OWNER'S CERTIFICATE:
THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS SHAMROCK MEADOW IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S, PROPRIETORS AND/OR TRUSTEES.

2/22/2005
DATE

SIGNATURE

JAMES C. ETCHBERGER
NAME PRINTED

2/22/2005
DATE

SIGNATURE

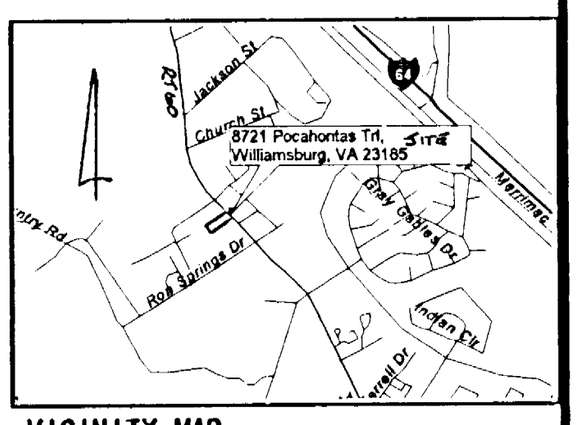
JOAN ETCHBERGER
NAME PRINTED

CERTIFICATE OF NOTARIZATION:
COMMONWEALTH OF VIRGINIA

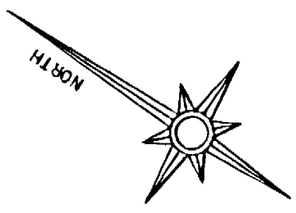
CITY/COUNTY OF JAMES CITY I, Jennifer A Barker, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 22nd DAY OF February 2005.

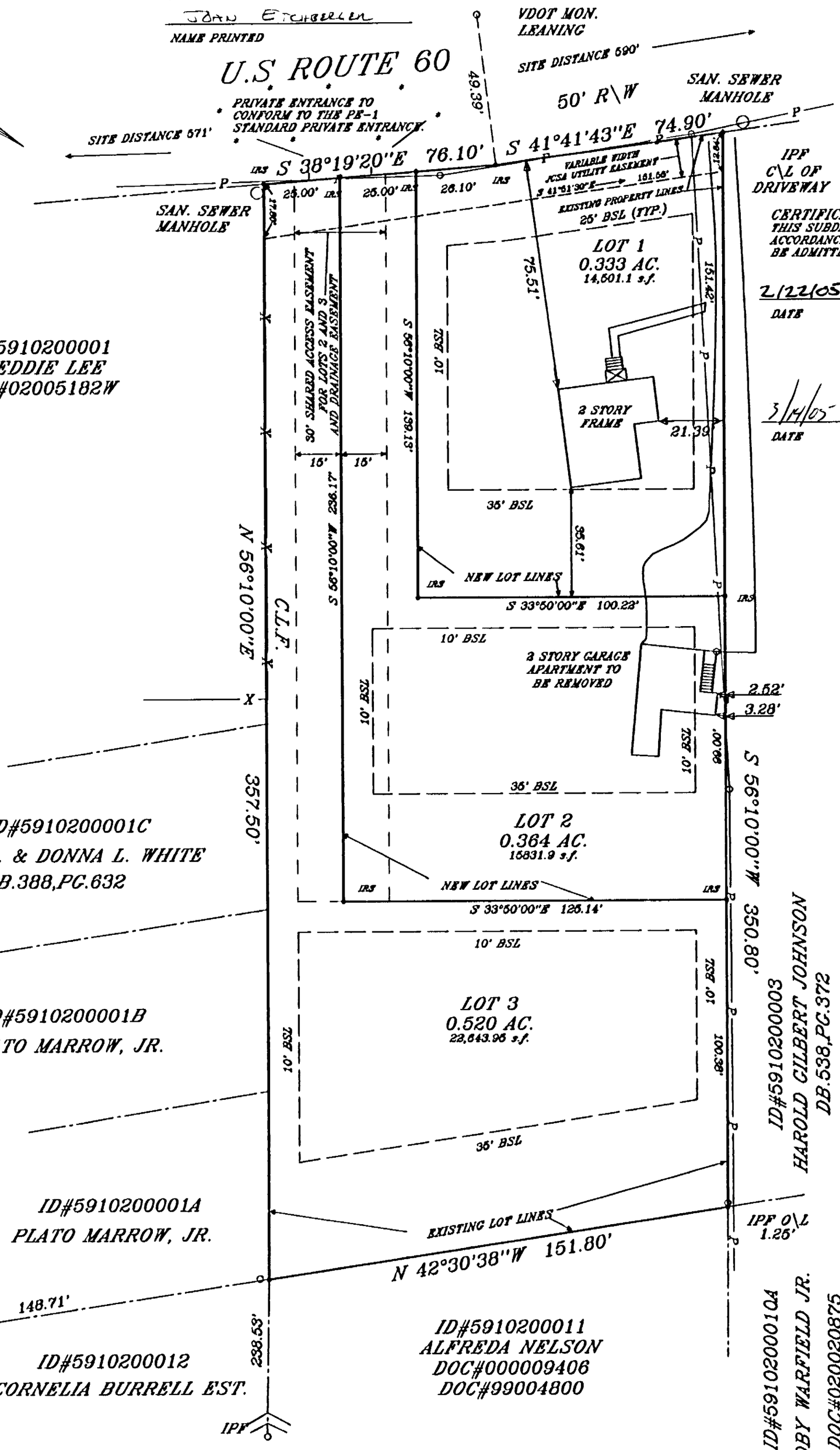
SIGNATURE

MY COMMISSION EXPIRES January 31, 2006.



VICINITY MAP
1"=2000'





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

2/22/05
DATE — VIRGINIA DEPARTMENT OF TRANSPORTAION

3/14/05
DATE — SUBDIVISION AGENT OF JAMES CITY COUNTY

SUBDIVISION PLAT
ON PROPERTY BEING
LOT 2, SADIE LEE TAYLOR PROPERTY
LOCATED IN JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE:1"=30' DATE:04/28/04
J.N. 250.1
REVISED:10/04/04
Revised:2/04/05

NOTES:
1.PROPERTY IS ZONED R-2.
2. BUILDING SETBACKS:
FRONT= 25'
SIDE= 10'
REAR= 35'
3.OWNER: JAMES & JOAN ETCHBERGER
4. WATER SUPPLY: PUBLIC
5. SEWERAGE DISPOSAL: PUBLIC
6.TOTAL AREA= 1.216 ACRES
7. NUMBER OF LOTS= 3
8. AVERAGE LOT SIZE= 0.405 ACRES
9. IT IS THE APPLICANTS RESPONSIBILITY TO OBTAIN ALL NECESSARY SIGNATURES (INCLUDING VDOT).
10.PROPERTY SHOWN HEREON IS TAX MAP (69-1) PARCEL (2-2).
11.PROPERTY ADDRESS IS 8721 POCAHONTAS TRAIL.
12.ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SEC. 19-33 OF THE JCC SUBDIVISION ORDINANCE.
13.ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATE UNLESS OTHERWISE NOTED.
14.ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND J.C.C. CODE.
15. 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.

NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN EASEMENTS. NO TREES, SHRUBS, STRUCTURES, FENCES OR OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10', FROM THE CENTER OF WATER AND SEWER PIPELINES.

16. ALL EXTERIOR PROPERTY LINES ARE EXISTING, ALL INTERIOR LOT LINES ARE NEW.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 18 March 2005
at 1:09 AM/PM. PB — PG —
DOCUMENT # 050006199
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

#050006199

COMMONWEALTH OF VIRGINIA
02/04/05
DEAN E. RAYNES
No. 1633-A
LAND SURVEYOR

HIS LAND SURVEYING, INC.
P.O. BOX 100
PROVIDENCE FORGE VIRGINIA 23140
(804) 966-7017

CERTIFICATE OF SOURCE OF TITLE:
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BALLOU & MOLLEY TO ETCHBERGER BY DEED DATED 3/16/04 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK ____, PAGE ____. INSTRUMENT # 040008331

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.

02/04/05
DEAN E. RAYNES C.L.S #1633 — DATE

30 0 30 60 90
GRAPHIC SCALE - FEET

1 Large/Small Plat(s) Recorded herewith as # 050006199