

100012703

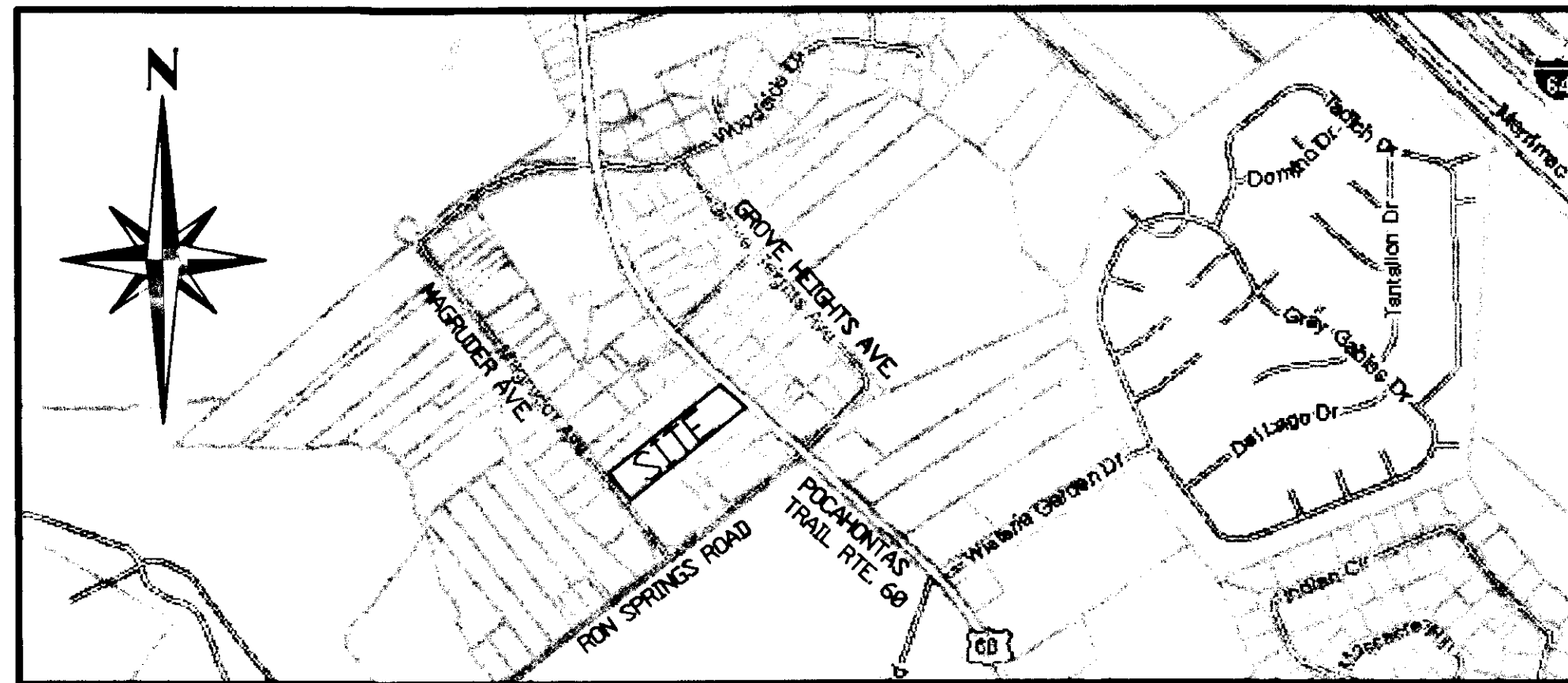
- NOTES:
- THIS SURVEY REPRESENTS AN IN THE FIELD BOUNDARY SURVEY.
  - PROPERTY IS ZONED R-2  
SETBACK REQUIREMENTS: LOTS 1-3 FRONT = 25'  
LOTS 4 & 5 FRONT = 50' FROM C/L OF STREET  
SIDE : 10' MINIMUM  
REAR: 35' MINIMUM
  - THIS PROPERTY IS NOT IN A RESOURCE PROTECTION AREA.
  - PROPERTY IS SERVED BY NEWPORT NEWS WATERWORKS FOR PUBLIC WATER AND BY JAMES CITY SERVICE AUTHORITY FOR PUBLIC SEWER.
  - UNLESS OTHERWISE NOTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL REMAIN PRIVATE.
  - ALL OUTDOOR SIGNS ON THE PROPERTIES SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.
  - IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  - ALL CORNERS SHALL BE MARKED BY IRON RODS AS PROVIDED FOR IN SECTION 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
  - OWNER NEEDS TO SECURE A LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATES RIGHT OF WAY.
  - PROJECT IDENTIFICATION #S-0046-2009, SADIE LEE TAYLOR LOTS 4 & 9.
  - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
  - WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECT. 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
  - OWNERSHIP:  
TAX MAP ID#5910200004  
ADDRESS: 8735 POCAHONTAS TRAIL  
OWNER: CALVIN TAYLOR, SR.

LOT AREA SUMMARY TABLE

LOT	AREA SQUARE FOOT	AREA ACRES
LOT 1	22976.20 Sq.ft.	0.527 Acres.
LOT 2	18506.61 Sq.ft.	0.425 Acres.
LOT 3	23611.64 Sq.ft.	0.542 Acres.
LOT 4	15936.74 Sq.ft.	0.366 Acres.
LOT 5	15936.74 Sq.ft.	0.366 Acres.

TOTAL AREA=  
2,226 Acres.  
96967.94 Sq.ft.

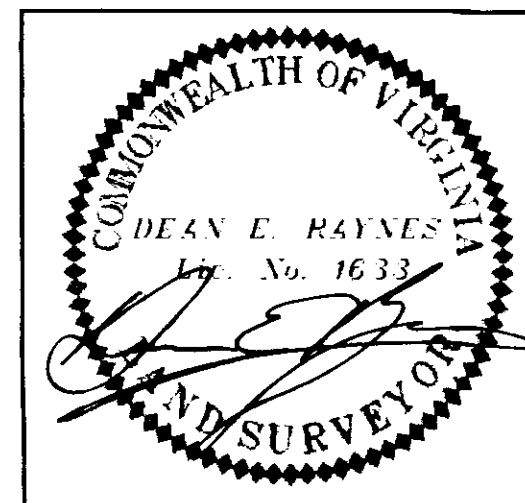
SUBDIVISION  
ON PROPERTY BEING  
LOTS 4 AND 9  
SADIE LEE TAYLOR SUBDIVISION  
LOCATED IN ROBERTS DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=50' DATE: 05/12/2009  
J.N. 344.2  
SHEET 1 OF 2  
JCC PROJECT # S-0046-2009, SADIE TAYLOR  
LOTS 4 & 9



VICINITY MAP SCALE: 1"=700'

SURVEYORS CERTIFICATION:  
I HEREBY CERTIFY THAT TO THE BEST OF MY BELIEF OR KNOWLEDGE, THIS PLAT COMPLIES WITH ALL OF THE ORDINANCES OF JAMES CITY COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY. 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.

*Dean E. Raynes* 2/17/2010  
DEAN E. RAYNES CLS #1633 DATE



HIS LAND SURVEYING, INC.  
P.O. BOX 100  
PROVIDENCE FORGE VIRGINIA 23140  
(804) 966-7817

CERTIFICATE OF SOURCE OF TITLE: ID#5910200004  
THE PROPERTY SHOWN HEREON WAS CONVEYED BY BERTHA TAYLOR TO CALVIN TAYLOR, SR. BY WILL DATED 10/05/1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN WB.53, PG.191.

2 Large/Small Plat(s) Recorded  
herewith as # 100012703

CERTIFICATE OF APPROVAL

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

3/15/10 *[Signature]*  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

3/15/10 *[Signature]*  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

OWNER'S CERTIFICATE:  
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOT 4 & LOT 9, SADIE LEE TAYLOR SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

Calvin Taylor Jr. *[Signature]* 3-9-10  
NAME PRINTED SIGNATURE DATE

NAME PRINTED SIGNATURE DATE

NAME PRINTED SIGNATURE DATE

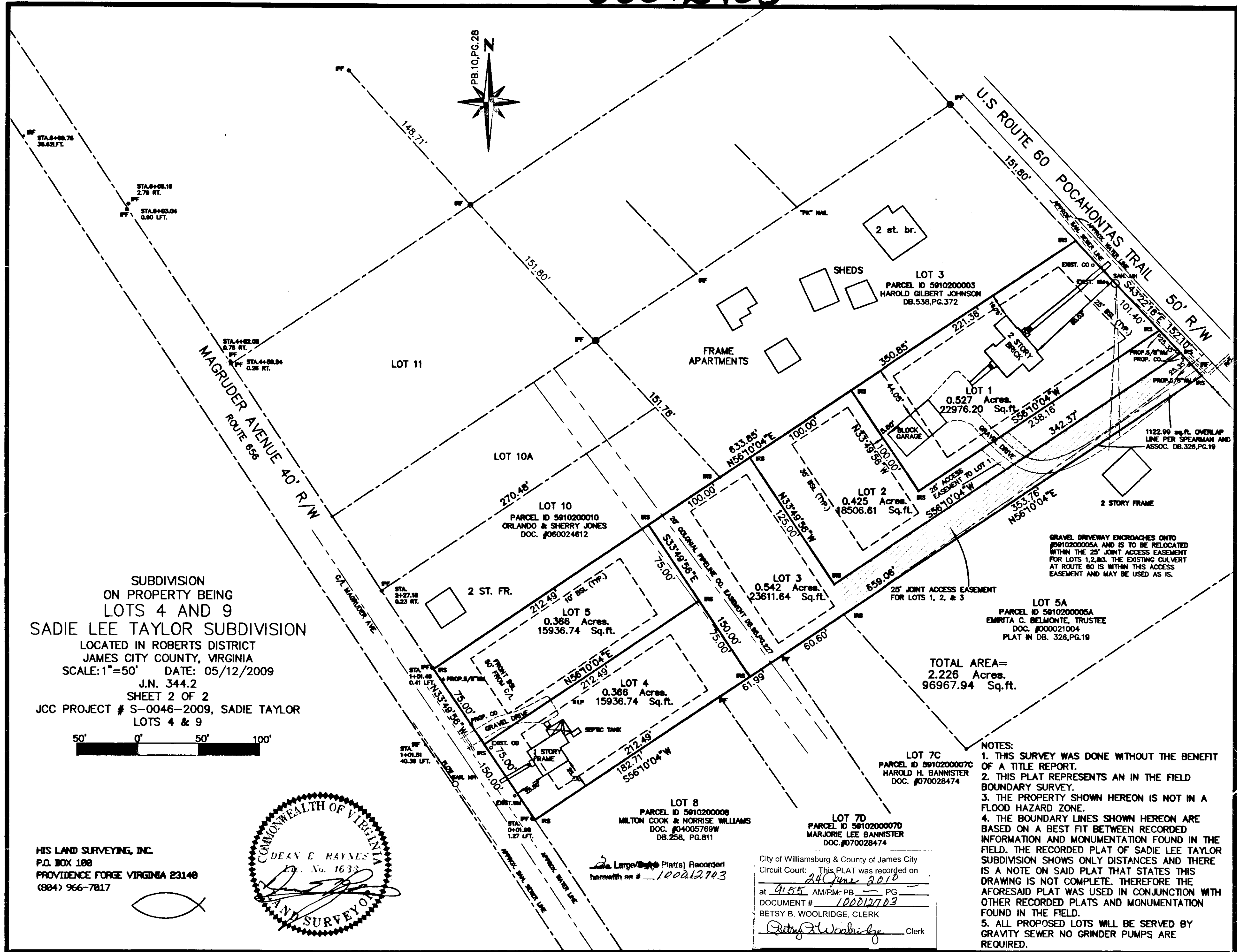
CERTIFICATE OF NOTARIZATION  
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF JAMES CITY, VIRGINIA  
I, *[Notary Name]*, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 09<sup>th</sup> DAY OF March, 2010.

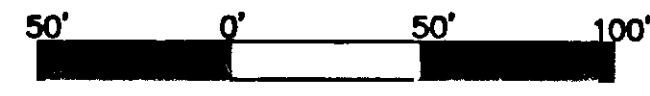
*[Signature]* 1800491  
SIGNATURE REGISTRATION NUMBER  
MY COMMISSION EXPIRES Aug. 26, 2016

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
24 June 2010  
at 9:55 AM/BK/PB PG  
DOCUMENT # 100012703  
BETSY B. WOOLRIDGE, CLERK  
*[Signature]* Clerk

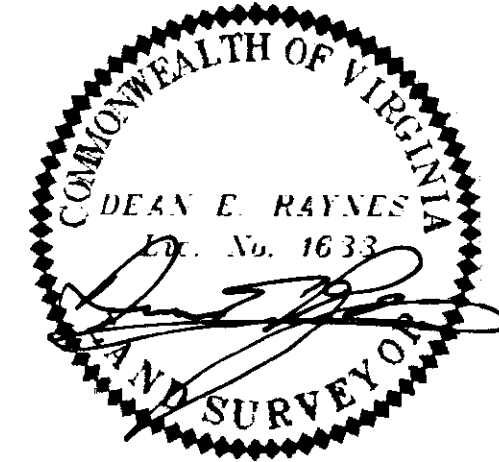
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SUBDIVISION  
ON PROPERTY BEING  
LOTS 4 AND 9  
SADIE LEE TAYLOR SUBDIVISION  
LOCATED IN ROBERTS DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=50' DATE: 05/12/2009  
J.N. 344.2  
SHEET 2 OF 2  
JCC PROJECT # S-0046-2009, SADIE TAYLOR  
LOTS 4 & 9



HIS LAND SURVEYING, INC.  
P.O. BOX 108  
PROVIDENCE FORGE VIRGINIA 23148  
(804) 966-7817



Large Plat(s) Recorded  
herewith as # 100012703

City of Williamsburg & County of James City  
Circuit Court. This PLAT was recorded on  
at 9:55 AM/PM-PB PG  
DOCUMENT # 100012703  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

TOTAL AREA=  
2.226 Acres.  
96967.94 Sq. ft.

- NOTES:
1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
  2. THIS PLAT REPRESENTS AN IN THE FIELD BOUNDARY SURVEY.
  3. THE PROPERTY SHOWN HEREON IS NOT IN A FLOOD HAZARD ZONE.
  4. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BEST FIT BETWEEN RECORDED INFORMATION AND MONUMENTATION FOUND IN THE FIELD. THE RECORDED PLAT OF SADIE LEE TAYLOR SUBDIVISION SHOWS ONLY DISTANCES AND THERE IS A NOTE ON SAID PLAT THAT STATES THIS DRAWING IS NOT COMPLETE. THEREFORE THE AFORESAID PLAT WAS USED IN CONJUNCTION WITH OTHER RECORDED PLATS AND MONUMENTATION FOUND IN THE FIELD.
  5. ALL PROPOSED LOTS WILL BE SERVED BY GRAVITY SEWER NO GRINDER PUMPS ARE REQUIRED.