

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 7-17-07
JAY E. EPSTEIN, MANAGING MEMBER DATE

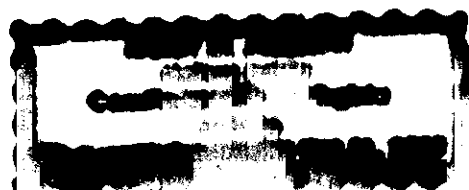
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY OF Newport News, TO WIT:

I, Nancy M. Johnson, 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 17th DAY OF July, 2007 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17th DAY OF July, 2007.

Nancy M. Johnson MY COMMISSION EXPIRES: Oct. 31, 2009
NOTARY PUBLIC
241944
REGISTRATION NUMBER



FOR LENDING INSTITUTE:

Citizens and Farmers Bank 7-18-07
By: Paul S. Smith PRESIDENT DATE
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY OF Newport News, TO WIT:

I, Carolyn H. Franzen, 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 July, 2007 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

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

Carolyn H. Franzen MY COMMISSION EXPIRES: 5/31/2010
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] DATE 7/12/07
VIRGINIA DEPARTMENT OF TRANSPORTATION
[Signature] DATE 7/12/07
SUBDIVISION AGENT OF JAMES CITY COUNTY

NOTES:

070021225

- 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. 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-0054-2007

AREA SUMMARY

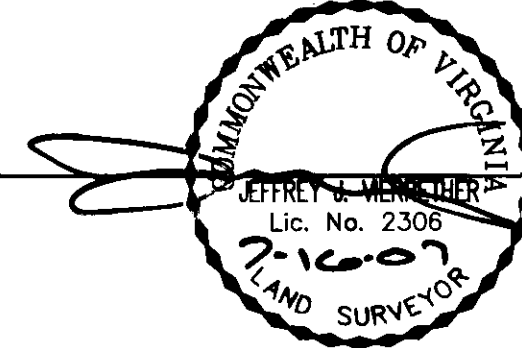
TOTAL LOT/UNIT AREA = 91,710 SQ. FT. OR 2.105 ACRES
COMMON OPEN SPACE 2 = 170,920 SQ. FT. OR 3.924 ACRES
TOTAL SITE AREA = 262,630 SQ. FT. OR 6.029 ACRES

REVISION NOTES:

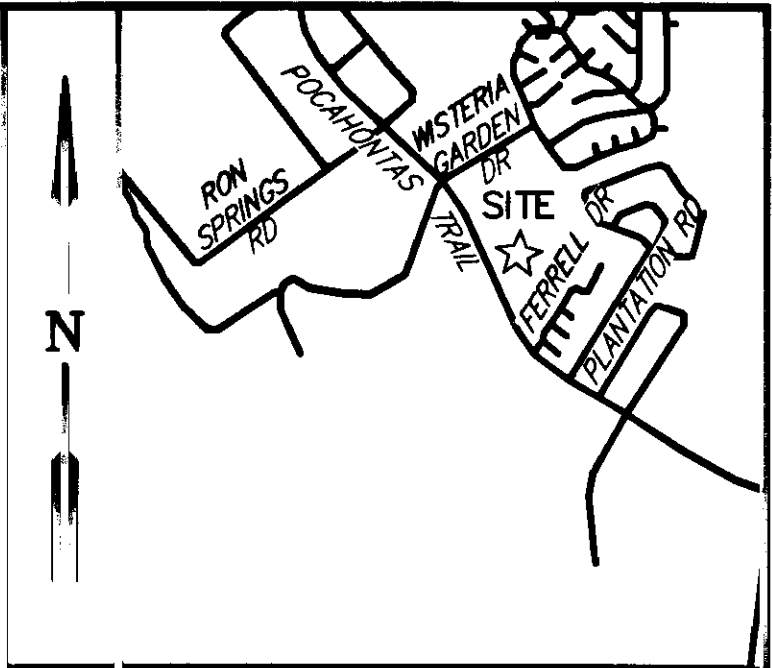
- 1. AREA OF COMMON OPEN SPACE 2 WAS PREVIOUSLY DEPICTED AS 3.929 ACRES. THE CORRECT AREA IS 3.924 ACRES.
- 2. AREA OF TOTAL LOT/UNIT WAS PREVIOUSLY DEPICTED AS 2.089 ACRES. THE CORRECT AREA IS 2.105 ACRES.

SURVEYORS CERTIFICATE

I, JEFFREY J. VERRETHER, 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 CONCRETE, 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 070009223.
- 20. THE PROJECT ADDRESS IS 8814 POCAHONTAS TRAIL IN JAMES CITY COUNTY.
- 21. OWNERS: CARTERS GROVE DEVELOPMENT, L.L.C. 3606 ACORN AVENUE SUITE 200 NEWPORT NEWS, VIRGINIA 23607
- 22. PARCEL ID NUMBERS FOR THE PROJECT (5910400001A AND 5920100004).
- 23. ALL BUILDINGS RESIDE WITHIN UNIT PROPERTY LINES AND BUILDING SETBACKS. MINIMUM DISTANCE BETWEEN BUILDINGS IS 23.00'. 6 Large/Small Plat(s) Recorded with # 070021225
- 24. THIS PLAT AMENDS AND CORRECTS THE PREVIOUS PLAT SUBMITTED FOR POCAHONTAS SQUARE, PHASE 2, IDENTIFIED BY JAMES CITY COUNTY AS S-0045-2007, AND RECORDED IN THE WILLIAMSBURG-JAMES CITY COUNTY COURTHOUSE UNDER INSTRUMENT NUMBER 070017438 ON JUNE 19, 2007. THE PURPOSE OF THIS AMENDED PLAT IS TO CORRECT THE DIMENSION BETWEEN UNITS 39 AND 40 (18.00') AND UNITS 89 AND 90 (18.00') AND TO ADJUST THE SOUTHWEST PROPERTY LINE OF UNIT 89 TO ACCOUNT FOR THE PAVED WALKING TRAIL.



LOCATION MAP - SCALE: 1" = 2,000'

SHEET INDEX

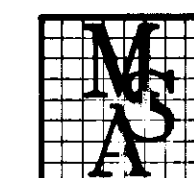
- SHEET 1 OF 6 NOTES & CERTIFICATES
- SHEET 2 OF 6 OVERALL PLAN
- SHEET 3 OF 6 UNITS 31-64, 84-96
- SHEET 4 OF 6 UNITS 65-69
- SHEET 5 OF 6 WATERWORKS EASEMENT
- SHEET 6 OF 6 WATERWORKS EASEMENT

LEGEND

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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
20 July 2007
at 11:09 AM/PM, PB, PG
DOCUMENT # 070021225
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

PLAT OF CORRECTION
OF
POCAHONTAS SQUARE, PHASE 2
JAMES CITY COUNTY, VIRGINIA
JULY 13, 2007



MSA, P.C.
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Engineering • Environmental Sciences
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