

Y:\901\27676\dwg\LOT LINE EXTING WEST 5-6-09.dwg | Plotted on 8/7/2009 11:35 AM | by Marilyn Farmer

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.

RIVERSIDE HEALTHCARE ASSOCIATION, INC.

DATE 9/25/09 BY: [Signature] NAME Wade D. Broughman NAME PRINTED
ITS: Executive Vice President

DATE _____ NAME _____ NAME PRINTED _____

CERTIFICATE OF NOTIFICATION:

CITY/COUNTY OF Newport News

I, Cynthia Jackson, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 22nd DAY OF September, 2009.

MY COMMISSION EXPIRES: 12/31/11

Embossed Hereon is My
Commonwealth of Virginia Notary Public Seal
My Commission Expires December 31, 2011
CYNTHIA JACKSON

SIGNATURE [Signature]

CERTIFICATE OF NOTIFICATION:

CITY/COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2009.

MY COMMISSION EXPIRES _____

SIGNATURE _____

CERTIFICATE OF APPROVAL:

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

DATE 3/24/10

DATE 5/7/10

VIRGINIA DEPARTMENT OF TRANSPORTATION

SUBDIVISION AGENT OF JAMES CITY COUNTY



VICINITY MAP
1"=2000'

CERTIFICATE OF SOURCE OF TITLE:

THE SUBJECT PARCELS SHOWN ON THIS PLAT WERE CONVEYED AS FOLLOWS:

(A) (B) (C) (E) (F)

TO RIVERSIDE HEALTHCARE ASSOCIATION, INC., A VIRGINIA CORPORATION, BY INSTRUMENT DATED JUNE 28, 2005 AND RECORDED JUNE 29, 2005 IN THE OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, INSTRUMENT 050014379.

(D)

TO RIVERSIDE HEALTHCARE ASSOCIATION, INC., A VIRGINIA CORPORATION, BY INSTRUMENT DATED JULY 18, 2005 AND RECORDED JUNE 20, 2005 IN THE OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, INSTRUMENT 050016399.

[Signature]
TIMMONS GROUP

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 THE ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE 5-6-09

NAME [Signature]

PAUL N. HUBER, LS

NAME PRINTED



PLAT SHOWING THE PARCEL LINE EXTINGUISHMENTS OF VARIOUS PARCELS OF LAND LYING ON THE SOUTH LINE OF POCAHONTAS TRAIL ~ U.S. ROUTE 60

ROBERTS DISTRICT	JAMES CITY CO., VA.
DATE: MAY 6, 2009	SCALE: 1"=100'
SHEET: 1 OF 2	J.N.: 27676
DRAWN BY: M.S.F.	CHECK BY: M.C.S.

REVISED: 7-13-09 (COUNTY COMMENTS)

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

Site Development Residential Infrastructure Technology

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Builders Parkway, Suite 300, Richmond, VA 23225
TEL: 804.200.5500 FAX: 804.360.1016 www.timmons.com

S-0033-2009

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S46°32'54"E	81.97'
L2	S01°21'27"E	25.58'
L3	S46°32'54"E	90.00'
L4	N86°01'23"W	28.46'
L5	S46°32'54"E	78.03'
L6	S43°27'06"W	25.00'
L7	S46°32'54"E	9.15'
L8	S46°32'54"E	200.00'

ACREAGE SUMMARY

PARCEL 'A': 1.985 ACRES
PARCEL 'B': 0.517 ACRE
PARCEL 'C': 0.667 ACRE
PARCEL 'D': 0.344 ACRE
PARCEL 'E': 0.668 ACRE
PARCEL 'F': 2.028 ACRES

TOTAL: 6.209 ACRES

PARCEL INFORMATION:

- now: 5020100100
7255 Pocahontas Trail*
- (A) RIVERSIDE HEALTHCARE ASSOCIATION, INC.
INSTR. # 050014379
TAX PARCEL ID: 50-2-61-0001 (7315 POCAHONTAS TRAIL)
- (B) RIVERSIDE HEALTHCARE ASSOCIATION, INC.
INSTR. # 050014379
TAX PARCEL ID: 50-2-61-0018 (7259 POCAHONTAS TRAIL)
- (C) RIVERSIDE HEALTHCARE ASSOCIATION, INC.
INSTR. # 050014379
TAX PARCEL ID: 50-2-61-0010 (7255 POCAHONTAS TRAIL)
- (D) RIVERSIDE HEALTHCARE ASSOCIATION, INC.
INSTR. # 050016399
TAX PARCEL ID: 50-2-01-0098 (7251 POCAHONTAS TRAIL)
- (E) RIVERSIDE HEALTHCARE ASSOCIATION, INC.
INSTR. # 050014379
TAX PARCEL ID: 50-2-62-0001 (7249 POCAHONTAS TRAIL)
- (F) RIVERSIDE HEALTHCARE ASSOCIATION, INC.
INSTR. # 050014379
TAX PARCEL ID: 50-2-62-0003 (7247 POCAHONTAS TRAIL)

* ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT FOR REMOVAL AND TRIMMING OF VEGETATION WEAKENED BY AGE, STORM, FIRE OR OTHER NATURAL CAUSE AND/OR FOR SUCH OTHER DISTURBANCE AS MAY BE PERMITTED UNDER APPLICABLE LAWS.

NOTES:

- OWNERS OF RECORD: SEE PARCEL INFORMATION BELOW.
- TAX PARCEL NUMBERS: SEE PARCEL INFORMATION BELOW.
- ZONING: B1, GENERAL BUSINESS
SETBACK NOTED HEREIN ARE AS DEFINED IN JAMES CITY ZONING ORDINANCE SECTION 24-393 AND 394.

STRUCTURES SHALL BE LOCATED 50 FEET OR MORE FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH. WHERE THE STREET RIGHT-OF-WAY IS LESS THAN 50 FEET, STRUCTURES SHALL BE LOCATED 75 FEET OR MORE FROM THE CENTERLINE OF THE STREET.

BUILDINGS SHALL BE LOCATED 20 FEET OR MORE FROM SIDE OR REAR OF PROPERTY. HOWEVER, THE MINIMUM SIDE YARD SHALL BE 50 FEET IF THE SIDE YARD ADJOINS PROPERTY IN A RESIDENTIAL DISTRICT OR AN AGRICULTURAL DISTRICT THAT IS DESIGNATED FOR RESIDENTIAL USE ON THE COMPREHENSIVE PLAN. THE MINIMUM REAR YARD SHALL BE 50 FEET IF THE REAR YARD ADJOINS PROPERTY IN A RESIDENTIAL DISTRICT OR AN AGRICULTURAL DISTRICT THAT IS DESIGNATED FOR RESIDENTIAL USE ON THE COMPREHENSIVE PLAN. THE MINIMUM SIDE AND REAR YARDS SHALL BE INCREASED AN ADDITIONAL ONE FOOT FOR EVERY ONE FOOT OF BUILDING HEIGHT IN EXCESS OF 35 FEET.

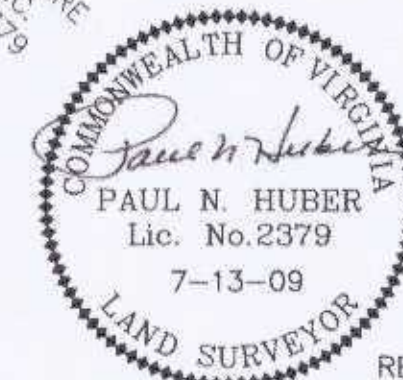
ALL ACCESSORY STRUCTURES SHALL BE LOCATED AT LEAST 10 FEET FROM ANY SIDE OR REAR LOT LINE.

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER, THEREFORE ALL EXISTING EASEMENTS MAY NOT BE SHOWN.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- EXISTING IMPROVEMENTS ARE NOT SHOWN ON THIS PLAT.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ON THIS PLAT SHALL REMAIN PRIVATE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



REVISED: 7-13-09
(COUNTY COMMENTS)

ROBERTS DISTRICT	JAMES CITY CO., VA.
DATE: MAY 6, 2009	SCALE: 1"=100'
SHEET: 2 OF 2	J.N.: 27676
DRAWN BY: M.S.F.	CHECK BY: M.C.S.

TIMMONS GROUP

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.0500 FAX 804.200.1016 www.timmons.com

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