

NOW OR FORMERLY
BUSCH PROPERTIES, INC.
 TXMP: (52-3)(1-11)
 # 8515 POCAHONTAS TRAIL
 DB 714, P. 469

LINE --- DATA --- TABLE

LINE	BEARING	DISTANCE
L1	S 20° 16' 41" W	85.30
L2	S 61° 47' 15" W	93.64
L3	S 86° 03' 00" W	124.00
L4	S 33° 03' 00" W	51.82
L5	S 26° 02' 00" W	24.00
L6	N 82° 23' 45" W	129.02
L7	DELETED	
L8	N 33° 19' 30" W	102.80
L9	N 70° 07' 30" E	41.00
L10	S 41° 02' 45" E	6.76

CURVE DATA "C1"
 Δ = 03° 13' 49"
 R = 1861.00'
 L = 104.92'
 T = 52.47'
 C = 104.90'
 CB = S 42° 39' 39" E

NOTE:
 PARCEL DESIGNATIONS ARE FOR
 PURPOSES OF IDENTIFICATION FOR THIS
 PLAT ONLY.

LEGEND:
 IPF = IRON PIPE FOUND
 IPS = IRON PIPE SET
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 BSL = BLDG. SETBACK LINE
 TXMP = TAX MAP
 ⊙ = SOIL TEST HOLE
 (IF APPLICABLE)

Williamsburg/James City County
 12:20 PM
 Recorded 30 May 2001
 DOCUMENT # 010009468
Rebecca W. Woolridge Clerk
 REBECCA W. WOOLRIDGE, CLERK OF CIRCUIT COURT

NOW OR FORMERLY
CARL LEROY SCALES
 TXMP: (51-4)(1-6)
 # 8407 POCAHONTAS TRAIL
 DB 90, P. 149
 DB 90, P. 293

R/W PER PROJECT #
 0064-047-F05, RW-201, C-501
 SHEET 13 (HWY, PB. 8, P. 287-291)

NOW OR FORMERLY
IRENE LEE
 TXMP: (51-4)(1-2)
 # 8397 POCAHONTAS TRAIL
 DOC. # 97000519

CERTIFICATE OF SOURCE OF TITLE:

PARCEL "A" SHOWN HEREON WAS CONVEYED BY SARAH CARTER ALLEN AND HENRY L. ALLEN TO HARRIS LEE, SR. AND IRENE LEE BY DEED DATED JUNE 27, 1958 AND RECORDED AUG. 7, 1958 IN DEED BOOK 65, PAGE 452. PARCEL "B" WAS CONVEYED BY HOWARD & CATHERINE WALLACE AND CHARLIE & CORNELIA CARTER BY DEEDS RECORDED IN DEED BOOK 32, PAGES 46 & 48 RESPECTIVELY. CURTIS PROPERTY WAS CONVEYED TO JAMES ASHTON AND KATHERINE CLAUDETTE LEE CURTIS BY DEED DATED JAN. 17, 1964 FROM HARRIS LEE, SR. & IRENE LEE AND RECORDED IN DEED BOOK 94, PAGE 184.



GENERAL NOTES:

- PROPERTY ADDRESSES:
 PARCEL "A" = # 8403 POCAHONTAS TRAIL
 PARCEL "B" = # 8399 POCAHONTAS TRAIL
- PROPERTY TAX MAP NO. =
 PARCEL "A" = (51-4)(1-4), PARCEL "B" = (51-4)(1-3)
- PROPERTY IS ZONED "R-2"
- TOTAL AREA = 121,580.9 ± SF OR 2.791 ± AC.
- MINIMUM YARD REQUIREMENTS:
 FRONT = 25'
 SIDE = 10'
 REAR = 35'
- PUBLIC WATER & SEWER ARE AVAILABLE TO THE PROPERTY.
- (DELETED)
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
- ALL OUTDOOR SIGNS SHALL COMPLY WITH THE REGULATIONS IN ARTICLE II, DIVISION 3, OF THE ZONING ORDINANCE.
- MINIMUM LOT SIZE = 10,000 SQ.FT.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

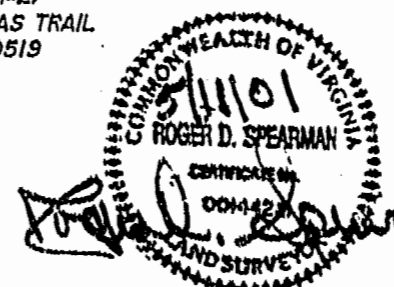
AREA TABULATION

EXISTING AREA	PROPOSED AREA
PARCEL "A"	
EXISTING AREA = 80,848.5 ± SQ.FT. OR 1.856 ± ACRES	
PARCEL "B"	
EXISTING AREA = 40,732.4 ± SQ.FT. OR 0.935 ± ACRE	
CURTIS PROPERTY	
EXISTING AREA = 18,816.6 ± SQ.FT. OR 0.432 ± ACRE	
PROPOSED AREA = 99,665.1 ± SQ.FT. OR 2.288 ± ACRES	

PLAT RECORDED IN
 P.B. NO. 81 PAGE 85

BOUNDARY LINE ADJUSTMENT

ON PROPERTIES STANDING IN THE NAMES OF
JAMES ASHTON CURTIS & KATHERINE CLAUDETTE LEE CURTIS
 AND
IRENE LEE
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1" = 100' DATE: MARCH 9, 2001
 REVISED: MAY 11, 2001
 PREPARED FOR
JAMES ASHTON CURTIS & KATHERINE CLAUDETTE LEE CURTIS



CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY
 I, **WILLIAM E. BLAND** 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 17 DAY OF MAY, 2001

MY COMMISSION EXPIRES: 10/31/2003
William E. Bland

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS **BOUNDARY LINE ADJUSTMENT** IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

James Ashton Curtis
 JAMES ASHTON CURTIS
Katherine Claudette Lee Curtis
 KATHERINE CLAUDETTE LEE CURTIS
Irene Lee
 IRENE LEE

CERTIFICATE OF APPROVAL:

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

VIRGINIA DEPARTMENT OF TRANSPORTATION:
 SIGNED: N/A DATE: _____
VIRGINIA DEPARTMENT OF HEALTH:
 SIGNED: N/A DATE: _____
SUBDIVISION AGENT OF JAMES CITY COUNTY:
 SIGNED: *Am J. M.* DATE: 5/24/01

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.

DATE: May 11, 2001 *Roger D. Spearman*

SPEARMAN & ASSOCIATES, P.C.
 SURVEYING & PLANNING
 5682-A MOORETOWN RD -- WILLIAMSBURG, VA 23188
 (757) 253-8720

