

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 (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 Virginia Department of Transportation  
9/27/07 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. Bielek, Dep. Clerk

**GENERAL NOTES**

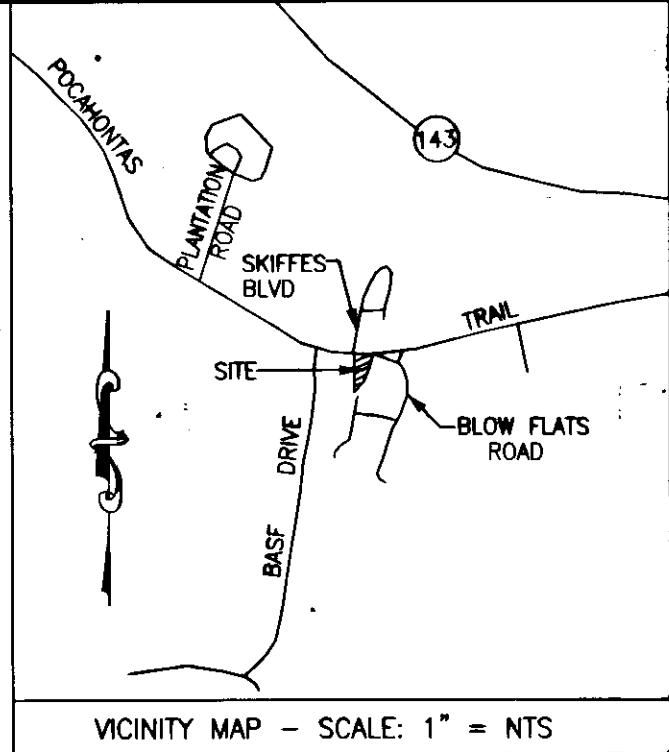
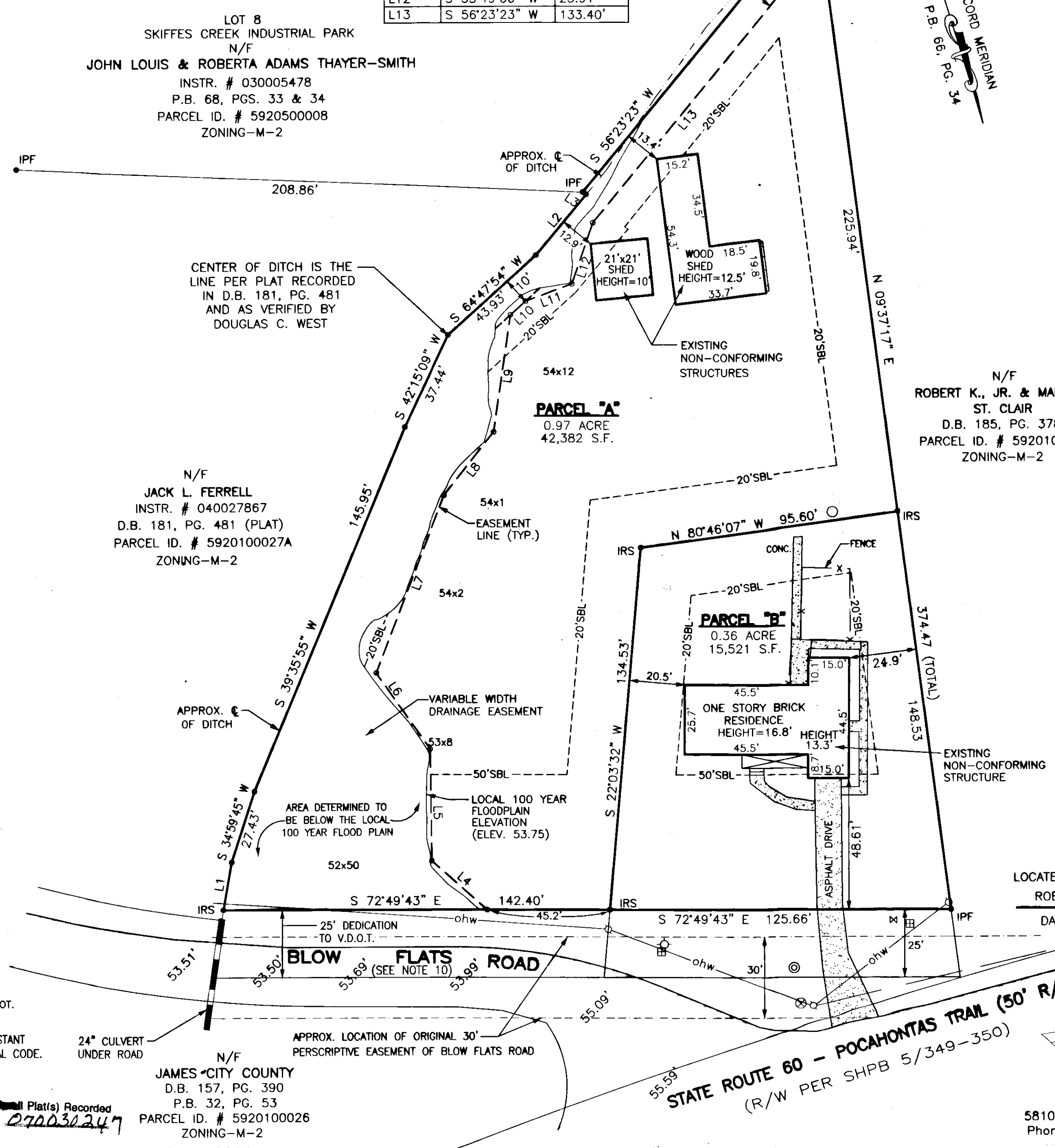
- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
- 3. WETLANDS, IF ANY, NOT RESEARCHED OR DELINEATED FOR THIS PLAT.
- 4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 5. ALL NEW MONUMENTS 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'

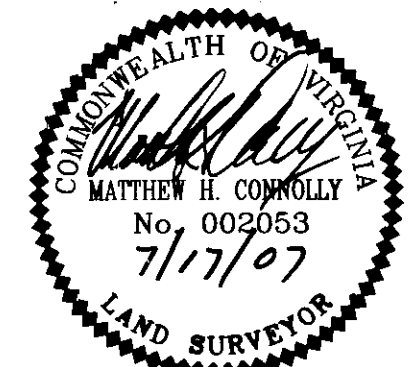


**PROPERTY INFORMATION**  
ZONING DISTRICT: M2  
PARCEL ID: 5920100025  
ADDRESS: 9001 POCAHONTAS TRAIL

**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
  - FH = Fire Hydrant
  - IRF = Iron Rod Found
  - IPF = Iron Pipe Found
  - IRS = Iron Rod Set
  - ohw = Overhead Wire
  - 54x05 = Spot Elevation

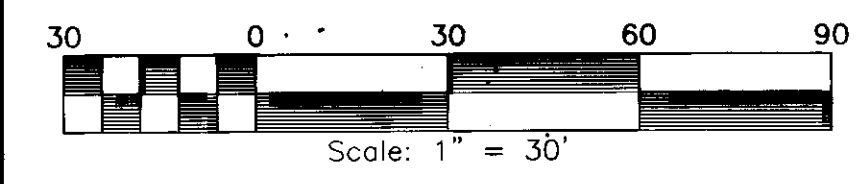


SUBDIVISION PLAT OF THE LAND OF  
**ELSIE C. & DOUGLAS C. WEST**  
LOCATED ON POCAHONTAS TRAIL AT BLOW FLATS ROAD  
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

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