

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES. CRESTAR BANK (INST#97008878, PG. 57, 4/30/93) CONSENTED TO:

H. Mac Weaver, II  
H. MAC WEAVER, II, TRUSTEE

Joseph W. Kesterson  
JOSEPH W. KESTERSON, TRUSTEE  
(EITHER OF WHOM MAY ACT)

Belle J. Shinn, A NOTARY PUBLIC IN AND FOR THE CITY OF Chesapeake, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 20th DAY OF March, 2003.

Belle J. Shinn  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 8/21/03

AMENDED PLAT OF SUBDIVISION  
(SECOND AMENDMENT)  
**WATERFORD**  
AT  
**POWHATAN SECONDARY**  
PHASE THIRTY-TWO  
BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA

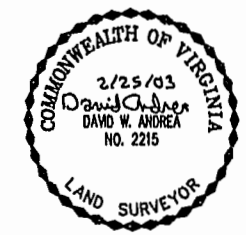
DATE: 10/21/98 SHEET 1 OF 3 SCALE: N/A  
PROJECT NO: 97-008 DRAWN BY: SJB

**SA SLEDD & ASSOCIATES, P.C.**  
ENGINEERS PLANNERS SURVEYORS  
11832 ROCK LANDING DRIVE, SUITE 203  
NEWPORT NEWS, VIRGINIA 23606  
(757) 873-3386

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA.

David W. Andrea 2/25/03  
DAVID W. ANDREA DATE



**GENERAL NOTES:**

- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4.
- TAX MAP NUMBER OF PROPERTY:  
LOT 1: (37-4) (11-1)  
LOT 2: (37-4) (11-2)
- ALL STREETS DESIGNATED AS PRIVATE ARE TO BE HELD AS COMMON AREAS BY THE HOME OWNERS ASSOCIATION.
- THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
- ALL DRAINAGE EASEMENTS WILL BE PRIVATE.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9C(1) OF THE JAMES CITY COUNTY CODE.
- MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- STREETS IN THIS SUBDIVISION ARE PRIVATE STREETS WHICH DO NOT MEET STATE DESIGN STANDARDS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
- THE PURPOSE OF THIS PLAT IS TO REVISE THE 30' LANDSCAPE EASEMENT ON LOT 2, THEREBY REPLACING "PLAT OF WATERFORD AT POWHATAN SECONDARY PHASE THIRTY-TWO" RECORDED IN P.B. 85, PGS. 81-83 IN THE COUNTY OF JAMES CITY, VIRGINIA.

**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 OWNERS, PROPRIETORS AND OR TRUSTEES.

TERRY/PETERSON RESIDENTIAL TWO, L.L.C.  
A VIRGINIA LIMITED LIABILITY COMPANY

BY: John H. Peterson, Jr. 3/19/03  
DATE

**CERTIFICATE OF NOTARIZATION  
COMMONWEALTH OF VIRGINIA**

CITY/COUNTY OF Virginia Beach  
Donna J. Watts, A NOTARY PUBLIC IN AND FOR THE CITY/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 CITY/COUNTY AFORESAID GIVEN UNDER MY NAME THIS 19th DAY OF March, 2003. MY COMMISSION EXPIRES 4/30/05.

Donna J. Watts  
NOTARY PUBLIC

**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 OWNERS, PROPRIETORS AND OR TRUSTEES.

WATERFORD HOMEOWNERS ASSOCIATION

BY: Ronald W. Cranford 3/18/2003  
RONALD W. CRANFORD, PRESIDENT DATE

**CERTIFICATE OF NOTARIZATION  
COMMONWEALTH OF VIRGINIA**

CITY/COUNTY OF James City County  
Laura H. McComas, A NOTARY PUBLIC IN AND FOR THE CITY/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 CITY/COUNTY AFORESAID GIVEN UNDER MY NAME THIS 15th DAY OF March, 2003. MY COMMISSION EXPIRES 30 September 2004.

Laura H. McComas  
NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN ENTERPRISES, INC., A VIRGINIA CORPORATION, TO TERRY/PETERSON RESIDENTIAL TWO, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MAY 1, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NUMBER 97008878, PAGE 55.

**AREA TABLE**

TOTAL AREA OF THIS PHASE 0.298 AC.

**CERTIFICATE OF APPROVAL**

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

Betsy B. Woodridge 3/24/03  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 24 March 2003  
at 12:51 AM/PM, PB 89, PG 97-99  
DOCUMENT # 030008599  
BETSY B. WOODRIDGE, CLERK  
Betsy B. Woodridge Clerk

**STATE OF VIRGINIA  
COUNTY OF JAMES CITY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY. THIS 24 DAY OF March, 2003. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. (at 12:51 PM)

TESTE: Betsy B. Woodridge  
CLERK

PLAT BOOK 89, PAGE 97-99