4. ALL ROADS ARE TO BE PRIVATE AND HELD AS COMMON AREAS BY THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. AND SHALL NOT BE MAINTAINED BY VDOT OR BY JAMES CITY COUNTY.
5. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. THERE ARE NO SETBACKS PROPOSED FOR THIS PROJECT EXCEPT AS SHOWN.
7. 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.
8. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY SEPARATE ANNEXATION TO THE RESTRICTIVE COVENANTS OF POWHATAN ENTERPRISES, INC., RECORDED IN D.B. 215, PGS. 722-737; DECLARATION OF COVENANTS - INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY BETWEEN POWHATAN ENTERPRISES, INC. AND JAMES CITY COUNTY, INSTRUMENT #010007973. THE PROPERTY SHALL ALSO BE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC., RECORDED IN INSTRUMENT #020008581 & #020007145.
9. ALL DRAINAGE EASEMENTS DESIGNATED ON THE PLANS ARE HEREBY DEDICATED TO THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC.
10. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
11. AN EASEMENT, OVER AND ACROSS ALL PRIVATE ROAD RIGHT OF WAYS SHOWN ON THIS PLAT IS HEREBY GRANTED TO JAMES CITY SERVICE AUTHORITY FOR INGRESS/EGRESS AND UTILITY PURPOSES.
12. THE COORDINATES SHOWN ON THIS PLAT ARE TIED TO NAD 83: REFERENCE JCC STATION 322 AND 321RMJAZ.
13. THE PROPERTY LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA MAP PANEL #510201 0035B OF JAMES CITY COUNTY, VA.
14. THE PROPERTY CONTAINS NO RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
15. THE PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
16. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
17. AN EASEMENT 3.5' IN WIDTH, ADJACENT TO ALL LOT LINES (FRONT, SIDE AND REAR), IS HEREBY RESERVED FOR THE BENEFIT OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC., FOR INGRESS AND EGRESS, GRADING, DRAINAGE, UTILITIES, OR OTHER PURPOSES AUTHORIZED BY THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR POWHATAN VILLAGE.
18. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
19. STREET IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
20. A WAIVER OF THE SIDEWALK REQUIREMENT FOR POWHATAN SECONDARY CONTAINED IN SECTION 24-35 OF THE ZONING ORDINANCE WAS GRANTED ON OCTOBER 2, 2000 BY THE JAMES CITY COUNTY PLANNING COMMISSION.
21. THE RIGHT OF WAY SHOWN IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISION OR ADJACENT PROPERTY.
22. 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 AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA.
23. THE LANDSCAPE PRESERVATION ZONE (L.P.Z.) IS HEREBY DEDICATED TO POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. AND POWHATAN COMMUNITY SERVICES ASSOCIATION.
24. IN AREAS DESIGNATED LANDSCAPE PRESERVATION ZONE (L.P.Z.) NO TREES MAY BE CUT WITHOUT PRIOR APPROVAL (OF THE POWHATAN VILLAGE HOMEOWNERS ASSOCIATION, INC. OR A COMMITTEE DESIGNATED THEREBY, AND NO PERMANENT STRUCTURES MAY BE ERRECTED WITHIN THE L.P.Z.
25. THE NEWS ROAD RIGHT-OF-WAY BUFFER WAS ESTABLISHED BY THE DEVELOPMENT REVIEW COMMITTEE ON FEBRUARY 28, 2001.
26. THE ADJOINING STREET, PLEASANT VIEW DRIVE, IS PRIVATE AND IS NOT MAINTAINED BY VDOT OR THE COUNTY.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND FORMERLY KNOWN AS POWHATAN VILLAGE, PHASE 4, HEREAFTER KNOWN AS THE VILLAGES AT POWHATAN, PHASE 4, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEE'S.

DATE: February 3, 2003
SIGNATURE: David J. Murray
NAME PRINTED: David J. Murray



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, COUNTY OF CHESAPEAKE. A NOTARY PUBLIC IN AND FOR THE CITY-COUNTY OF CHESAPEAKE. I, SHANNON A. HERRERA, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 3rd DAY OF February 2003. MY COMMISSION EXPIRES June 30, 2004.
SIGNATURE: Shannon A. Herrera

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 SEPTEMBER 23, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, IN INSTRUMENT #020022790 & #020023049

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 27 DAY OF FEB 2003 AS THE LAW DIRECTS.
TESTE: Cathy S. Woodruff @ 905AM
PLAT BOOK: 89 PAGE: 58-59

CERTIFICATE OF APPROVAL

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

APPROVED: [Signature] DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION
APPROVED: [Signature] DATE
VIRGINIA DEPARTMENT OF HEALTH
APPROVED: [Signature] DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

Table with 7 columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD DIRECTION, CHORD, DELTA. Contains 13 rows of curve data.

AREA SUMMARY TABLE

Table with 3 columns: LOT NUMBER, SQ. FOOTAGE, ACREAGE. Lists lots 21-134 and totals for lot area, open space, right of way, and combined total area.

LEGEND

- IRON PIN FOUND
IRON PIN TO BE SET

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 27 February 2003 at 9:05 AM/PM, PB 89, PG 58-59. DOCUMENT # 030006080. BEVERLY B. WOODRUFF, CLERK.

Patton Harris Rust & Associates, PC Engineers, Surveyors, Planners, Landscape Architects. 195 Rosemont Road, Suite 101, Virginia Beach, VA 23452. Y 757.497.7472, F 757.497.0250. SUBDIVISION OF The Villages at Powhatan Phase 4 formerly known as POWHATAN VILLAGE PHASE 4 Powhatan District James City County, Virginia. PROJECT NO. 11757-1-0 SCALE: NTS SHEET: 2 OF 2