

080009581

OWNER'S CERTIFICATE:

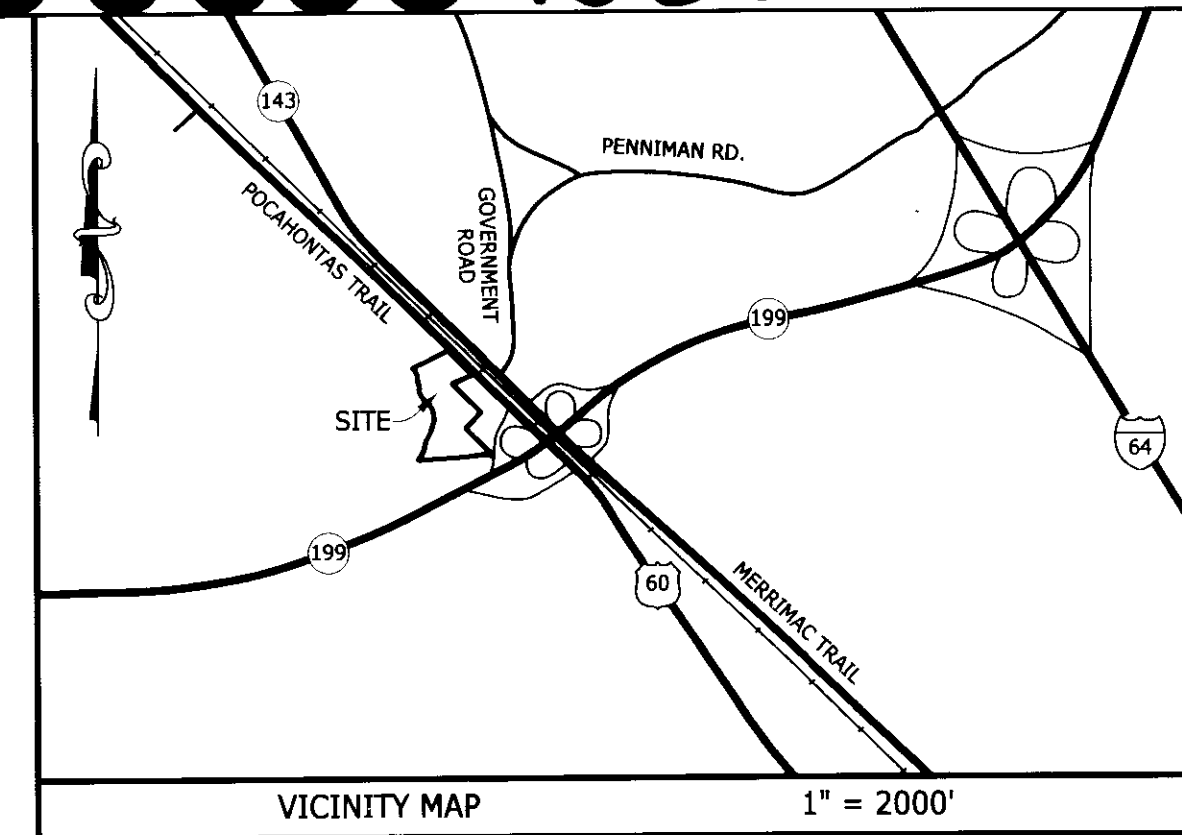
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES

Riverside Healthcare Association, Inc.
2/15/08 Wade D. Broughman
DATE NAME NAME PRINTED
Its Senior Vice President

ACREAGE SUMMARY:

- (A) 8.005 ACRES
(B) 0.964 ACRE
(C) 0.833 ACRE
(D) 1.713 ACRES
(E) 0.085 ACRE

TOTAL: 11.600 ACRES



CERTIFICATE OF NOTIFICATION:

CITY/COUNTY OF Newport News
I, Lisa Anne Keller, A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 15th DAY OF February, 2008

MY COMMISSION EXPIRES Dec 31, 2012
Signature of Lisa Anne Keller

NOTES:

- 1. FOR OWNERS OF RECORD AND TAX PARCEL NUMBERS, SEE SHEET 2 OF 2.
2. ZONING: B1, GENERAL BUSINESS
SETBACK NOTED HEREIN ARE AS DEFINED IN JAMES CITY ZONING ORDINANCE SECTION 24-393 AND 394.
STRUCTURES SHALL BE LOCATED 50 FEET OR MORE FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH. WHERE THE STREET RIGHT-OF-WAY IS LESS THAN 50 FEET, STRUCTURES SHALL BE LOCATED 75 FEET OR MORE FROM THE CENTERLINE OF THE STREET.
SETBACKS MAY BE REDUCED TO 25 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH OR 50 FEET FROM THE CENTERLINE OF THE STREET WHERE THE STREET RIGHT-OF-WAY IS LESS THAN 50 FEET IN WIDTH WITH APPROVAL OF THE DEVELOPMENT REVIEW COMMITTEE.

BUILDINGS SHALL BE LOCATED 20 FEET OR MORE FROM SIDE OR REAR OF PROPERTY. HOWEVER, THE MINIMUM SIDE YARD SHALL BE 50 FEET IF THE SIDE YARD ADJOINS PROPERTY IN A RESIDENTIAL DISTRICT OR AN AGRICULTURAL DISTRICT THAT IS DESIGNATED FOR RESIDENTIAL USE ON THE COMPREHENSIVE PLAN. THE MINIMUM REAR YARD SHALL BE 50 FEET IF THE REAR YARD ADJOINS PROPERTY IN A RESIDENTIAL DISTRICT OR AN AGRICULTURAL DISTRICT THAT IS DESIGNATED FOR RESIDENTIAL USE ON THE COMPREHENSIVE PLAN. THE MINIMUM SIDE AND REAR YARDS SHALL BE INCREASED AN ADDITIONAL ONE FOOT FOR EACH ONE FOOT OF BUILDING HEIGHT IN EXCESS OF 35 FEET.

ALL ACCESSORY STRUCTURES SHALL BE LOCATED AT LEAST 10 FEET FROM ANY SIDE OR REAR LOT LINE.

3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER, THEREFORE ALL EXISTING EASEMENTS MAY NOT BE SHOWN.

4. ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT FOR REMOVAL AND TRIMMING OF VEGETATION WEAKENED BY AGE, STORM, FIRE OR OTHER NATURAL CAUSE AND/OR FOR SUCH OTHER DISTURBANCE AS MAY BE PERMITTED UNDER APPLICABLE LAWS.

5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

6. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

7. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.

8. FIELD LOCATION OF THE LIMITS OF THE RPA AREA WAS DONE BY WILLIAMSBURG ENVIRONMENTAL GROUP AND APPROVED BY JAMES CITY COUNTY ON AUGUST 13, 2007.

CERTIFICATE OF APPROVAL:

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

3/12/08 Signature of Virginia Department of Transportation
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

3/3/08 Signature of Subdivision Agent of James City County
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

Recorded 080009581

CERTIFICATE OF NOTIFICATION:

CITY/COUNTY OF
I, A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS DAY OF

MY COMMISSION EXPIRES
SIGNATURE

CERTIFICATE OF SOURCE OF TITLE:

THE PARCELS SHOWN ON THIS PLAT WERE CONVEYED AS FOLLOWS:

- (A) (B) (C)

TO RIVERSIDE HEALTHCARE ASSOCIATION, INC., A VIRGINIA CORPORATION, BY INSTRUMENT DATED JUNE 28, 2005 AND RECORDED JUNE 29, 2005 IN THE OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, INSTRUMENT 050014379.

- (D) (E)

TO RIVERSIDE HEALTHCARE ASSOCIATION, INC., A VIRGINIA CORPORATION, BY INSTRUMENT DATED DECEMBER 15, 2005 AND RECORDED DECEMBER 16, 2005 IN THE OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, INSTRUMENT 050029892

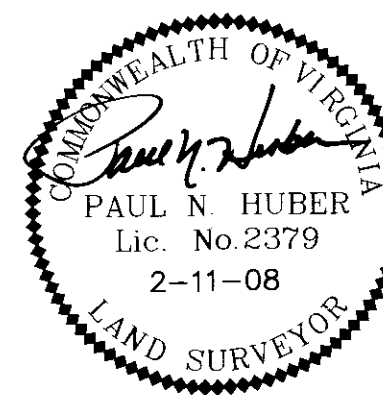
Signature of Paul N. Huber
TIMMONS GROUP

SURVEYOR'S 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 THE ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

2/11/08 Signature of Paul N. Huber
DATE NAME

PAUL N. HUBER
NAME PRINTED



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 3/12/08 at 3:57 AM/PM. PG DOCUMENT # 080009581 BETSY B. WOOLRIDGE, CLERK

PLAT SHOWING THE PARCEL LINE EXTINGUISHMENT OF VARIOUS PARCELS OF LAND LYING ON THE SOUTHERN LINE OF POCAHONTAS TRAIL ~ U.S. ROUTE 60

REVISED: 2-11-08 (PER CO. COMMENTS)
REVISED: 1-7-08 (SETBACK LINES)
REVISED: 11-26-07 (PER CO. COMMENTS)

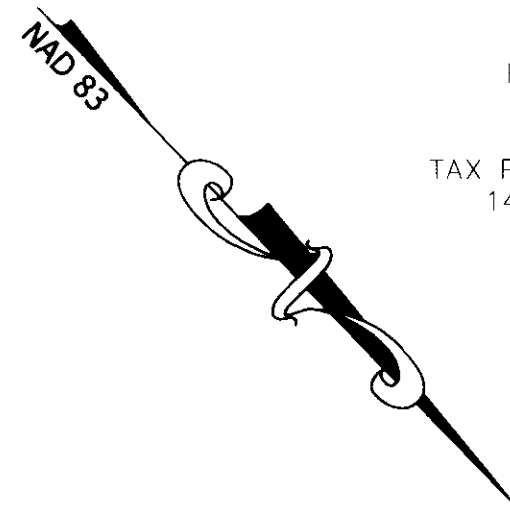
Table with 2 columns: ROBERTS DISTRICT and James City County, Va. Rows include DATE: OCTOBER 15, 2007, SHEET 1 OF 2, DRAWN BY: M.S.F., SCALE: 1"=100', J.N.: 23489-901, CHECK BY: M.C.S.

THIS DRAWING PREPARED AT THE COMPANY'S OFFICE IN CHARLOTTE, VA 23125
1001 Builders Park Blvd., Suite 200, Richmond, VA 23125
TEL 804.200.6500 FAX 804.560.0116 www.timmons.com

TIMMONS GROUP
Site Development Residential Infrastructure Technology

Y:\901\23489\dwg\PARCEL LINE EXTINGUISH PLAT_2-11-08.dwg | Plotted on 2/13/2008 1:51 PM | by Rick Walton

080009581



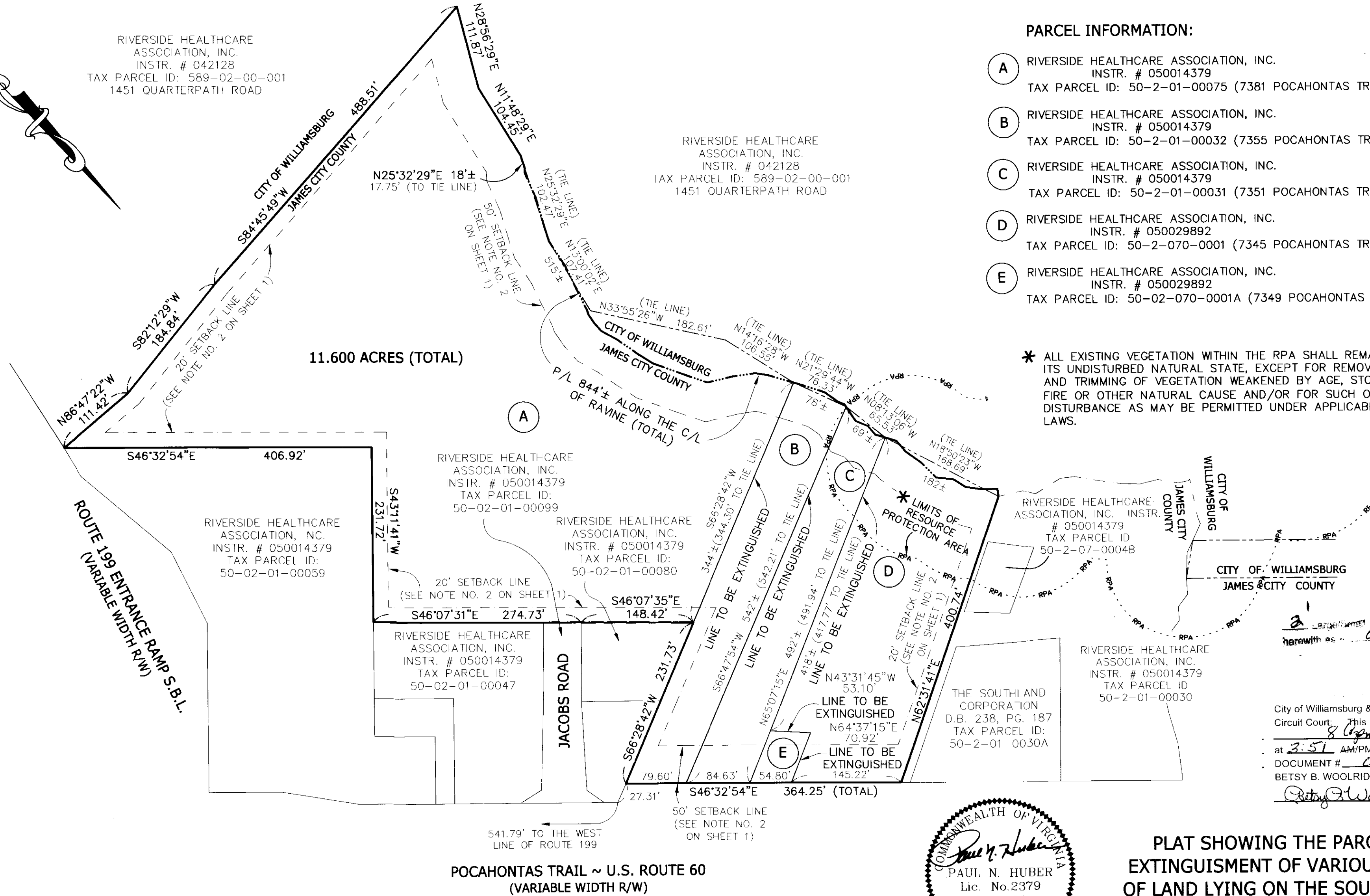
RIVERSIDE HEALTHCARE ASSOCIATION, INC.
 INSTR. # 042128
 TAX PARCEL ID: 589-02-00-001
 1451 QUARTERPATH ROAD

RIVERSIDE HEALTHCARE ASSOCIATION, INC.
 INSTR. # 042128
 TAX PARCEL ID: 589-02-00-001
 1451 QUARTERPATH ROAD

PARCEL INFORMATION:

- (A) RIVERSIDE HEALTHCARE ASSOCIATION, INC.
 INSTR. # 050014379
 TAX PARCEL ID: 50-2-01-00075 (7381 POCAHONTAS TRAIL)
- (B) RIVERSIDE HEALTHCARE ASSOCIATION, INC.
 INSTR. # 050014379
 TAX PARCEL ID: 50-2-01-00032 (7355 POCAHONTAS TRAIL)
- (C) RIVERSIDE HEALTHCARE ASSOCIATION, INC.
 INSTR. # 050014379
 TAX PARCEL ID: 50-2-01-00031 (7351 POCAHONTAS TRAIL)
- (D) RIVERSIDE HEALTHCARE ASSOCIATION, INC.
 INSTR. # 050029892
 TAX PARCEL ID: 50-2-070-0001 (7345 POCAHONTAS TRAIL)
- (E) RIVERSIDE HEALTHCARE ASSOCIATION, INC.
 INSTR. # 050029892
 TAX PARCEL ID: 50-02-070-0001A (7349 POCAHONTAS TRAIL)

* ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT FOR REMOVAL AND TRIMMING OF VEGETATION WEAKENED BY AGE, STORM, FIRE OR OTHER NATURAL CAUSE AND/OR FOR SUCH OTHER DISTURBANCE AS MAY BE PERMITTED UNDER APPLICABLE LAWS.



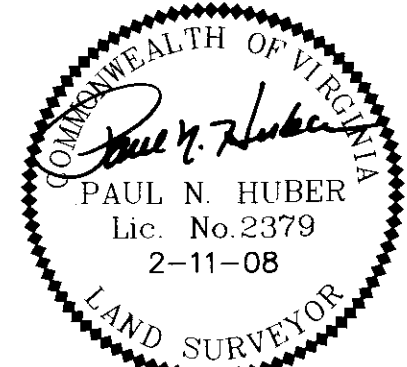
11.600 ACRES (TOTAL)

ROUTE 199 ENTRANCE RAMP S.B.L.
 (VARIABLE WIDTH R/W)

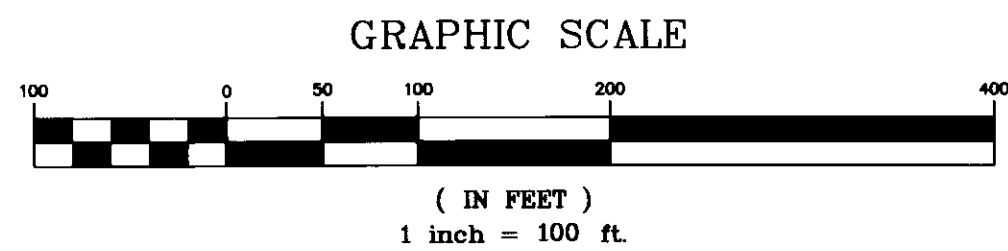
POCAHONTAS TRAIL ~ U.S. ROUTE 60
 (VARIABLE WIDTH R/W)

RECORDED
 080009581

City of Williamsburg & County of James City
 Circuit Court. This PLAT was recorded on
 8 April 2008
 at 3:51 AM/PM. PG. 1
 DOCUMENT # 080009581
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk



PLAT SHOWING THE PARCEL LINE EXTINGUISHMENT OF VARIOUS PARCELS OF LAND LYING ON THE SOUTHERN LINE OF POCAHONTAS TRAIL ~ U.S. ROUTE 60



REVISED: 2-11-08 (PER CO. COMMENTS)
 REVISED: 1-7-08 (SETBACK LINES)
 REVISED: 11-26-07 (PER CO. COMMENTS)

ROBERTS DISTRICT	James City County, Va.
DATE: OCTOBER 15, 2007	SCALE: 1"=100'
SHEET: 2 OF 2	J.N.: 23489-901
DRAWN BY: M.S.F.	CHECK BY: M.C.S.

Y:\9101\23489\dwg\PARCEL LINE EXTINGUISH PLAT_2-11-08.dwg | Plotted on: 2/11/2008 10:25 AM | by Rick Walton

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
 1001 Boulder Parkway, Suite 300 | Richmond, VA 23225
 TEL: 804-200-6500 FAX: 804-560-1016 www.timmons.com
 YOUR VISION ACHIEVED THROUGH OURS.
Site Development Residential Infrastructure Technology

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