

100018177

Certificate of Approval

This subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

8/11/10
Date

[Signature]
Virginia Department of Transportation

8/31/10
Date

[Signature]
Subdivision Agent of James City County

Flood Certification:

The subject property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) as indicated on Federal Insurance Administration Flood Hazard Maps, Community Panel No. 51095C/0230C, with an effective date of September 28, 2007.

General Notes:

- 1) This plat was produced without the benefit of a title report.
- 2) All new Utilities are to be placed underground.
- 3) Wetlands, if any, not researched or delineated for this plat.
- 4) Unless otherwise noted, all Drainage Easements designated on this plat shall remain private.
- 5) All new monuments shall be set in accordance with sections 19-34 thru 19-36 of the Subdivision Ordinance.
- 6) Lots shown are to be served with public water and sewer.
- 7) Any existing unused wells shall be abandoned in accordance with State Private Well regulations and the James City County Code.
- 8) This firm made no attempt to locate underground utilities.
- 9) Private drive in 25' Ingress/Egress Easement shall comply with sections 19-71 of the James City County Subdivision Ordinance. (See Detail-Utility Plan, Sheet 2 of 2)
- 10) Property is to be served by Newport News Water Works for public water and by James City Service Authority for public sewer.
- 11) Wetlands and land 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.
- 12) Lot 5 Address- 8741 Pocahontas Trail Zoned-R2.
Lot 5A Address 8745 Pocahontas Trail Zoned-R2.
- 13) Buildings may be erected up to two stories and shall not exceed 35 feet in height from grade, except for criteria established by section 24-261 of the Zoning Ordinance.
- 14) This Plat has been approved by the Newport News Water Works (NNWW) on August 2, 2010.

- - Denotes new property monuments to be set.
- IRF- Denotes property monuments found.

Easement Note:

Easements denoted as "JCSA Utility Easements" are for the exclusive use of the James City County 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.

Owners Certificate

The subdivision of land shown on this plat is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Paul White 8-10-10
Name Date
Paul White
Name Printed

Certificate of Notarization

Commonwealth of Virginia
City/County of James (Name)
I, *Jennifer Crist Hudgins*, 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 10th day of August, 2010.

Jennifer Crist Hudgins
(Signature)

My commission expires 7-31-13
Notary registration Number: 7295050

Certificate of Source of Title

The property Shown on this plat was conveyed by Emerita C. Belmonte, trustee to P.W. Development by instruments, dated 4/30/2010 and recorded in the Office of the Clerk of the Circuit Court of the County of James City in Instrument #100008319 and 100008317.

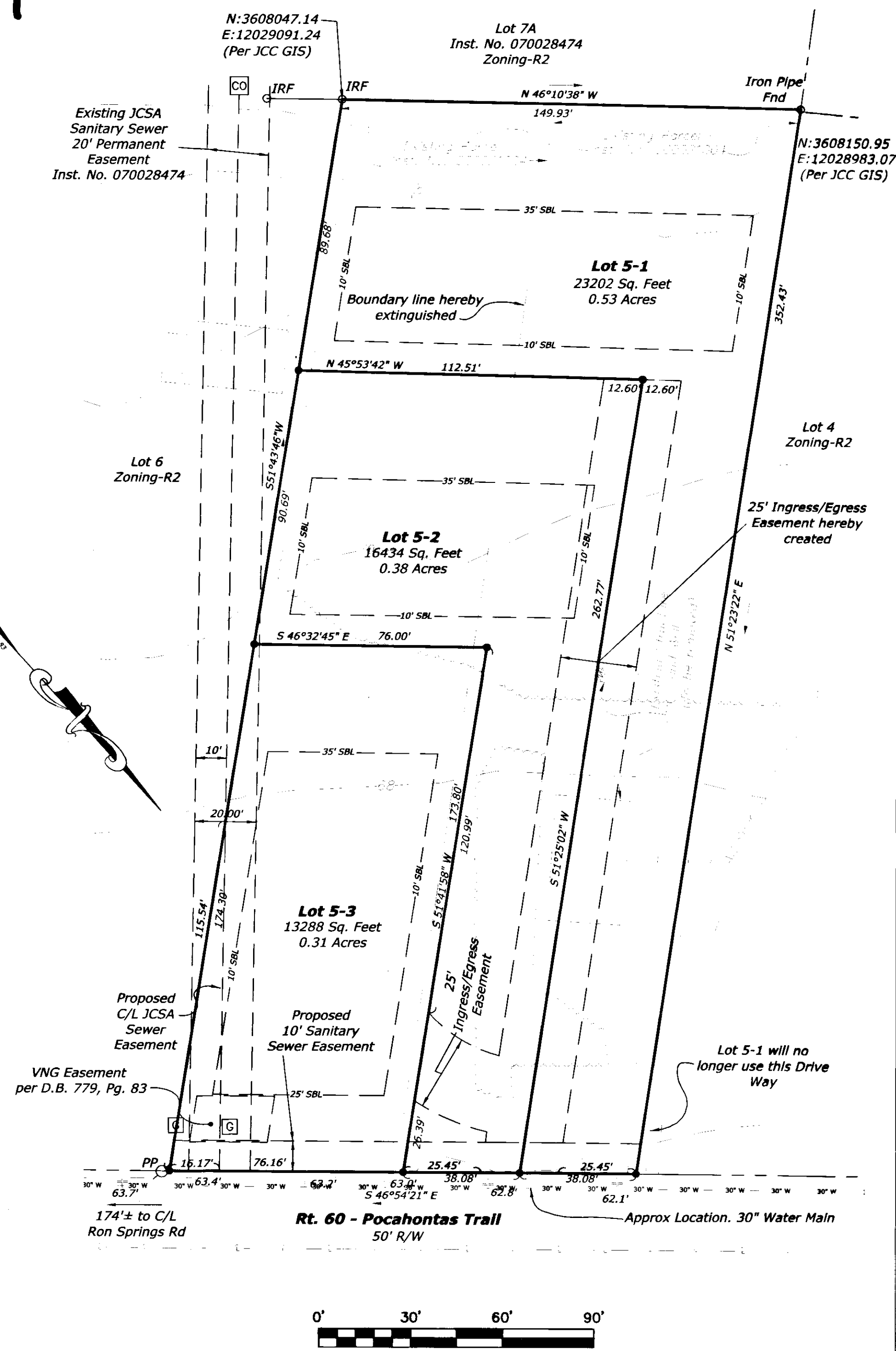
Surveyors Certificate

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.

DRG 8-9-10
David R. Gardy, LS Date

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 31 August 2010
at 12:42 AM/PM, PB PG
DOCUMENT # 100018177
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk

Lot Area before Boundary Line Extinguishment		
8745 Pocahontas Trail	0.64 acres	27,816 Sq. Ft.
8741 Pocahontas Trail	0.58 acres	25,108 Sq. Ft.
Lot Area Combined after Boundary Line Extinguishment		
	1.22 Acres	52,924 Sq. Ft.
New Lot 5-1	0.53 Acre	23,202 Sq. Ft.
New Lot 5-2	0.38 Acre	16,434 Sq. Ft.
New Lot 5-3	0.31 Acre	13,288 Sq. Ft.



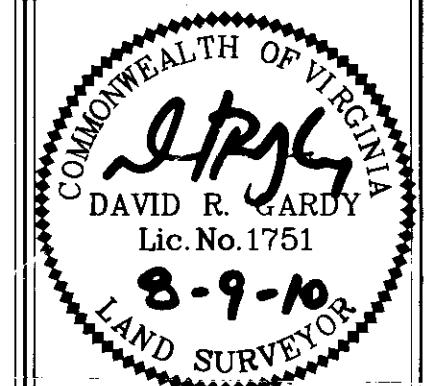
Gardy
& ASSOCIATES PC
Surveying and Mapping Services

Large/Small Plat(s) Recorded
herewith as # 100018177

(804) 370-2551 ■ (804) 966-2820
www.gardysurveying.com
P.O. Box 15 ■ New Kent, VA 23124



Boundary Line Extinguishment
between lots PIN NOS. 5910200005
and 5910200005A and subdivision
of new property into three lots
Instrument No. 000004250, P.B. 9, Pg. 35
Jamestown District, James City County, VA.



MAG. DISTRICT: JAMESTOWN	COUNTY: JAMES CITY
DATE: June 9, 2010	SCALE: 1"=30'
SHEET: 1 OF 1	J.N.: 10-0038
DRAWN BY: RJL	CHECKED BY: DRG
REV.	DATE