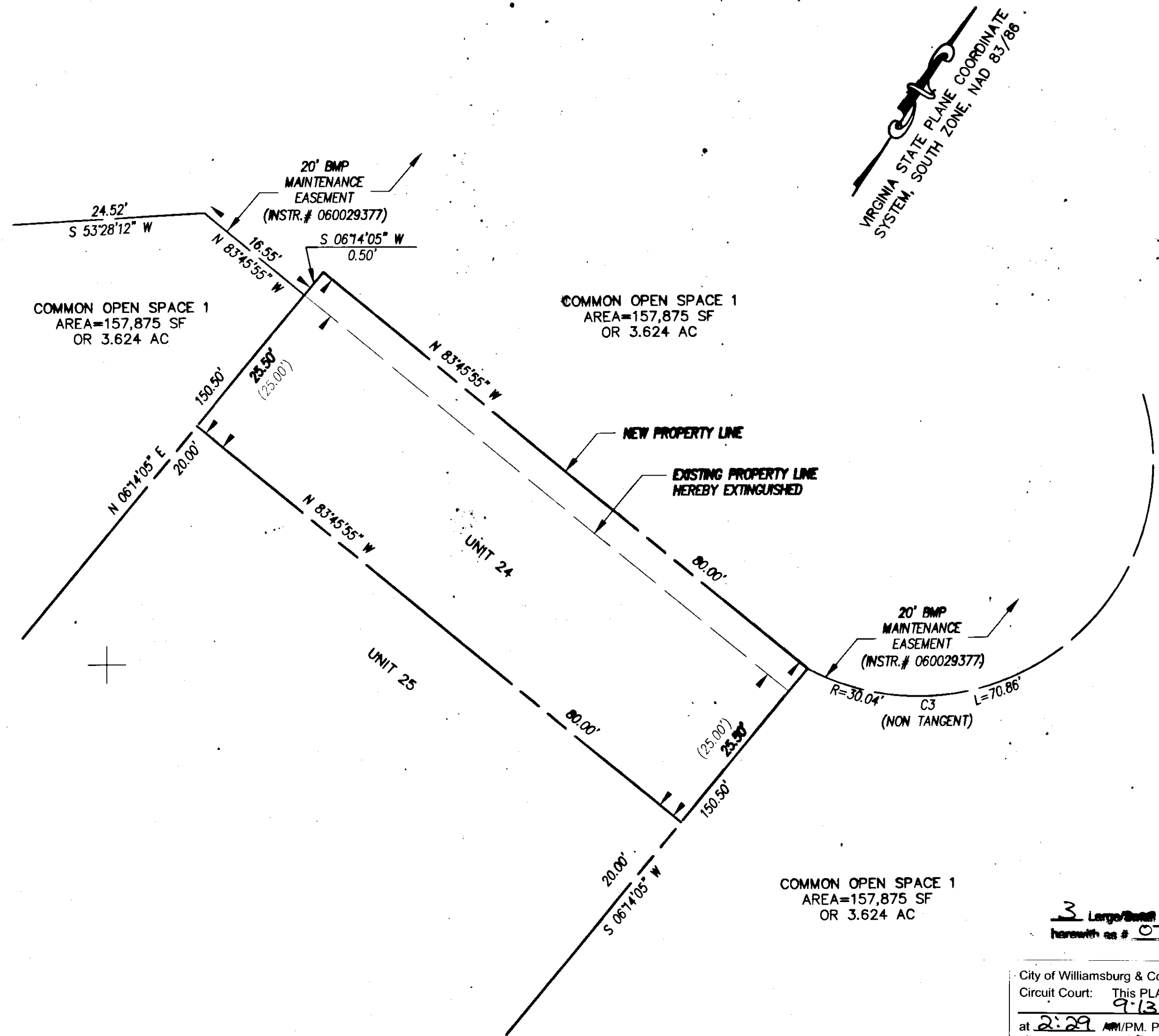


070025660

**NOTES:**

1. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
2. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
3. OUTDOOR SIGNS ON THE PROPERTY WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATION FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
4. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. 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.
9. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND ANY LOCAL ORDINANCES ADOPTED PURSUANT THERETO. THESE REGULATIONS AND ORDINANCES MAY PLACE ADDITIONAL REQUIREMENTS ON LOTS RECORDED AFTER SEPTEMBER 30, 1989, AND MAY LIMIT DEVELOPMENT OF LOTS. OWNERS SHOULD FAMILIARIZE THEMSELVES WITH THE REGULATIONS AND ORDINANCES AND ARE ENCOURAGED TO CONTACT THE JAMES CITY COUNTY DIRECTOR OF CODE COMPLIANCE FOR MORE INFORMATION.
10. UNIT 24 SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER SYSTEMS.
11. VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE RETENTION BASIN OR ITS STRUCTURES.
12. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM F.E.M.A. FLOOD MAPS. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.  
  
THIS PROPERTY APPEARS TO FALL IN  
FLOOD ZONES: X  
COMMUNITY NO.: 510201  
PANEL: 50B DATED: 02/06/91  
  
FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
13. AT THE TIME OF SUBDIVISION PLAT RECORDATION, THIS PROPERTY WAS ZONED R-5.
14. BUILDING SETBACK: FRONT YARD: 35'  
SIDE YARD: 20' BETWEEN BUILDINGS  
REAR YARD: 20'  
(35' FROM ADJOINING MULTIFAMILY, BUSINESS, INDUSTRIAL,  
50' FROM ADJOINING RESIDENTIAL OTHER THAN R-5)
15. NORTH MERIDIAN BASED ON VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/86.
16. POCAHONTAS SQUARE, PHASE 1 CREATED 44 TOWNHOUSE LOTS (UNIT 1 - 30 & 70 - 83) AND OPEN SPACE 1 AND IS RECORDED IN INSTRUMENT #060029377.
17. PROFFERS FOR THIS PROPERTY WERE RECORDED IN THE JAMES CITY COUNTY CLERK'S OFFICE ON AUGUST 21, 2003 AS INSTRUMENT NUMBER 030024660.  
  
THESE PROFFERS REMAIN IN EFFECT EXCEPT AS AMENDED BY PROFFERS RECORDED IN THE JAMES CITY COUNTY CLERK'S OFFICE ON MAY 9, 2005 AS INSTRUMENT NUMBER 050010042.
18. THE PURPOSE OF THIS PLAT OF BOUNDARY LINE ADJUSTMENT IS TO RELOCATE THE COMMON PROPERTY LINE BETWEEN UNIT 24 AND COMMON OPEN SPACE 1.

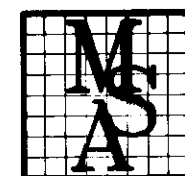
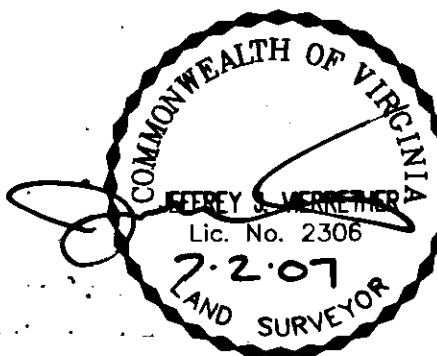


VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/86

3 Large/Small Plat(s) Recorded herewith as # 070025660

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 9-13-2007 at 2:29 AM/PM, PG. DOCUMENT # 070025660 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

DETAIL 'A'  
N.T.S.



PLAT OF BOUNDARY LINE ADJUSTMENT  
UNIT 24  
SUBDIVISION OF  
POCAHONTAS SQUARE, PHASE 1  
(INSTRUMENT #060029377)  
JAMES CITY COUNTY, VIRGINIA  
MAY 2, 2007

MSA, P.C.  
Landscape Architecture • Planning • Surveying  
Engineering • Environmental Sciences  
9033 ROUSE DRIVE, VIRGINIA BEACH, VA 23462-3708  
PHONE (757) 490-9264 • FAX (757) 490-0634

