

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF "POCAHONTAS SQUARE, PHASE 1, (INSTRUMENT #060029377) JAMES CITY COUNTY, VIRGINIA" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

FOR UNIT 24:
Kurtis D. Swanson 7/19/07
KURTIS D. SWANSON, OWNER DATE

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 Kurtis D. Swanson WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 19th DAY OF July, 2007 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF July, 2007.

Nancy M. Johnson MY COMMISSION EXPIRES: October 31, 09
NOTARY PUBLIC
241944
REGISTRATION NUMBER

FOR UNIT 24:
Allison M. Swanson 07/19/07
ALLISON M. SWANSON, OWNER DATE

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 Allison M. Swanson WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 19th DAY OF July, 2007 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF July, 2007.

Nancy M. Johnson MY COMMISSION EXPIRES: October 31, 09
NOTARY PUBLIC
241944
REGISTRATION NUMBER

FOR LENDING INSTITUTE (UNIT 24):
Millaud C. Feinstein 8/14/07
DATE

STATE OF VIRGINIA
CITY OF _____, TO WIT:
I, Linda C. Sarvay, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Millaud C. Feinstein WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 14th DAY OF August, 2007 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 14th DAY OF August, 2007.

Linda C. Sarvay MY COMMISSION EXPIRES: 10/31/07
NOTARY PUBLIC
275506
REGISTRATION NUMBER

FOR COMMON OPEN SPACE 1:
CARTERS GROVE DEVELOPMENT, L.L.C.

Jay E. Epstein 7-3-07
DATE

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 EPSTEIN WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 3rd DAY OF July, 2007 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 3rd DAY OF July, 2007.

Nancy M. Johnson MY COMMISSION EXPIRES: October 31, 09
NOTARY PUBLIC
241944
REGISTRATION NUMBER

CERTIFICATE OF SOURCE OF TITLE

UNIT 24
THE CURRENT OWNERS ARE KURTIS D. SWANSON AND ALLISON M. SWANSON. KURTIS D. SWANSON AND ALLISON M. SWANSON WERE CONVEYED THE PROPERTY BY DEED FROM CARTERS GROVE DEVELOPMENT, L.L.C. DATED FEBRUARY 13, 2007 AND WAS RECORDED IN THE CLERK'S OFFICE FOR WILLIAMSBURG AND JAMES CITY COUNTY AS DOCUMENT NUMBER 070005656.

COMMON OPEN SPACE 1
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 BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

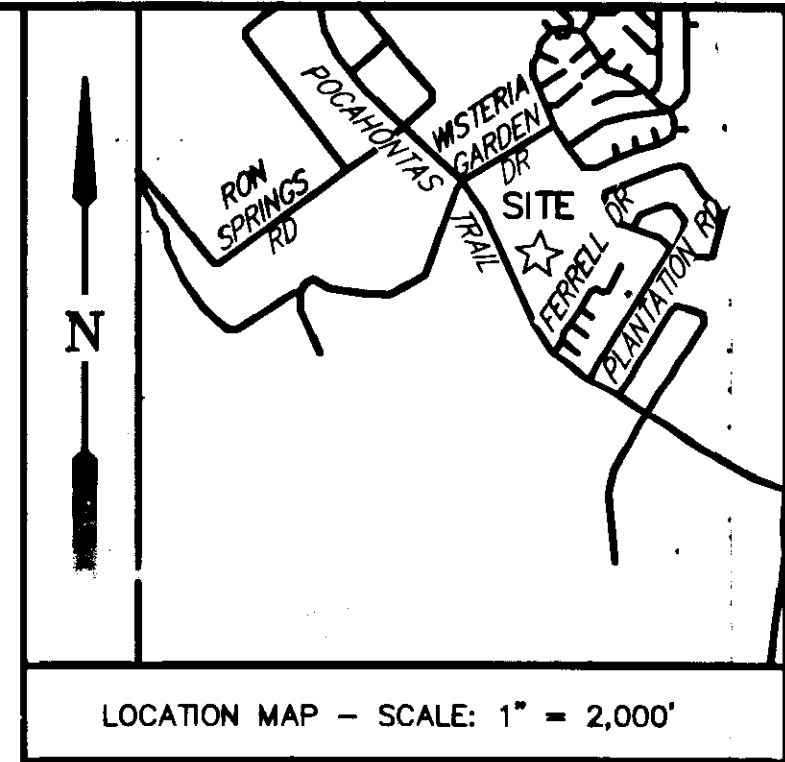
[Signature] 8/22/07
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

REFERENCES

POCAHONTAS SQUARE PHASE 1
INSTRUMENT #060029377

LEGEND

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



OLD AREA SUMMARY

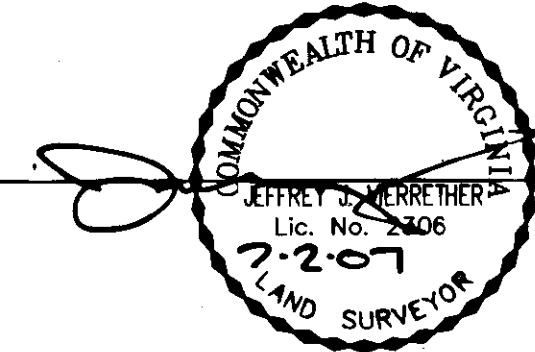
UNIT 24 AREA 2,000 SQ. FT. OR 0.046 ACRES
COMMON OPEN SPACE 1 157,915 SQ. FT. OR 3.625 ACRES

NEW AREA SUMMARY

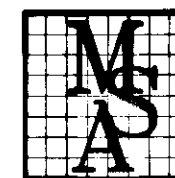
UNIT 24 AREA 2,040 SQ. FT. OR 0.047 ACRES
COMMON OPEN SPACE 1 157,875 SQ. FT. OR 3.624 ACRES

SURVEYORS CERTIFICATE

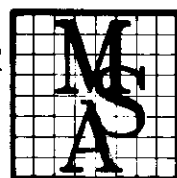
I, JEFFREY J. WERRETH, A LICENSED LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNER, AND THAT THIS SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEED DESCRIBED BELOW, AND THAT CONCRETED, STEEL PINS AS SPECIFIED BY THE SUBDIVISION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



PLAT OF BOUNDARY LINE ADJUSTMENT
UNIT 24
SUBDIVISION OF
POCAHONTAS SQUARE, PHASE 1
(INSTRUMENT #060029377)
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
9-13-2007
at 2:29 PM, PG 1
DOCUMENT # 070025660
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

3 Large/Small Plat(s) Recorded
herewith as # 070025660

070025660

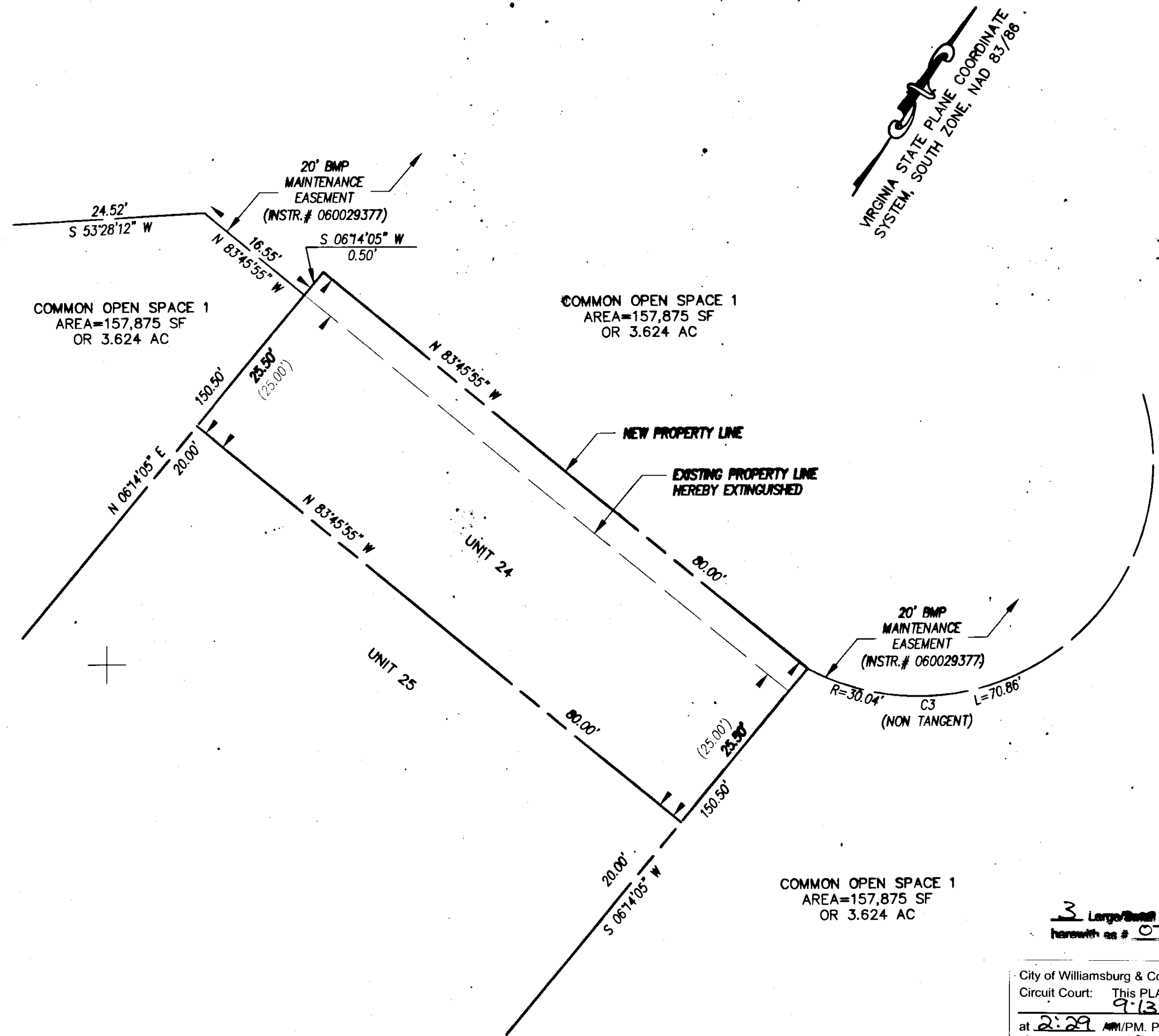
NOTES:

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. UNIT 24 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 1 CREATED 44 TOWNHOUSE LOTS (UNIT 1 - 30 & 70 - 83) AND OPEN SPACE 1 AND IS RECORDED IN INSTRUMENT #060029377.
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.
18. THE PURPOSE OF THIS PLAT OF BOUNDARY LINE ADJUSTMENT IS TO RELOCATE THE COMMON PROPERTY LINE BETWEEN UNIT 24 AND COMMON OPEN SPACE 1.



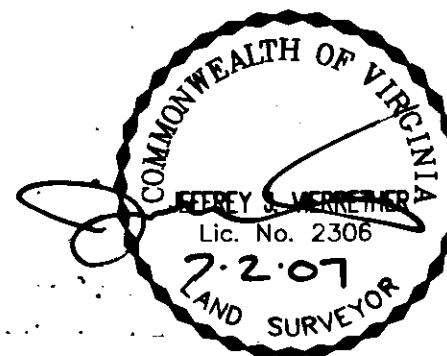
VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/86

DETAIL 'A'
N.T.S.

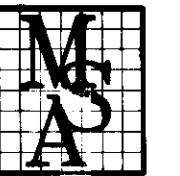
3 Large/Small Plat(s) Recorded
herewith as # 070025660

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
9-13-2007
at 2:29 AM/PM, PG
DOCUMENT # 070025660
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

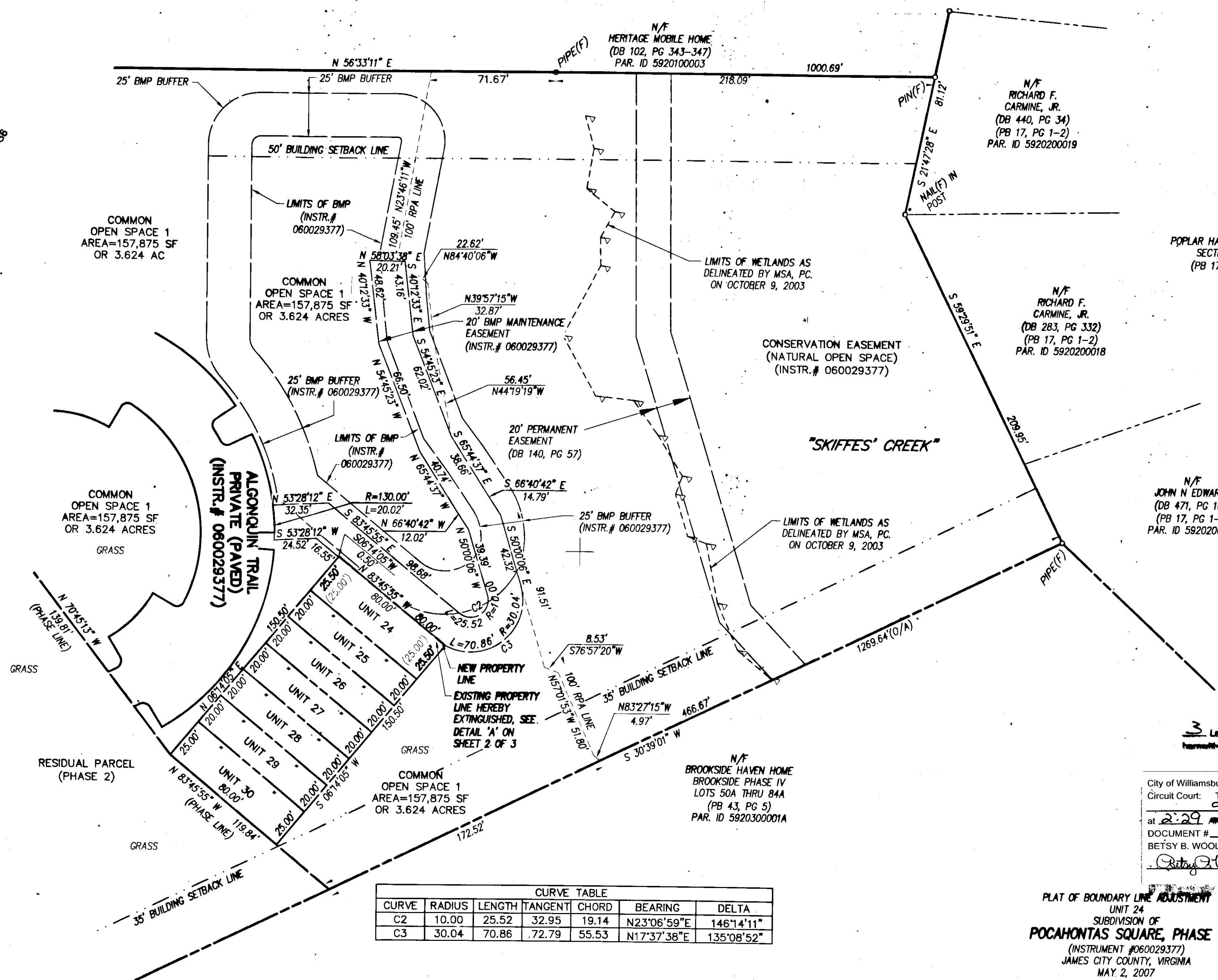
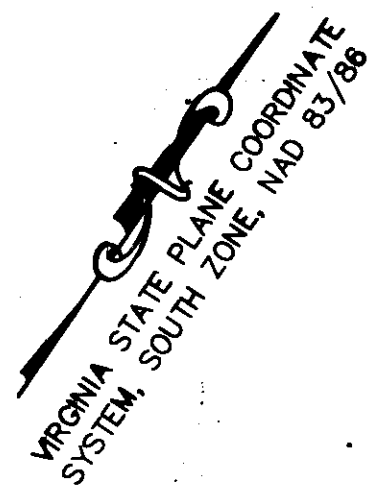
PLAT OF BOUNDARY LINE ADJUSTMENT
UNIT 24
SUBDIVISION OF
POCAHONTAS SQUARE, PHASE 1
(INSTRUMENT #060029377)
JAMES CITY COUNTY, VIRGINIA
MAY 2, 2007



MSA, P.C.
Landscape Architecture • Planning • Surveying
Engineering • Environmental Sciences
9033 ROUSE DRIVE, VIRGINIA BEACH, VA 23462-3708
PHONE (757) 490-9264 • FAX (757) 490-0634



070025660



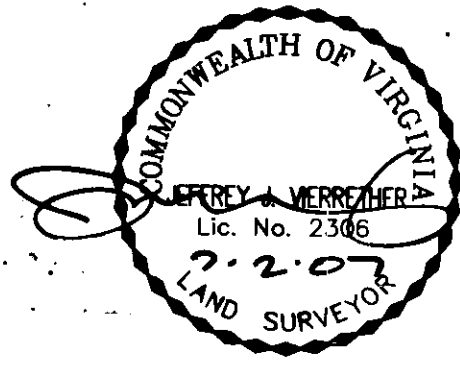
3 Large (Small Plots) Recorded
 Instrument # 070025660

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 9-13-2007
 at 2:29 PM, PB PG
 DOCUMENT # 070025660
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	10.00	25.52	32.95	19.14	N23°06'59"E	146°14'11"
C3	30.04	70.86	72.79	55.53	N17°37'38"E	135°08'52"

PLAT OF BOUNDARY LINE ADJUSTMENT
 UNIT 24
 SUBDIVISION OF
POCAHONTAS SQUARE, PHASE 1
 (INSTRUMENT #060029377)
 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



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

SEE SHEET 1 OF 3 FOR CERTIFICATES
 SEE SHEET 2 OF 3 FOR NOTES

JOB# 03066A
 SHEET 3 OF 3