

# 02.002.042.6

87 PAGE 56

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HOLLIS C. ROSS AND JOSEPHINE ROSS TO VERNON ROSS, BY DEEDS DATED MAY 4, 1990 AND JANUARY 10, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 565, PAGE 549-550 AND IN DEED BOOK 616, PAGE 546-447.

VERNON ROSS SUBDIVISION PLAT (LOTS 1-4) BY AFFIDAVIT DATED APRIL 10, 1995 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 733, PAGE 487 AND PLAT RECORDED IN PLAT BOOK 61, PAGE 44.

**OWNER'S CONSENT AND DEDICATION**

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED

*Vernon Ross*  
 \_\_\_\_\_  
 VERNON ROSS  
 DATE 6/27/02

**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.

*A.D. Sebert*  
 \_\_\_\_\_  
 A.D. SEBERT, L.S. DATE 6/27/2002

**CERTIFICATE OF APPROVAL**

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

*[Signature]*  
 \_\_\_\_\_  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE 8/21/02

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:  
 I, Pamela D. Callis A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 27 DAY OF June, 2002.  
 MY COMMISSION EXPIRES 6/31/02

*Pamela D. Callis*  
 \_\_\_\_\_  
 NOTARY PUBLIC

NOTE:  
 RIGHT OF WAY LINE FOR U.S. ROUTE 60 TAKEN FROM PLOT PLAN PREPARED BY HIS LAND SURVEYING (REFERENCE #3) AND HAS NOT BEEN FIELD VERIFIED BY THIS SURVEYOR.

**GENERAL NOTES**

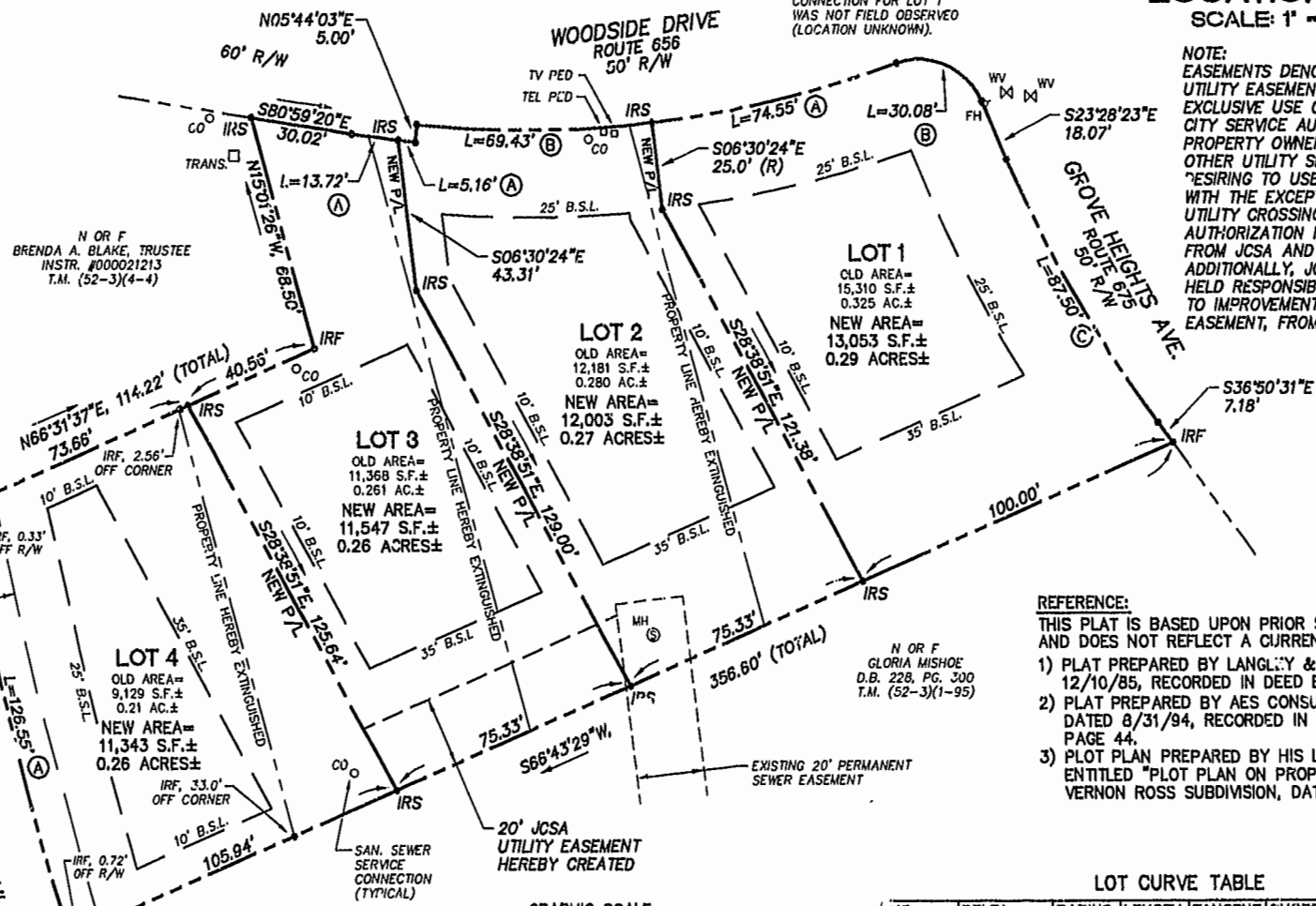
- LOT 1: PROPERTY ADDRESS: #104 WOODSIDE DRIVE  
 LOT 2: PROPERTY ADDRESS: #102 WOODSIDE DRIVE  
 LOT 3: PROPERTY ADDRESS: #100 WOODSIDE DRIVE  
 LOT 4: PROPERTY ADDRESS: #8890 POCAHONTAS TRAIL
- LOT 1: TAX PARCEL (52-3)(4-5)  
 LOT 2: TAX PARCEL (52-3)(4-5A)  
 LOT 3: TAX PARCEL (52-3)(4-5B)  
 LOT 4: TAX PARCEL (52-3)(4-5C)
- PROPERTY IS CURRENTLY ZONED GENERAL RESIDENTIAL DISTRICT, R-2.
- MINIMUM LOT SIZE = 10,000 SQ.FT. (WITH PUBLIC WATER & SEWER)
- A) LOTS OF LESS THAN 20,000 SQ. FT. SHALL A MINIMUM WIDTH AT THE SETBACK LINE OF 75 FEET.  
 B) CORNER LOTS SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET. THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREET. NO STRUCTURES SHALL BE LOCATED CLOSER THAN 25 FEET TO THE SIDE STREET.
- MINIMUM SETBACK REQUIREMENTS  
 FRONT B.S.L. = 25'  
 SIDE B.S.L. = 10' (SIDE STREET B.S.L. = 25')  
 REAR B.S.L. = 35'
- ALL LOTS WITHIN THIS SUBDIVISION ARE SERVED BY PUBLIC WATER AND SEWER.
- IN ACCORDANCE WITH SECTION 18-33 OF JAMES CITY COUNTY'S SUBDIVISION ORDINANCE, ALL UTILITIES ARE TO BE PLACED UNDERGROUND
- THIS PLAT IS TAKEN FROM RECORD INFORMATION NOTED.

10' BELL ATLANTIC - VA EASEMENT (BURIED CABLE) PER INSTR. #970005821

POCAHONTAS TRAIL  
 U.S. ROUTE #60  
 HIGHWAY TAKE PER INSTR. #97000175

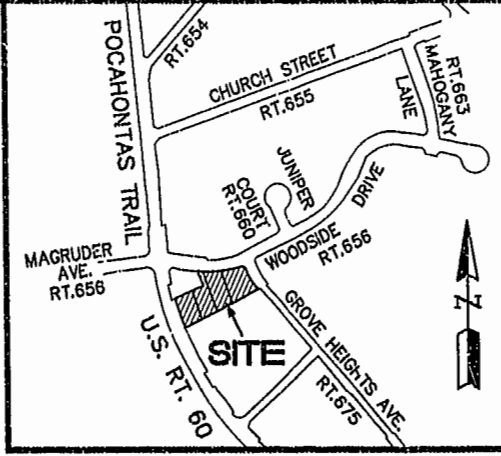
N OR F  
 SALLIE BLONDELL LEE  
 W.B. 23, PG. 744  
 T.M. (52-3)(1-90)

NOTE:  
 OLD LOT AREA OF LOT 4 REFLECTS THE LOT SIZE AFTER THE HIGHWAY R/W TAKE BY V.D.O.T. FOR HIGHWAY WIDENING PURPOSES OF U.S. ROUTE 60. FORMER LOT AREA PRIOR TO R/W TAKE WAS 11,563 S.F.±, 0.265 AC.±.



NOTE:  
 SANITARY SEWER SERVICE CONNECTION FOR LOT 1 WAS NOT FIELD OBSERVED (LOCATION UNKNOWN).

**LOCATION MAP**  
 SCALE: 1" = 500'

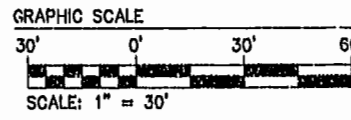


NOTE:  
 EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

- REFERENCE:  
 THIS PLAT IS BASED UPON PRIOR SURVEYS OF RECORD AND DOES NOT REFLECT A CURRENT FIELD SURVEY.
- PLAT PREPARED BY LANGLEY & McDONALD DATED 12/10/85, RECORDED IN DEED BOOK 317, PAGE 217.
  - PLAT PREPARED BY AES CONSULTING ENGINEERS DATED 8/31/94, RECORDED IN PLAT BOOK 61, PAGE 44.
  - PLAT PREPARED BY HIS LAND SURVEYING ENTITLED "PLOT PLAN ON PROPERTY BEING LOT 4 VERNON ROSS SUBDIVISION, DATED 3/21/01.

**LOT CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1 A	13°08'32"	325.00	74.55	37.44	74.36	S76°55'20"W
1 B	86°10'32"	20.00	30.08	18.71	27.32	S66°33'40"E
1 C	13°22'07"	375.00	87.50	43.95	87.30	S30°09'28"E
2 A	00°53'44"	330.00	5.16	2.58	5.16	S83°49'05"E
2 B	12°14'27"	325.00	89.43	34.85	69.30	N89°36'49"E
3 A	02°22'53"	330.00	13.72	6.86	13.71	S82°10'48"E
4 A	05°16'34"	1374.29	126.55	63.32	126.51	N13°56'38"W

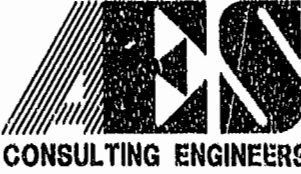


PLAT SHOWING BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT BEING THE PROPERTY OWNED BY VERNON ROSS  
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court: This PLAT was recorded on <u>5 Sept. 2002</u>	
at <u>11:02 AM</u>	WVPM, PB <u>87</u> PG. <u>56</u>
DOCUMENT # <u>020020426</u>	RECEIVED BY <u>WOODRIDGE</u> CLERK
<i>[Signature]</i> (L.S. Clerk)	
1	8/14/02 REVISED PER JCC COMMENT LETTER DATED 8/5/02
No.	DATE REVISION / COMMENT / NOTE
	BY

Designed AES	Drawn CMA
Scale 1" = 30'	Date 8/27/02
Project No. 7983	
Drawing No. 1 OF 1	



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