

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

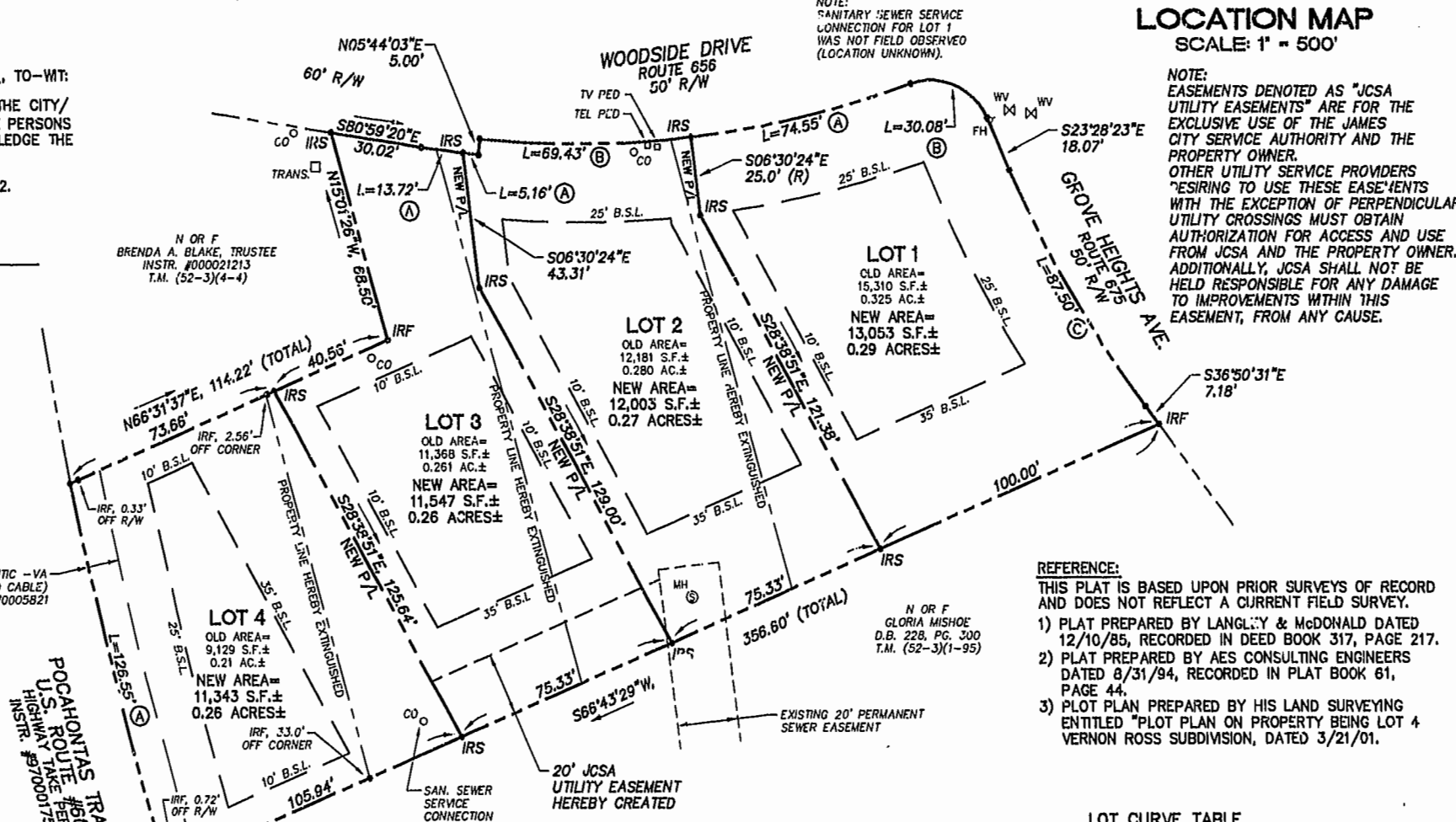
Pamela D. Callis

 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

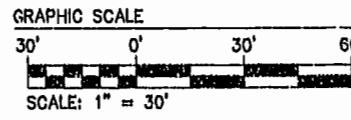
- LOT 1: PROPERTY ADDRESS: #104 WOODSIDE DRIVE
 LOT 2: PROPERTY ADDRESS: #102 WOODSIDE DRIVE
 LOT 3: PROPERTY ADDRESS: #100 WOODSIDE DRIVE
 LOT 4: PROPERTY ADDRESS: #8890 POCAHONTAS TRAIL
- LOT 1: TAX PARCEL (52-3)(4-5)
 LOT 2: TAX PARCEL (52-3)(4-5A)
 LOT 3: TAX PARCEL (52-3)(4-5B)
 LOT 4: TAX PARCEL (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.



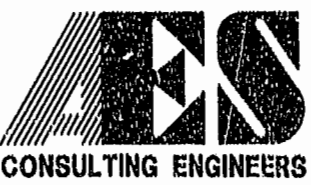
REFERENCE:
 THIS PLAT IS BASED UPON PRIOR SURVEYS OF RECORD AND DOES NOT REFLECT A CURRENT FIELD SURVEY.
 1) PLAT PREPARED BY LANGLEY & McDONALD DATED 12/10/85, RECORDED IN DEED BOOK 317, PAGE 217.
 2) PLAT PREPARED BY AES CONSULTING ENGINEERS DATED 8/31/94, RECORDED IN PLAT BOOK 61, PAGE 44.
 3) PLOT PLAN 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 |



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.±.



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

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



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| City of Williamsburg & County of James City | |
| Circuit Court: | This PLAT was recorded on 5 Sept. 2002 |
| at: | 11:02 AM/PM, PB 87, PG. 56 |
| DOCUMENT #: | 020020426 |
| RECEIVED BY: | Woodsbridge 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 | 6/27/02 |
| Project No. | 7983 | | |
| Drawing No. | 1 OF 1 | | |

08.15.02-07:18 79830p02.dwg CMA