

#070017438

OWNERS CERTIFICATE

THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF "POCAHONTAS SQUARE, PHASE 2, 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 June 18 2007
JAY E. EPSTEIN, MANAGING MEMBER DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY OF Newport News, TO WIT:

I, Carolyn H. Franger, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT JAY E. EPSTEIN, MANAGING MEMBER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 18th DAY OF June, 2007 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 18th DAY OF June, 2007.

Carolyn H. Franger MY COMMISSION EXPIRES: May 31, 2010
NOTARY PUBLIC
264009
REGISTRATION NUMBER

FOR LENDING INSTITUTE
Bank of America 6-18-07
DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY OF Newport News, TO WIT:

I, Carolyn H. Franger, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT BONNIE S. SMITH WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 18th DAY OF June, 2007 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 18th DAY OF June, 2007.

Carolyn H. Franger MY COMMISSION EXPIRES: May 31, 2010
NOTARY PUBLIC
264009
REGISTRATION NUMBER

CERTIFICATE OF SOURCE OF TITLE

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.

[Signature] 6-18-07
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 6/18/07
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 11, 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.

THIS PROPERTY APPEARS TO FALL IN FLOOD ZONES: X
COMMUNITY NO.: 510201
PANEL: 50B DATED: 02/06/91

FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
13. AT THE TIME OF SUBDIVISION PLAT RECORDATION, THIS PROPERTY WAS ZONED R-5.
14. 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)
15. NORTH MERIDIAN BASED ON VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/86.
16. POCAHONTAS SQUARE, PHASE 2 CREATES 52 TOWNHOUSE LOTS (UNIT 31 - 69 & 84 - 96) AND OPEN SPACE 2.
17. 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.

PLAT REFERENCES

POCAHONTAS SQUARE PHASE 1
INSTRUMENT #060029377

COUNTY REFERENCES

REFERENCE Z-0014-2004 FOR THE REZONING FOR THIS PROJECT, S-0075-2004 FOR THE PHASE 1 PLAT FOR THIS PROJECT, AND SP-0140-2003 AND SP-0002-2007 FOR THE SITE PLANS FOR THIS PROJECT.

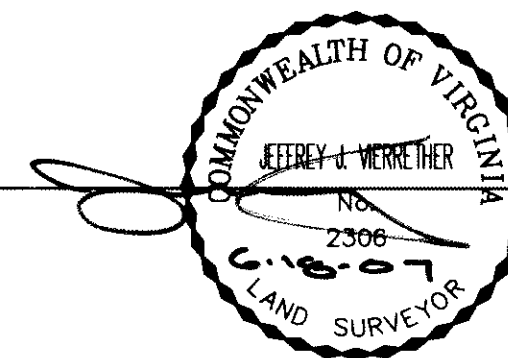
PLAT NUMBER JCC S-0045-2007

AREA SUMMARY

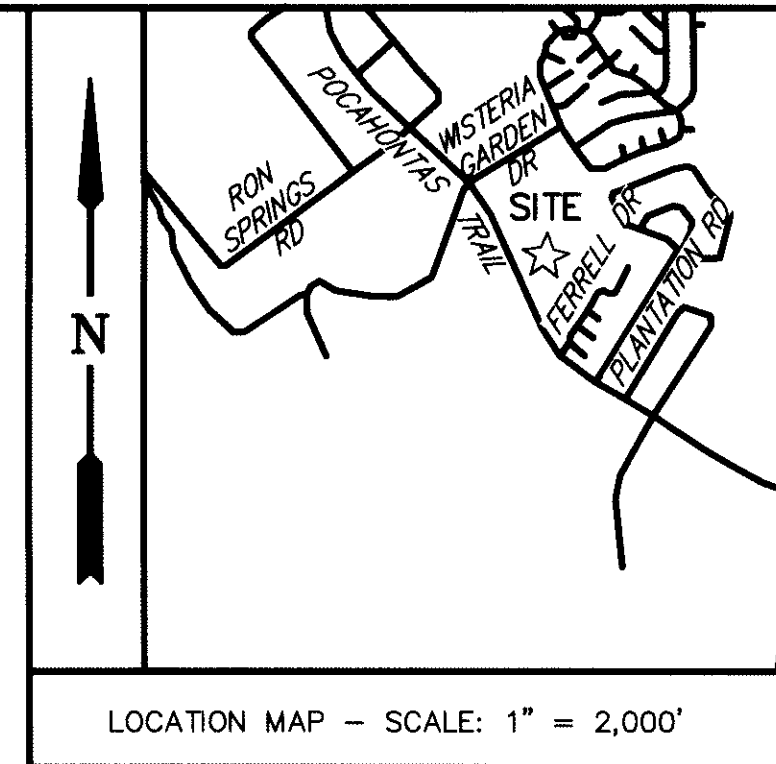
TOTAL LOT/UNIT AREA = 91,440 SQ. FT. OR 2.099 ACRES
COMMON OPEN SPACE 2 = 171,190 SQ. FT. OR 3.929 ACRES
TOTAL SITE AREA = 262,630 SQ. FT. OR 6.029 ACRES

SURVEYORS CERTIFICATE

I, JEFFREY J. VIERREHER, 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. JCSA UTILITY EASEMENT TO BENEFIT POCAHONTAS SQUARE, PHASE 2 WAS CREATED WITH POCAHONTAS SQUARE, PHASE 1 AND IS RECORDED IN INSTRUMENT NUMBER 060029377.
19. CITY OF NEWPORT NEWS WATER WORKS EASEMENT BENEFITING POCAHONTAS SQUARE, PHASE 2 IS RECORDED IN INSTRUMENT NUMBER 070000923.
20. THE PROJECT ADDRESS IS 8814 POCAHONTAS TRAIL IN JAMES CITY COUNTY.
21. OWNERS: HEALTH-E-COMMUNITY ENTERPRISES
3606 ACORN AVENUE
SUITE 200
NEWPORT NEWS, VIRGINIA 23607
22. PARCEL ID NUMBERS FOR THE PROJECT (5910400001A AND 5920100004).



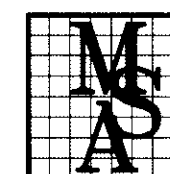
SHEET INDEX

SHEET 1 OF 6 NOTES & CERTIFICATES
SHEET 2 OF 6 OVERALL PLAN
SHEET 3 OF 6 UNITS 31-64, 84-96
SHEET 4 OF 6 UNITS 65-69
SHEET 5 OF 6 WATERWORKS EASEMENT
SHEET 6 OF 6 WATERWORKS EASEMENT

LEGEND

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

SUBDIVISION PLAT
OF
POCAHONTAS SQUARE, PHASE 2
JAMES CITY COUNTY, VIRGINIA
MAY 2, 2007



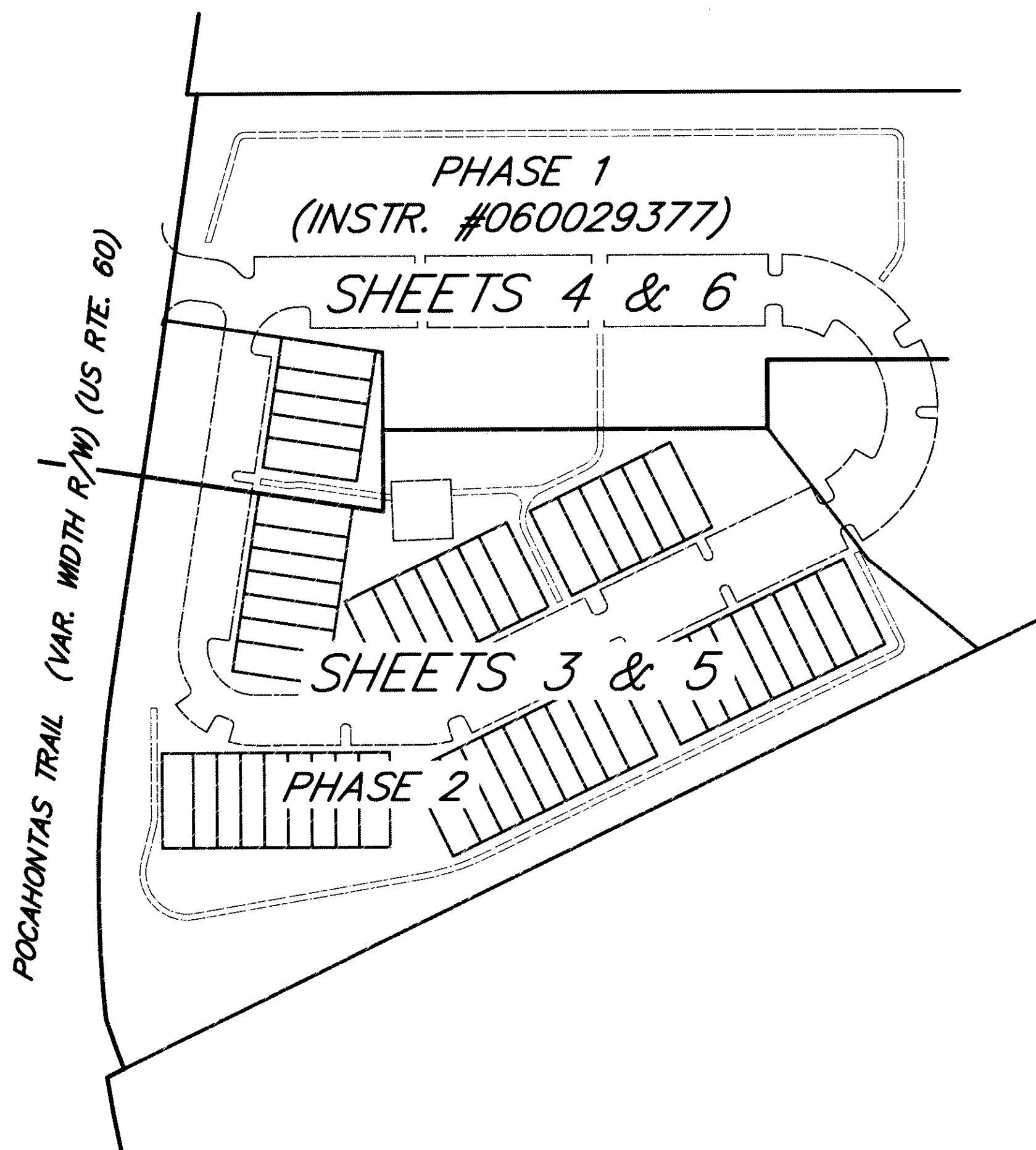
MSA, P.C.
Landscape Architecture • Planning • Surveying
Engineering • Environmental Sciences
5033 ROUSE DRIVE, VIRGINIA BEACH, VA 23462-3708
PHONE (757) 490-9264 • FAX (757) 490-0634



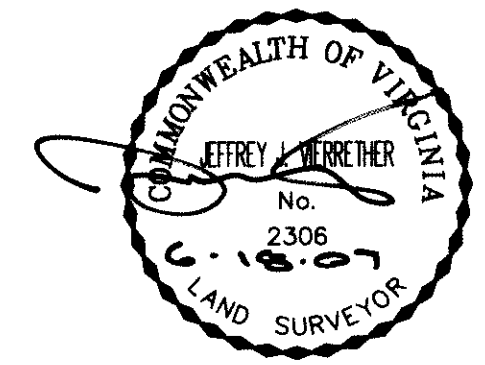
City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
19 June 2007
at 9:52 AM/PM PB PG
DOCUMENT # 070017438
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

6 Large/Small Plat(s) Recorded
herewith as # 070017438

#070017438

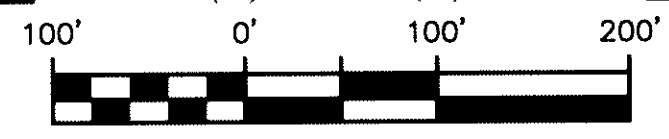


VIRGINIA STATE PLANE COORDINATE
SYSTEM, SOUTH ZONE, NAD 83/86



SUBDIVISION PLAT
OF
POCAHONTAS SQUARE, PHASE 2
JAMES CITY COUNTY, VIRGINIA
MAY 2, 2007

MSA, P.C.
Landscape Architecture · Planning · Surveying
Engineering · Environmental Sciences
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PHONE (757) 490-9264 · FAX (757) 490-0634



GRAPHIC SCALE
1" = 100'

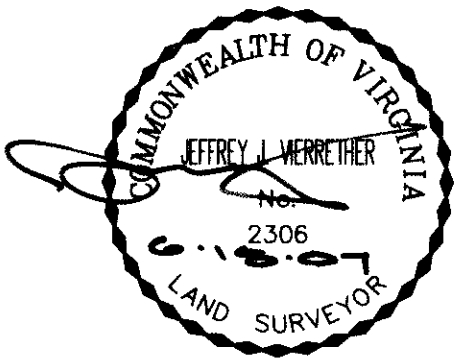
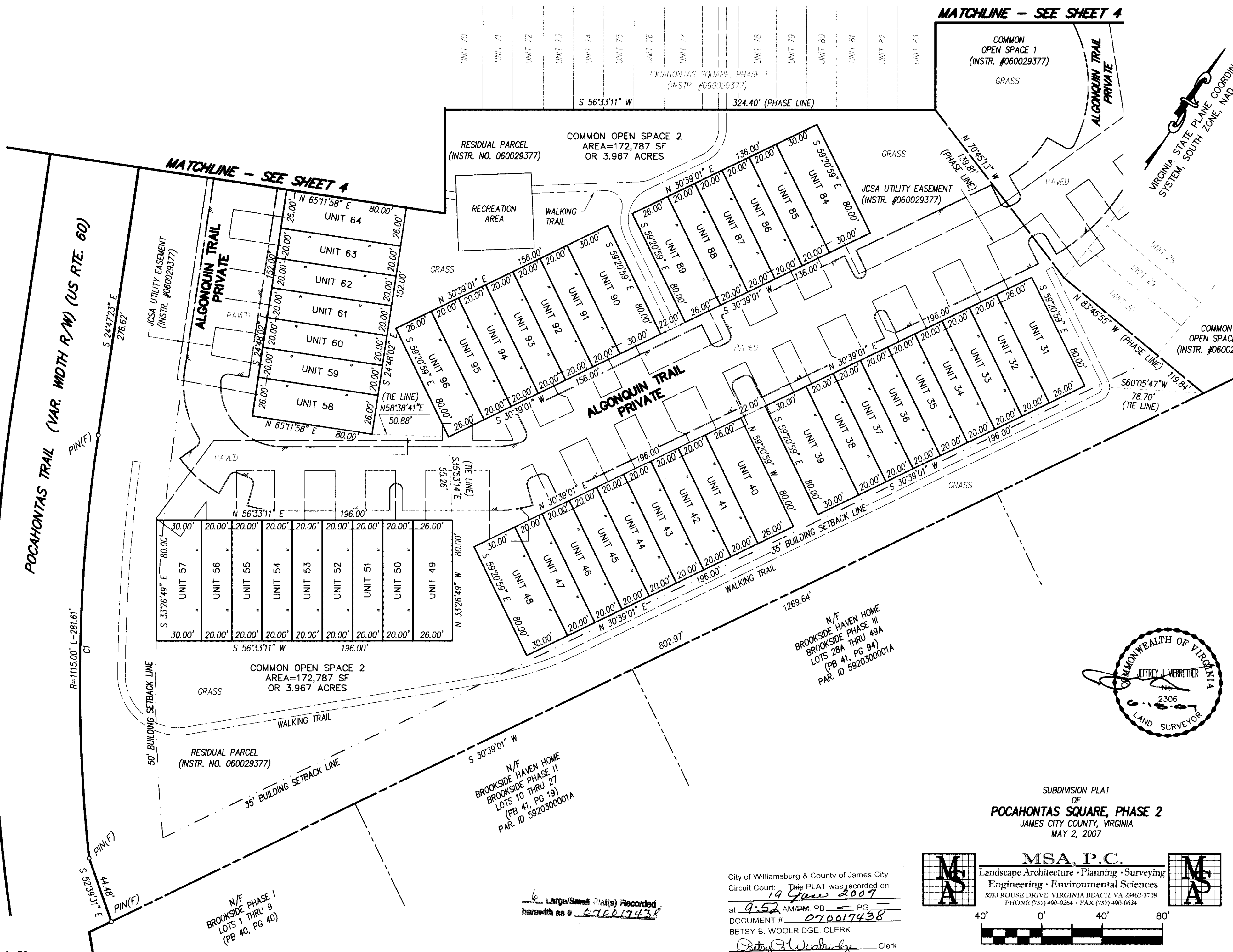
6 (larger than Plat) Recorded
herewith as 070017438

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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at 9:52 AM/PM PB PG
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BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

SHEET INDEX

SEE SHEET 1 OF 6 FOR NOTES AND CERTIFICATES

#070017438



SUBDIVISION PLAT
OF
POCAHONTAS SQUARE, PHASE 2
JAMES CITY COUNTY, VIRGINIA
MAY 2, 2007

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City of Williamsburg & County of James City
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Betsy B. Woolridge Clerk

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herewith as # 070017438

SEE SHEET 1 OF 6 FOR NOTES AND CERTIFICATES
SEE SHEETS 5 & 6 OF 6 FOR WATERWORKS EASEMENT (CITY OF NEWPORT NEWS)

FB: CS 323, PG 25 & 32
DRWN. BY CJS
CHK'D. BY JJV DATE 05/02/07

JOB# 03066A
SHEET 3 OF 6

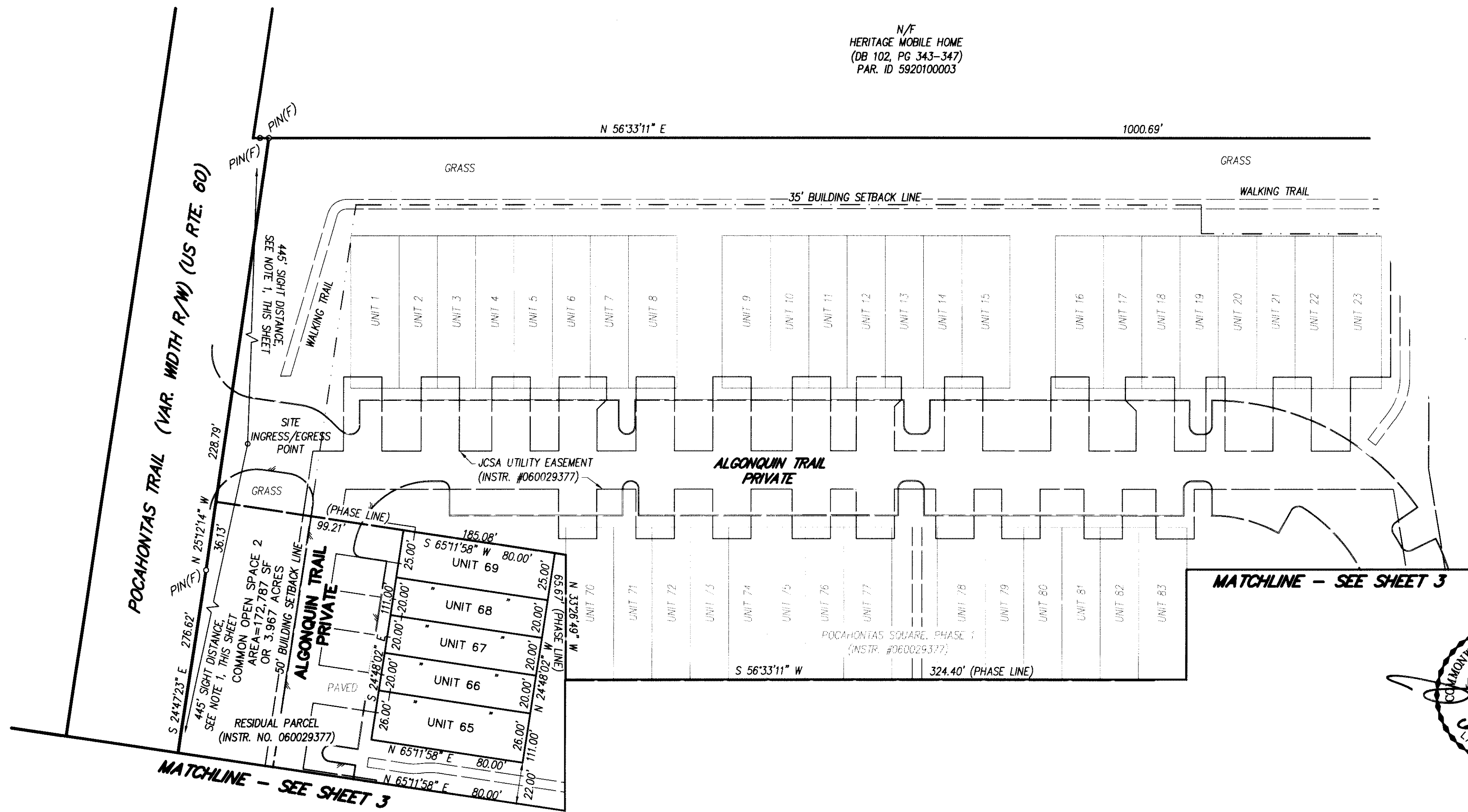
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NOTES:

- 1. 445' SITE DISTANCE SHOWN HEREON IS FOR INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE AN EASEMENT.

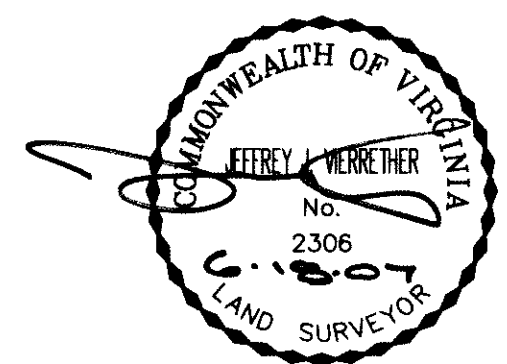
VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, 86

N/F
HERITAGE MOBILE HOME
(DB 102, PG 343-347)
PAR. ID 592010003

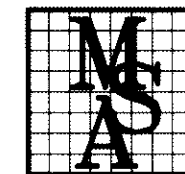


MATCHLINE - SEE SHEET 3

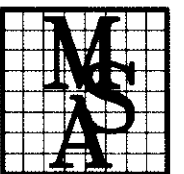
MATCHLINE - SEE SHEET 3



SUBDIVISION PLAT
OF
POCAHONTAS SQUARE, PHASE 2
JAMES CITY COUNTY, VIRGINIA
MAY 2, 2007



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PHONE (757) 490-9264 • FAX (757) 490-0634



GRAPHIC SCALE
1" = 40'

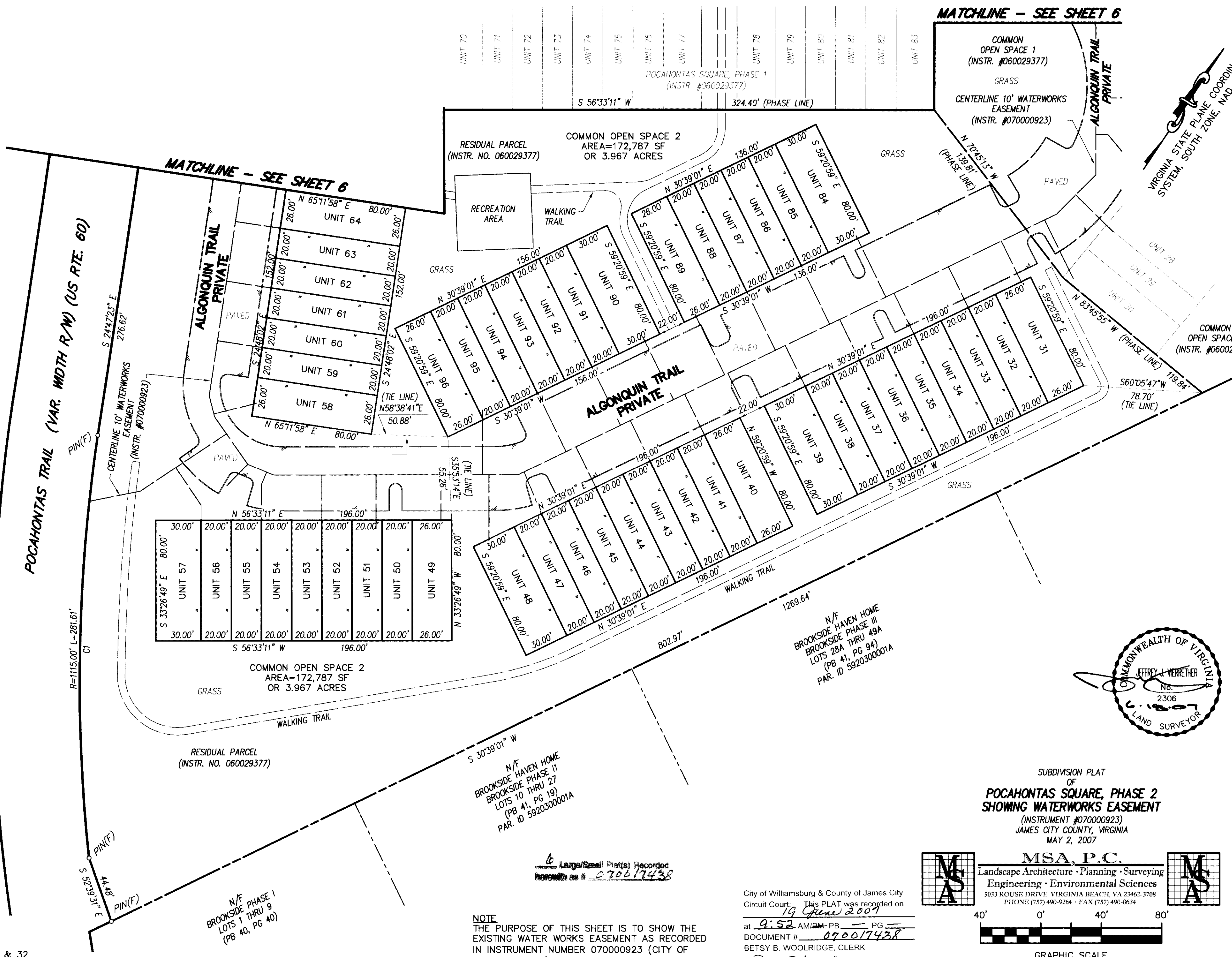
City of Williamsburg & County of James City
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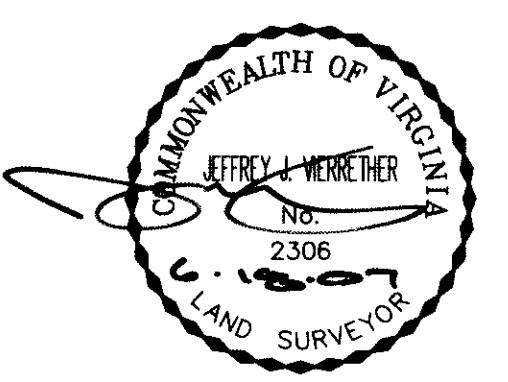
SEE SHEET 1 OF 6 FOR NOTES AND CERTIFICATES
SEE SHEETS 5 & 6 OF 6 FOR WATERWORKS EASEMENT (CITY OF NEWPORT NEWS)

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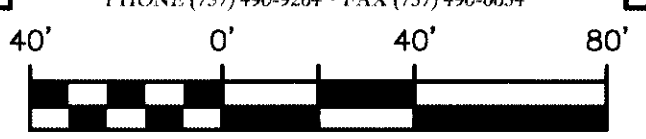
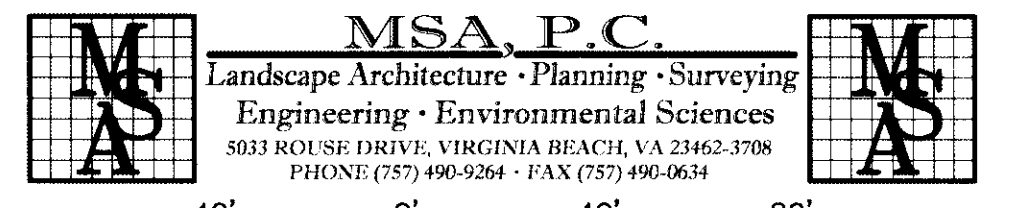
MATCHLINE - SEE SHEET 6



VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/86



SUBDIVISION PLAT OF
POCAHONTAS SQUARE, PHASE 2
 SHOWING WATERWORKS EASEMENT
 (INSTRUMENT #070000923)
 JAMES CITY COUNTY, VIRGINIA
 MAY 2, 2007



GRAPHIC SCALE
 1" = 40'

JOB# 03066A
 SHEET 5 OF 6

FB: CS 323, PG 25 & 32
 DRWN. BY CJS
 CHK'D. BY JJV DATE 05/02/07

N/F
 BROOKSIDE HAVEN HOME
 BROOKSIDE PHASE II
 LOTS 10 THRU 27
 (PB 41, PG 19)
 PAR. ID 5920300001A

N/F
 BROOKSIDE HAVEN HOME
 BROOKSIDE PHASE III
 LOTS 28A THRU 49A
 (PB 41, PG 94)
 PAR. ID 5920300001A

Large/Small Plat(s) Recorded
 hereunder as # 070017438

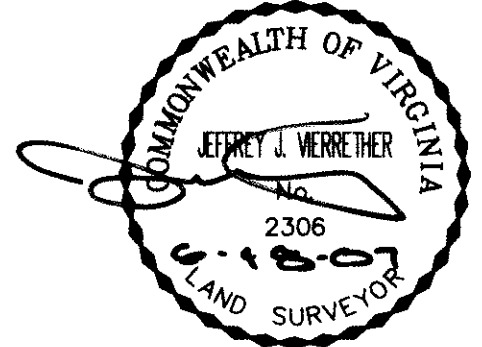
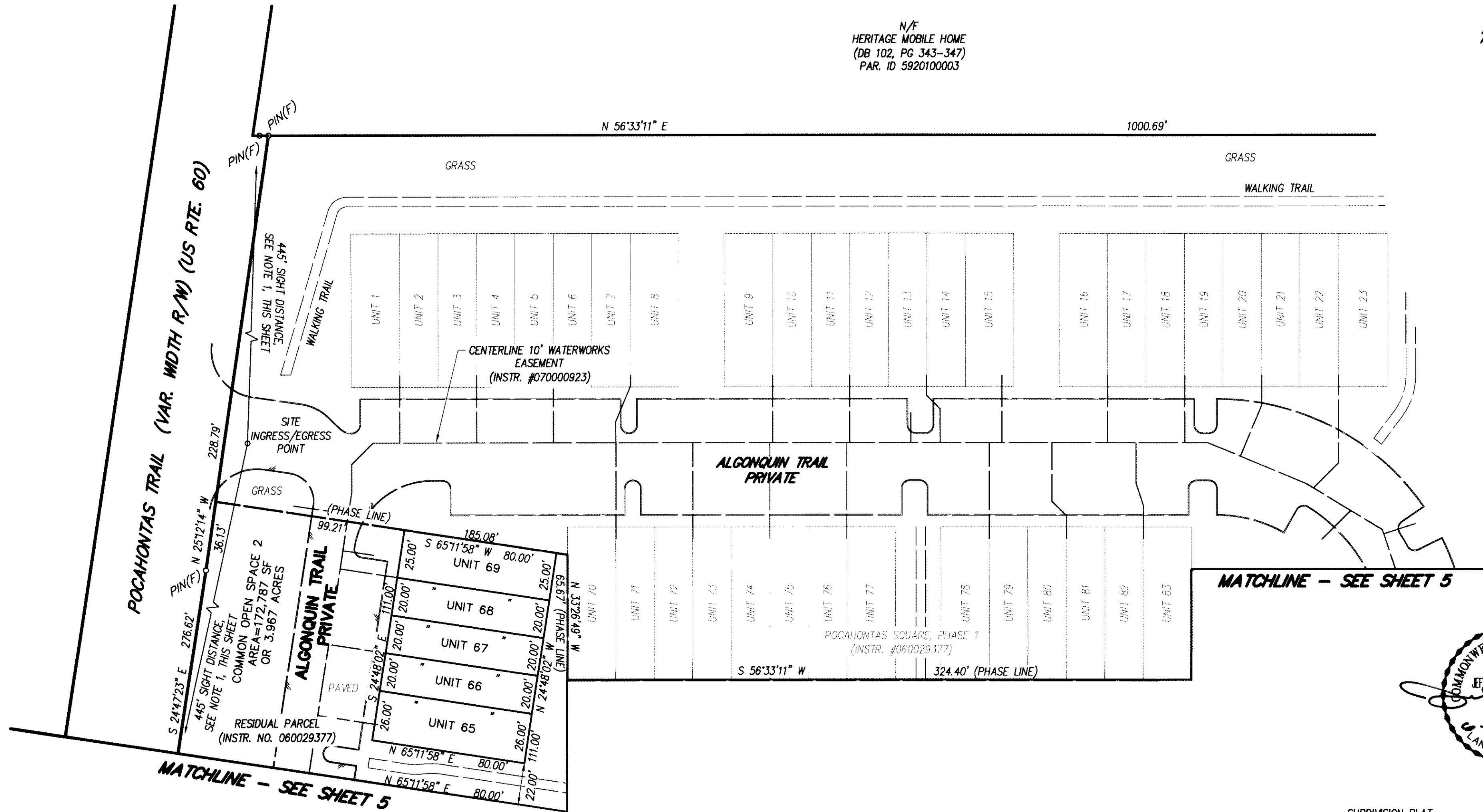
NOTE
 THE PURPOSE OF THIS SHEET IS TO SHOW THE EXISTING WATER WORKS EASEMENT AS RECORDED IN INSTRUMENT NUMBER 070000923 (CITY OF NEWPORT NEWS). ALSO SHOWN ON SHEET 6 OF 6.
 SEE SHEET 1 OF 6 FOR NOTES AND CERTIFICATES

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 19 June 2007 at 9:52 AM AM: PB PG DOCUMENT # 070017438 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk

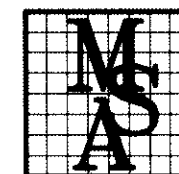
#070017438

VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/86

N/F HERITAGE MOBILE HOME (DB 102, PG 343-347) PAR. ID 5920100003



SUBDIVISION PLAT OF POCAHONTAS SQUARE, PHASE 2 SHOWING WATERWORKS EASEMENT (INSTRUMENT #070000923) JAMES CITY COUNTY, VIRGINIA MAY 2, 2007



MSA, P.C. Landscape Architecture • Planning • Surveying Engineering • Environmental Sciences 5033 ROUSE DRIVE, VIRGINIA BEACH, VA 23462-3708 PHONE (757) 490-9264 • FAX (757) 490-0634



GRAPHIC SCALE 1" = 40'

JOB# 03066A SHEET 6 OF 6

6 Large/Small Plat(s) Recorded herewith as # 070017438

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 19 June 2007 at 9:52 AM/PM PB PG

DOCUMENT # 070017438 Betsy B. Woolridge, CLERK

Betsy B. Woolridge Clerk

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FB: CS 323, PG 25 & 32 DRWN. BY CJS CHK'D. BY JJV DATE 05/02/07