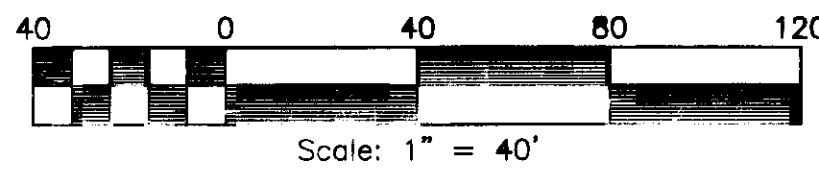


110004456

OWNERS CERTIFICATE

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

John A. Rogers, II 1-6-11
 JOHN A. ROGERS, II DATE

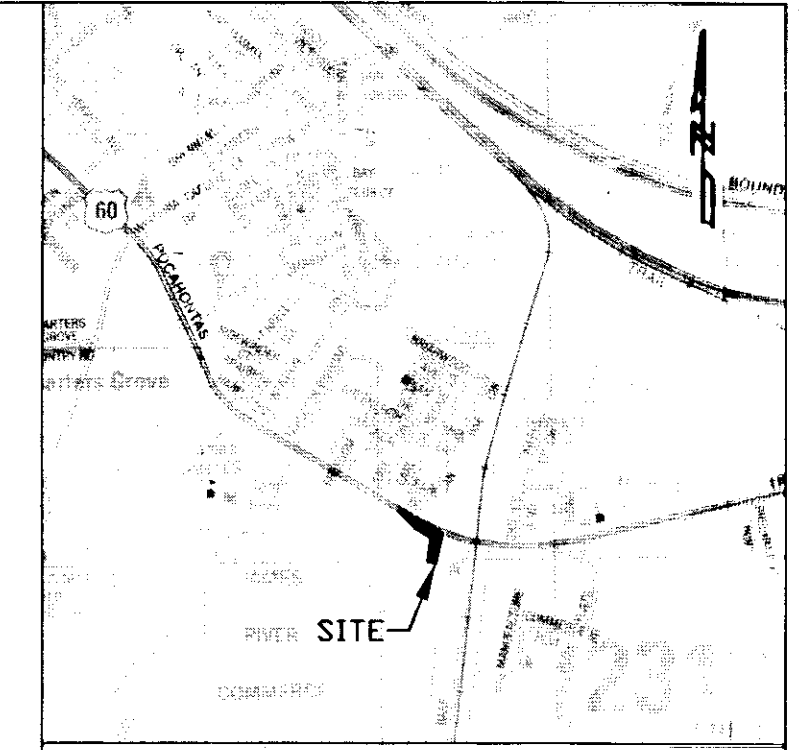


STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 14th DAY OF February, 2011, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:17 A.M./P.M.

INSTRUMENT # 110004456

TESTE *Batzen B. Woodruff, Clerk*
 By *Claudia H. Bulcholz, Esq.* CLERK



VICINITY MAP
 SCALE: 1"=2000'
 ADC PERMITTED USE NUMBER 21001208

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF York I, *Charles A. Calhoun*, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 6th DAY OF January, 2011. MY COMMISSION EXPIRES 1-31-2011.

Charles A. Calhoun
 NOTARY PUBLIC

Commonwealth of Virginia
 Charles A. Calhoun - Notary Public
 Registration # 7071651
 Commission Expires 1-31-2011

PROPERTY INFORMATION

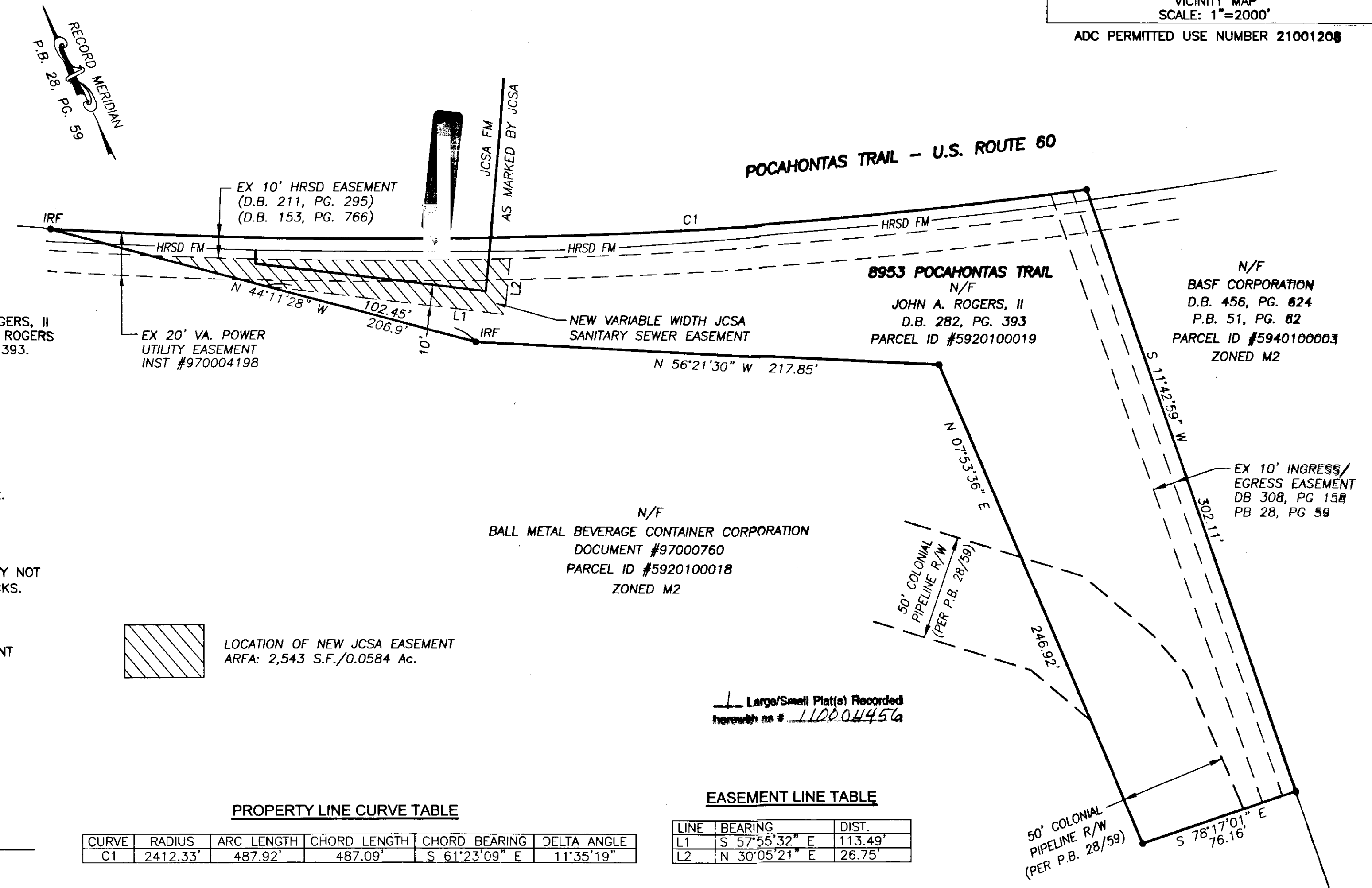
PARCEL ID: 5920100019
 AREA: 43,664 S.F./1.0 ACRE
 ZONING DISTRICT: B1 WITH PROFFERS
 EXISTING ADDRESS:
 8953 POCAHONTAS TRAIL
 JAMES CITY COUNTY, VA

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF JOHN A. ROGERS, II AND WAS ACQUIRED FROM BOBBY R. STONE, MARY JANE STONE AND PARICIA A. ROGERS BY DEED DATED SEPTEMBER 13, 1985 RECORDED IN DEED BOOK 282 AT PAGE 393.

NOTE:

- 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 THE 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.
- THE BOUNDARY LINES SHOWN ARE PER PLAT RECORDED AT P.B. 28, PG. 59.
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR BUILDING SETBACKS.
- OTHER IMPROVEMENTS MAY EXIST WITHIN PROPERTY BUT ARE NOT SHOWN FOR CLARITY.
- THIS PLAT HAS BEEN PREPARED TO ESTABLISH THE ADDITIONAL JCSA EASEMENT AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.



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 EASEMENTS WITHIN THE COUNTY.

12/14/2010
 DATE

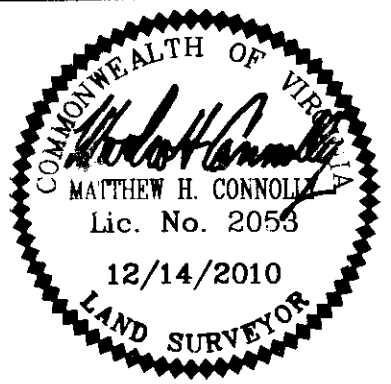
Matthew H. Connolly
 MATTHEW H. CONNOLLY, L.S. #002053

PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2412.33'	487.92'	487.09'	S 61°23'09" E	11°35'19"

EASEMENT LINE TABLE

LINE	BEARING	DIST.
L1	S 57°55'32" E	113.49'
L2	N 30°05'21" E	26.75'



DATE: 12/14/2010
 DRAWN BY: DMS
 PROJECT No. 10-055
 REFERENCES:
 D.B. 282, PG. 393
 P.B. 28, PG. 59

**PLAT SHOWING DEDICATION OF
 VARIABLE WIDTH JCSA SANITARY SEWER EASEMENT
 FROM JOHN A. ROGERS, II. TO JCSA**
 ROBERTS MAGISTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA
 SHEET 1 OF 1

LandTech Resources, Inc.
 Surveying • GPS • Engineering
 205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
 Telephone: 757-565-1677 Fax: 757-565-0782
 Web: landtechresources.com