

#060029377

OWNERS CERTIFICATE

THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF "POCAHONTAS SQUARE, PHASE 1, JAMES CITY COUNTY, VIRGINIA" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

FOR CARTERS GROVE DEVELOPMENT, L.L.C.:

Jay E. Epstein managing member 11-28-06
DATE

STATE OF VIRGINIA
CITY OF NEWPORT NEWS, TO WIT:

I, JOANNE M. GARNER, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT JAY E. EPSTEIN WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 28 DAY OF NOV, 2006 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 28 DAY OF NOV, 2006

Joanne M. Garner MY COMMISSION EXPIRES: 8/31/10
NOTARY PUBLIC

FOR LENDING INSTITUTE:

Citizens and Farmers Bank by
W.E. Lockwood, Jr. 11/28/06
Regional President DATE

STATE OF VIRGINIA
CITY OF Newport News, TO WIT:

I, Joyelyn V. Spight, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Vernard E. Lockwood, Jr. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 28th DAY OF November 2006 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 28th DAY OF November 2006

Joyelyn V. Spight MY COMMISSION EXPIRES: 5/31/07
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

PARCEL ID: 5920100005A, 5920100004 & 5920100005
THE CURRENT OWNER IS CARTERS GROVE DEVELOPMENT, L.L.C. CARTERS GROVE DEVELOPMENT, L.L.C. WAS CONVEYED THE PROPERTY BY DEED FROM RML III CORPORATION DATED MAY 31, 2005, AND WAS RECORDED IN THE CLERK'S OFFICE FOR WILLIAMSBURG AND JAMES CITY COUNTY AS DOCUMENT NUMBER 050011898.

CERTIFICATE OF APPROVAL

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

Woolridge 11-28-06
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

VIRGINIA DEPARTMENT OF HEALTH DATE

Ellen M. Cook 12/1/06
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

NOTES:

- 1. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
- 2. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- 3. OUTDOOR SIGNS ON THE PROPERTY WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATION FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- 4. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 6. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 8. 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.
- 9. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND ANY LOCAL ORDINANCES ADOPTED PURSUANT THERETO. THESE REGULATIONS AND ORDINANCES MAY PLACE ADDITIONAL REQUIREMENTS ON LOTS RECORDED AFTER SEPTEMBER 30, 1989, AND MAY LIMIT DEVELOPMENT OF LOTS. OWNERS SHOULD FAMILIARIZE THEMSELVES WITH THE REGULATIONS AND ORDINANCES AND ARE ENCOURAGED TO CONTACT THE JAMES CITY COUNTY DIRECTOR OF CODE COMPLIANCE FOR MORE INFORMATION.
- 10. ALL LOTS IN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER SYSTEMS.
- 11. VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE RETENTION BASIN OR ITS STRUCTURES.
- 12. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM F.E.M.A. FLOOD MAPS. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.
- 13. THE JCSA UTILITY EASEMENT EXTENDS INTO PHASE 2.
- 14. AT THE TIME OF SUBDIVISION PLAT RECORDATION, THIS PROPERTY WAS ZONED R-5.
- 15. BUILDING SETBACK: FRONT YARD: 35'
SIDE YARD: 20' BETWEEN BUILDINGS
REAR YARD: 20'
(35' FROM ADJOINING MULTIFAMILY, BUSINESS, INDUSTRIAL, 50' FROM ADJOINING RESIDENTIAL OTHER THAN R-5)
- 16. NORTH MERIDIAN BASED ON VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/86.
- 17. POCAHONTAS SQUARE, PHASE 1 CREATES 44 TOWNHOUSE LOTS (UNIT 1 - 30 & 70 - 83) AND OPEN SPACE 1.

REFERENCES

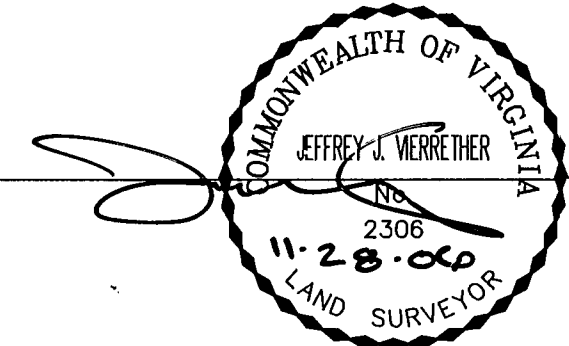
- ROSE MARIE HALL TM # (59-2)(01-0-0004)
D.B. 54 PG. 592
D.B. 158 PG. 741
P.B. 9 PG. 11
- ROSE MARIE HALL TM # (59-2)(01-0-0005A)
D.B. 158 PG. 741
P.B. 4 PG. 5
- ROSE MARIE HALL TM # (59-2)(01-0-0005)
D.B. 158 PG. 741
P.B. 4 PG. 5

AREA SUMMARY

TOTAL LOT/UNIT AREA = 75,360 SQ. FT. OR 1.730 ACRES
COMMON OPEN SPACE 1 = 157,915 SQ. FT. OR 3.625 ACRES
(ALGONQUIN TRAIL AREA = 41,977 SQ. FT. OR 0.964 AC., INCLUDED IN COMMON OPEN SPACE 1)
CONSERVATION EASEMENT (NATURAL OPEN SPACE) = 102,461 SQ. FT. OR 2.352 ACRES
RESIDUAL PARCEL = 262,627 SQ. FT. OR 6.029 ACRES
TOTAL SITE AREA = 598,363 SQ. FT. OR 13.737 ACRES

SURVEYORS CERTIFICATE

I, JEFFREY J. VIERRETH, A LICENSED LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNER, AND THAT THIS SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEED DESCRIBED BELOW, AND THAT CONCRETED, STEEL PINS AS SPECIFIED BY THE SUBDIVISION REGULATIONS OF JAMES CITY COUNTY, VIRGINIA ARE ACTUALLY IN PLACE AT POINTS MARKED THUS, "■", AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN.



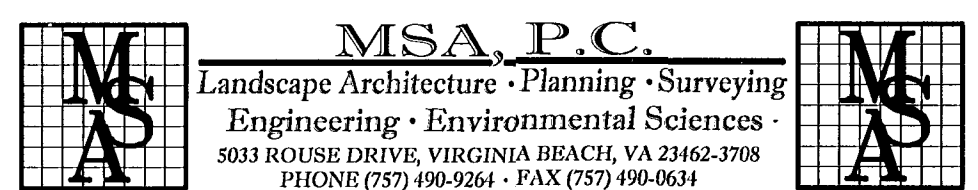
18. PROFFERS FOR THIS PROPERTY WERE RECORDED IN THE JAMES CITY COUNTY CLERK'S OFFICE ON AUGUST 21, 2003 AS INSTRUMENT NUMBER 030024660.
THESE PROFFERS REMAIN IN EFFECT EXCEPT AS AMENDED BY PROFFERS RECORDED IN THE JAMES CITY COUNTY CLERK'S OFFICE ON MAY 9, 2005 AS INSTRUMENT NUMBER 050010042.

LEGEND

- PIN(S) = IRON PIN SET
- PIN(F) = IRON PIN FOUND
- MON(S) = MONUMENT SET
- MON(F) = MONUMENT FOUND

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
7 December 2006
at 10:50 AM/PM/PB PG. —
DOCUMENT # 060029377
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

SUBDIVISION PLAT
OF
POCAHONTAS SQUARE, PHASE 1
JAMES CITY COUNTY, VIRGINIA
SEPTEMBER 14, 2006



9 Large/Small Plat(s) Recorded
Instrument # 060029377