

070030247

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

7-17-07 *Douglas C. West* 7/17/07 *Elsie C. West*
DATE OWNER (SIGNATURE) DATE OWNER (SIGNATURE)
Douglas C. West *Elsie C. West*
OWNER (PRINT) OWNER (PRINT)

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Hampton, I, Kathleen R. Taber, A
NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY
CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 17th DAY OF July, 2007.
MY COMMISSION EXPIRES Jan. 31, 2008
Kathleen R. Taber = 348362 (Commissioned on *Kathleen R. Stallard*)
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY
JULIA C. MARTIN, ELSIE C. WEST, AND THOMAS W. CLARKE
TO ELSIE C. WEST AND DOUGLAS C. WEST BY DEED DATED
AUGUST 16, 2004 AND RECORDED IN THE CLERK'S OFFICE
OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, VA.
AS INSTRUMENT # 040021599.

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

7/17/07 *Matthew H. Connolly*
DATE MATTHEW H. CONNOLLY, L.S. # 0022053

CERTIFICATE OF APPROVAL

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

8/27/07 *G. Williams*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
9/27/07 *Claudia H. Bielecki*
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA - JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
JAMES CITY THE 30 DAY OF October, 2007.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS IN INSTRUMENT # 070030247 @ 10:42 AM
TESTE *Brian B. Workman, Clerk*
BY *Claudia H. Bielecki, Dep. Clerk*

GENERAL NOTES

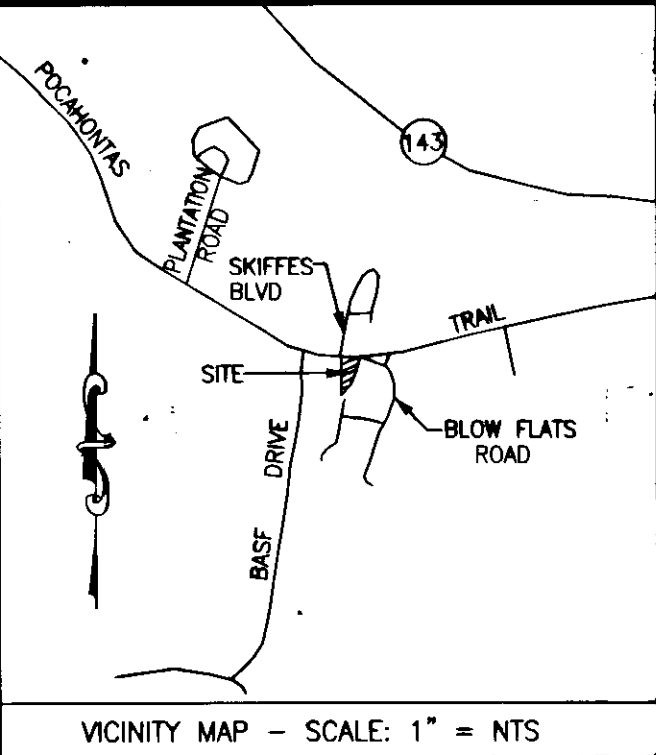
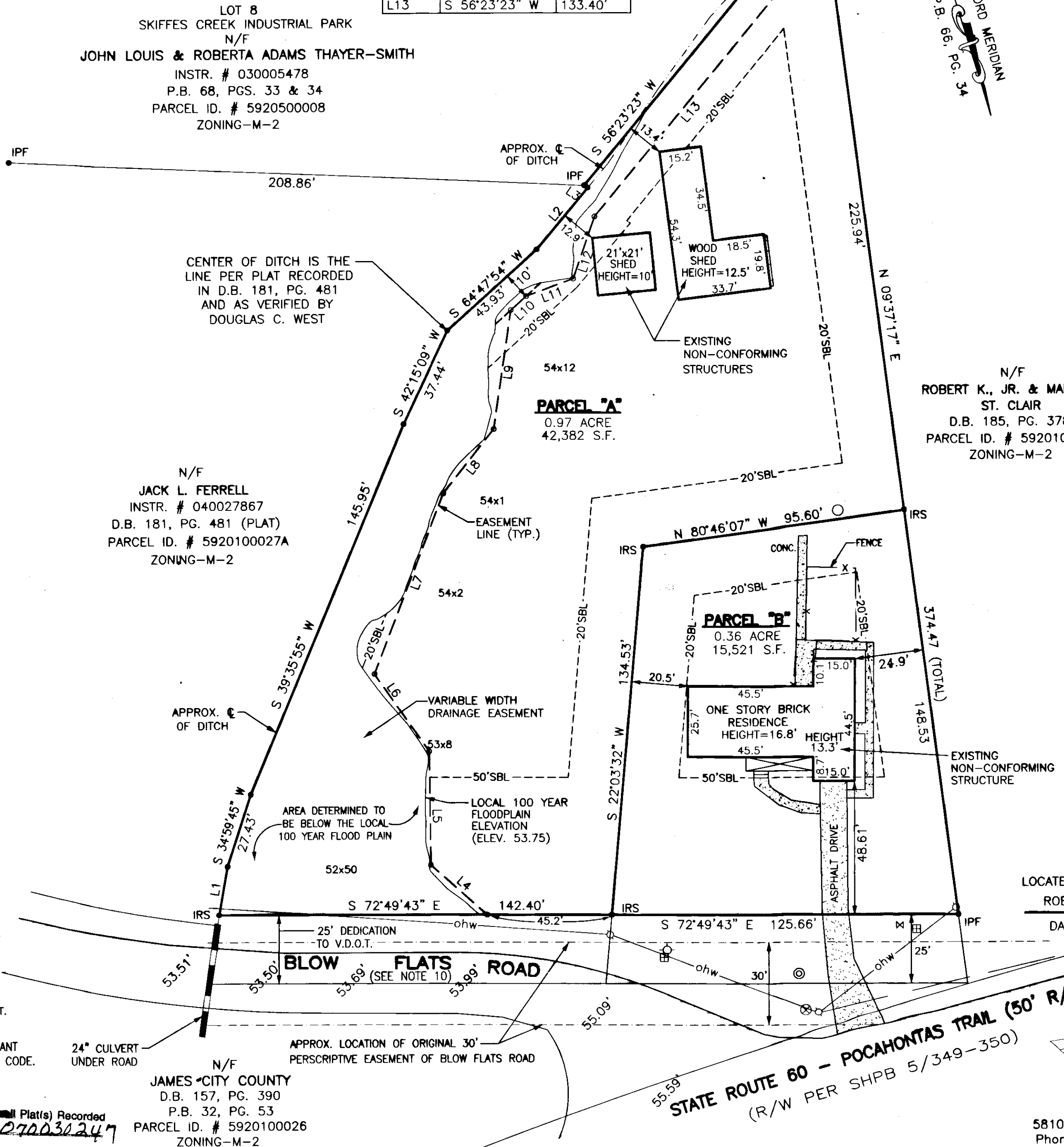
- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
- 3. WETLANDS, IF ANY, NOT RESEARCHED OR DELINEATED FOR THIS PLAT.
- 4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 5. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- 6. LOTS SHOWN ARE TO BE SERVED BY PUBLIC SEWER AND WATER.
- 7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- 8. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0060B, DATED FEBRUARY 6, 1991
- 9. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- 10. BLOW FLATS ROAD (STATE ROUTE # 1305) IS 30' PRESCRIPTIVE EASEMENT PER VDOT.
- 11. RIGHT OF WAY WIDTH IN FRONT OF PARCEL "B" EXCEEDS 50'
- 12. ANY DWELLING CONSTRUCTED ON PARCEL "A" SHALL COMPLY WITH THE FLOOD RESISTANT CONSTRUCTION REQUIREMENTS IN SECTION R-323 OF THE INTERNATIONAL RESIDENTIAL CODE.

LINE TABLE - PROPERTY LINE

NUMBER	DIRECTION	DISTANCE
L1	S 26°46'15" W	17.91'
L2	S 56°39'10" W	29.12'
L3	S 38°18'45" E	1.56'

LINE TABLE - EASEMENT

NUMBER	DIRECTION	DISTANCE
L4	S 31°10'00" E	27.31'
L5	S 16°18'31" W	41.12'
L6	S 18°02'34" E	34.49'
L7	S 38°05'22" W	70.35'
L8	S 55°11'10" W	29.82'
L9	S 25°21'44" W	43.71'
L10	S 64°47'54" W	7.48'
L11	S 86°23'43" W	18.36'
L12	S 35°49'00" W	23.91'
L13	S 56°23'23" W	133.40'



PROPERTY INFORMATION

ZONING DISTRICT: M2
PARCEL ID: 5920100025
ADDRESS: 9001 POCAHONTAS TRAIL

BUILDING SETBACKS

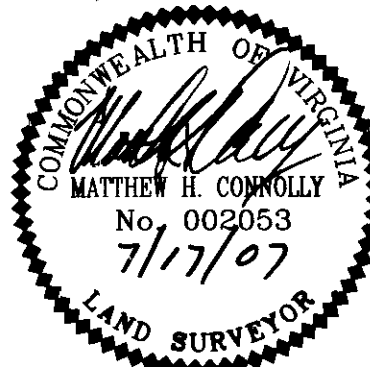
FRONT = 75' FROM C OF ROAD
SIDE: 20'
REAR: 20'

MINIMUM LOT SIZE

10,000 SQUARE FEET
75' = MIN. WIDTH AT SETBACK LINE

LEGEND

- M = Gas Meter
- W = Water Meter
- U = Utility Pole
- W = Well
- SM = Sanitary Sewer Manhole
- CP = Cable Pedestal
- FR = Fire Hydrant
- IRF = Iron Rod Found
- IPF = Iron Pipe Found
- IRS = Iron Rod Set
- ohw = Overhead Wire
- 54x05 = Spot Elevation

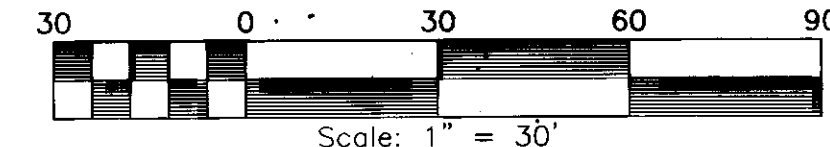


SUBDIVISION PLAT OF THE LAND OF
ELSIE C. & DOUGLAS C. WEST
LOCATED ON POCAHONTAS TRAIL AT BLOW FLATS ROAD
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 8/09/06 SCALE 1"=30' JOB# 06-274
REVISED: 2/21/07 (COUNTY COMMENTS)
REVISED: 3/22/07 (COUNTY COMMENTS)

LandTech Resources, Inc.
Surveying • Mapping • Land Design

5810-F Mooretown Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



Large/Small Plat(s) Recorded herewith as # 070030247

JAMES CITY COUNTY
D.B. 157, PG. 390
P.B. 32, PG. 53
PARCEL ID. # 5920100026
ZONING-M-2