

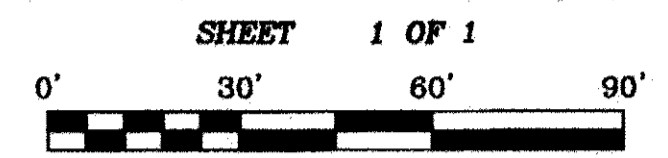
19001165

RAINBOW VILLAGE

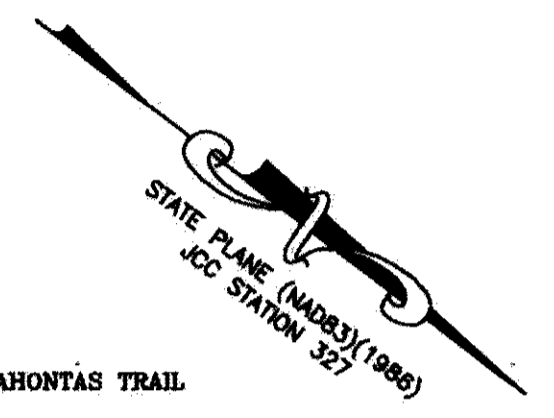
ROBERTS DISTRICT
JAMES CITY COUNTY, VIRGINIA

A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601

SCALE: 1"=30' JUNE 1, 2019



N or F
BC SECURE
HOLDINGS CORP.
INST# 080029571
PARCEL NO. 5230100089



STATE OF VIRGINIA COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
COUNTY OF JAMES CITY THIS 6 DAY OF Aug 20 9:46 a.m. 1
2019, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED
TO THE RECORD AS THE LAW DIRECTS.
TESTE: MONA A. FOLEY, CLERK Large/Small Plat(s) Recorded
herewith as # 19001165
INSTRUMENT# 19001165 Jeff Zubi Uge D.U.

N or F
C. BURRELL EST.
DB 35 PG 128
PARCEL NO. 5910200012

N or F
T. WALKER
INST# 040027828
PARCEL NO. 5910200013

N or F
P. MARROW JR. & M. MARROW
INST# 040023018
PARCEL NO. 5910200001A

N or F
E. BAKER
INST# 060003565
PARCEL NO. 5910200002B

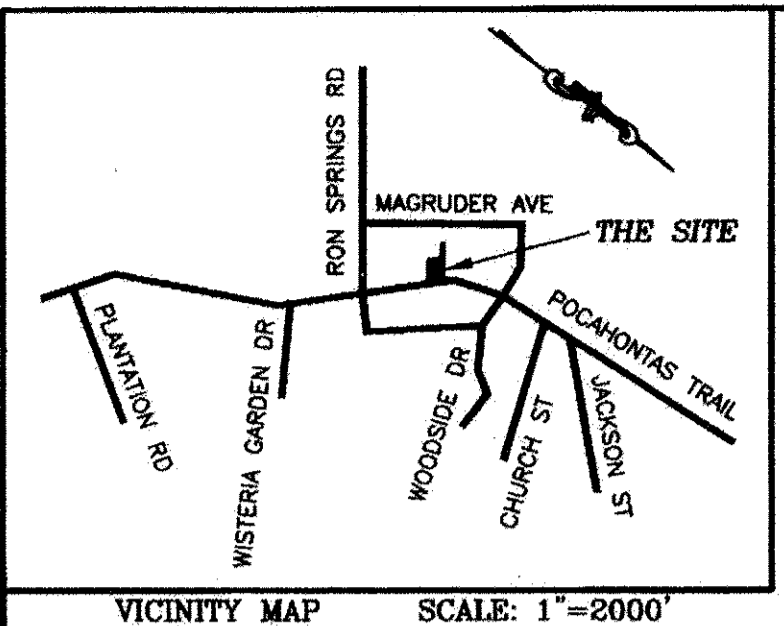
N or F
J. WHITE & L. WHITE
DB 388 PG 632
PARCEL NO. 5910200001C

N or F
H. & P. TALIAFERRO
DB 466 PG 623
PARCEL NO. 5910100001

- NOTES:
1. SITE ADDRESS: 6700 POCAHONTAS TRAIL
 2. TAX PARCEL ID: 5910200001
 3. ZONING: R2
 4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND
 5. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE
 6. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE
 7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE
 8. THIS PROPERTY IS LOCATED IN FIRM ZONE X, (UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON COMMUNITY PANEL NO'S. 510201 0207 D, 510201 0209 D, 510201 0226 D, AND 510201 0228 D DATED DECEMBER 18, 2015 (INDEX DATE DEC. 16, 2015)
 9. REF: DB 127 PG 588, INSTR. #150016766
 10. ALL EASEMENTS MAY NOT BE SHOWN.
 11. PROPERTIES WILL BE SERVED BY PUBLIC WATER AND SEWER
 12. PARCELS SERVED BY 10' R/W (DB 146 PG 613) PRO. LOT 2, N or F J. WHITE & L. WHITE PARCEL, N or F P. MARROW JR. & M. MARROW PARCEL

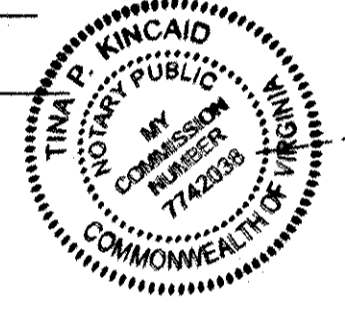
- LEGEND
- RBS REBAR SET
 - RBF REBAR FOUND
 - IPF IRON PIPE FOUND
 - BUILDING SETBACK LINE
 - PROPERTY LINE
 - EASEMENT LINE

CERTIFICATE OF APPROVAL
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
1 July 2019 Blaine Braden
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
7/2/19 Ellen Cook
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY



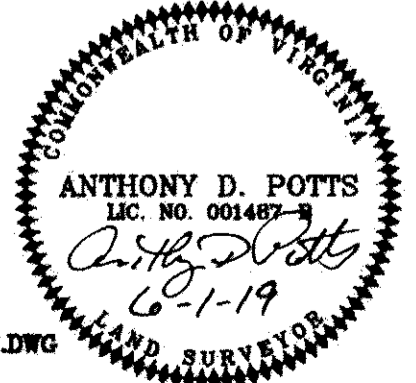
OWNER'S CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RAINBOW VILLAGE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.
6-19-19
DATE
George Fiscella
VIRGINIA ENTERPRISES, INC.
PRINTED NAME

I, Tina P. Kincaid
STATE OF VIRGINIA
CITY/COUNTY OF Newport News
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY
GIVEN UNDER MY NAME THIS 19 DAY OF June, 2019.
MY COMMISSION EXPIRES 7-1-2021
REGISTRATION NO.: 7742038
Tina P. Kincaid
NOTARY PUBLIC

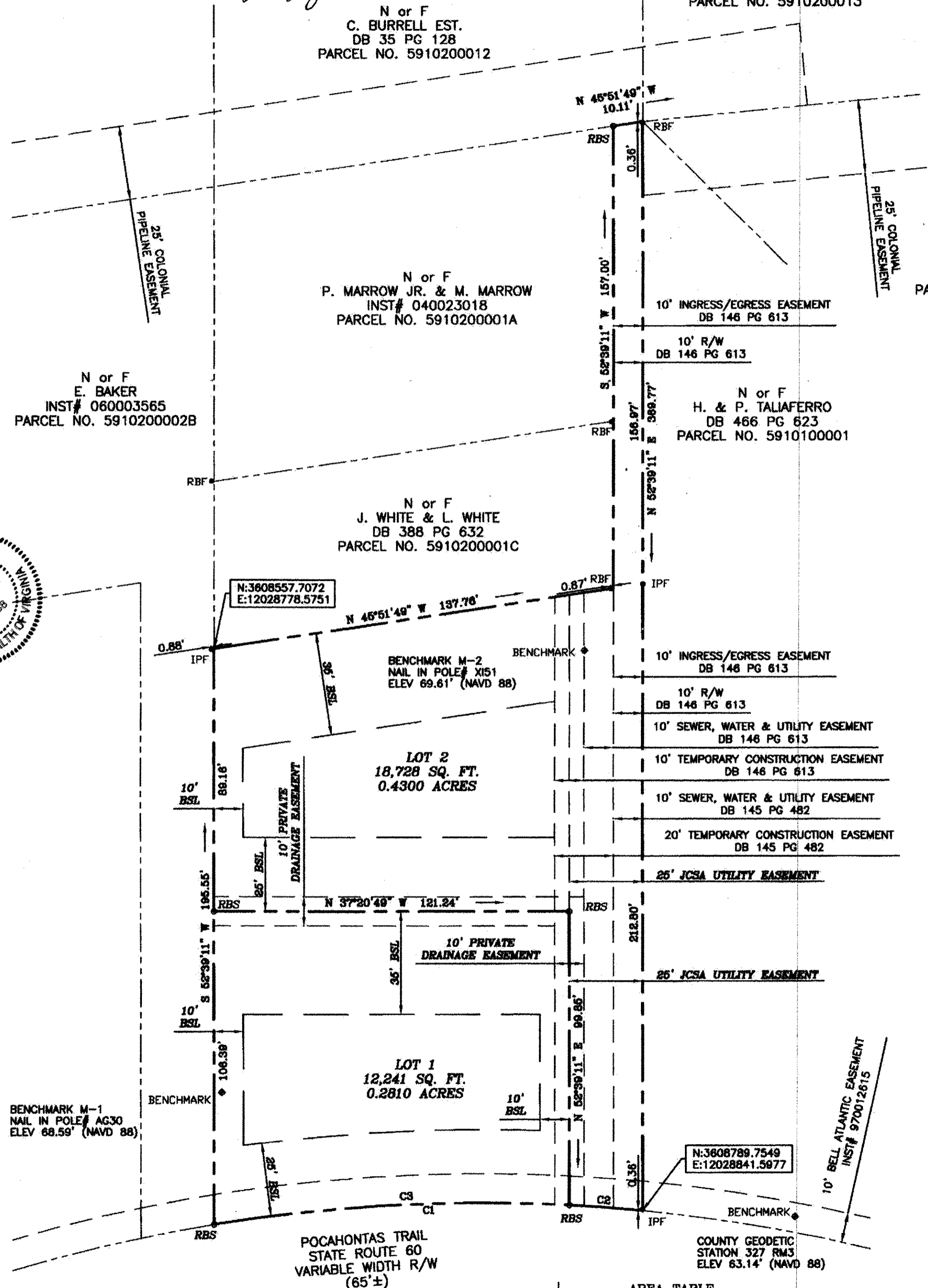


CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROSA E. LEE, TRUSTEE OF THE FREDDIE D. LEE DESCENDANT'S SEPARATE TRUST A/K/A DESCENDANTS TRUST FBO BETTINA L. LEE DATED JULY 22, 2003, TO VIRGINIA ENTERPRISES, INC., A VIRGINIA CORPORATION, BY DEED DATED AUGUST 24, 2015 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT# 150016766.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.
6-1-19
DATE
Anthony D. Potts
ANTHONY D. POTTS L.S.
PRINTED NAME



RAINBOW VILLAGE REC.DWG
(SADIE LEE TAYLOR)
JOB # 16-093
FB 653



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	14°39'10"	573.69'	146.72'	73.76'	146.32'	S 39°10'48" E
C2	08°30'14"	573.69'	25.07'	12.54'	25.07'	S 35°08'18" E
C3	12°08'56"	573.69'	121.64'	61.05'	121.42'	S 40°25'55" E

AREA TABLE

EXISTING LOT.....	30,969 SQ. FT., 0.7110 ACRES
PROPOSED LOT 1.....	12,241 SQ. FT., 0.2810 ACRES
PROPOSED LOT 2.....	18,728 SQ. FT., 0.4300 ACRES
AREA OF DEDICATED R/W	0.0000 ACRES
TOTAL AREA	0.7110 ACRES