

110013554

Y:\901\27676\dwg\LOT LINE EXTING EAST 5-6-09.DWG Plotted on 5/20/2011 11:49 AM by Marilyn Farmer

**ACREAGE SUMMARY**  
 PARCEL '1': 2.948 ACRES  
 PARCEL '2': 0.172 ACRE  
 PARCEL '3': 0.888 ACRE  
 PARCEL '4': 0.302 ACRE  
 PARCEL '5': 0.219 ACRE  
 PARCEL '6': 0.303 ACRE  
 PARCEL '7': 11.600 ACRES  
**TOTAL: 16.432 ACRES**

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

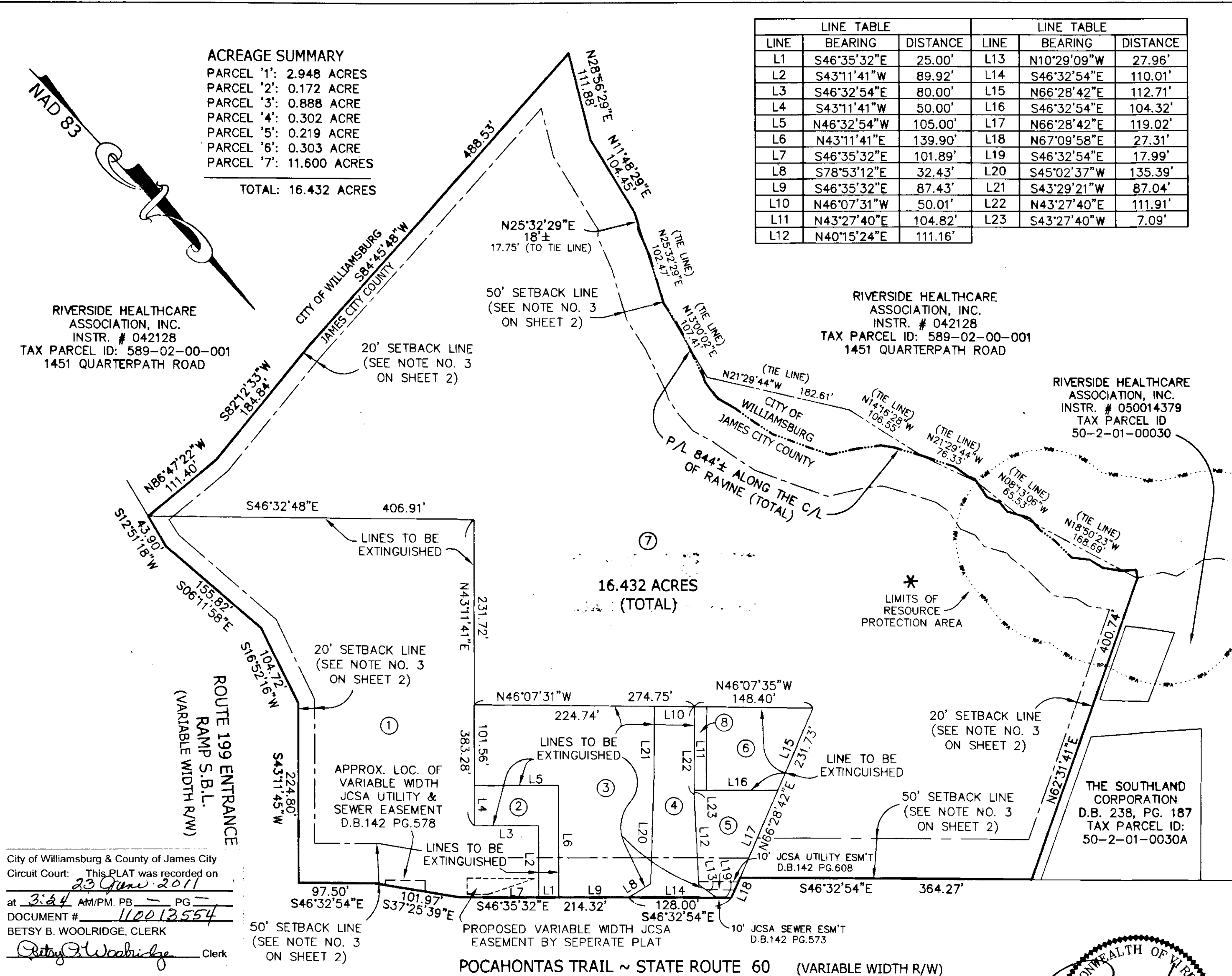
RIVERSIDE HEALTHCARE ASSOCIATION, INC.  
 INSTR. # 042128  
 TAX PARCEL ID: 589-02-00-001  
 1451 QUARTERPATH ROAD

RIVERSIDE HEALTHCARE ASSOCIATION, INC.  
 INSTR. # 050014379  
 TAX PARCEL ID: 50-2-01-00030

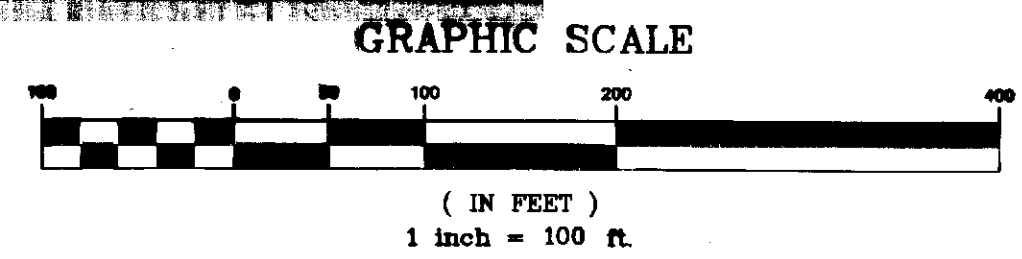
THE SOUTHLAND CORPORATION  
 D.B. 238, PG. 187  
 TAX PARCEL ID: 50-2-01-0030A

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S46°35'32"E	25.00'	L13	N10°29'09"W	27.96'
L2	S43°11'41"W	89.92'	L14	S46°32'54"E	110.01'
L3	S46°32'54"E	80.00'	L15	N66°28'42"E	112.71'
L4	S43°11'41"W	50.00'	L16	S46°32'54"E	104.32'
L5	N46°32'54"W	105.00'	L17	N66°28'42"E	119.02'
L6	N43°11'41"E	139.90'	L18	N67°09'58"E	27.31'
L7	S46°35'32"E	101.89'	L19	S46°32'54"E	17.99'
L8	S78°53'12"E	32.43'	L20	S45°02'37"W	135.39'
L9	S46°35'32"E	87.43'	L21	S43°29'21"W	87.04'
L10	N46°07'31"W	50.01'	L22	N43°27'40"E	111.91'
L11	N43°27'40"E	104.82'	L23	S43°27'40"W	7.09'
L12	N40°15'24"E	111.16'			

- NOTES:**
- OWNERS OF RECORD:  
 PARCELS 1 THRU 8: RIVERSIDE HEALTH CARE ASSOCIATION, INC., INSTRUMENT NO. 050014379.
  - TAX PARCEL NUMBERS ARE AS FOLLOWS:  
 ① 5020100059      ⑤ 5020100052  
 ② 5020100054      ⑥ 5020100080  
 ③ 5020100047      ⑦ 5020100075  
 ④ 5020100099      ⑧ 5020100057
  - 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.
- 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 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.
  - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER, THEREFORE ALL EXISTING EASEMENTS MAY NOT BE SHOWN.
  - MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
  - ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  - EXISTING IMPROVEMENTS ARE NOT SHOWN ON THIS PLAT.
  - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ON THIS PLAT SHALL REMAIN PRIVATE.
  - WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
  - ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
  - 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 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.

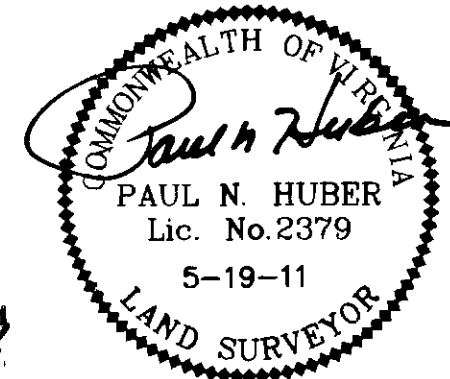


City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 23 June 2011  
 at 3:24 AM/PM, PG. 1  
 DOCUMENT # 110013554  
 BETSY B. WOOLRIDGE, CLERK  
 Betsy B. Woolridge, Clerk



\* 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.

Large/Small Plat(s) Recorded  
 herewith as # 110013554



**PLAT SHOWING THE PARCEL LINE EXTINGUISHMENTS OF VARIOUS PARCELS OF LAND LYING ON THE SOUTHERN LINE OF POCAHONTAS TRAIL**

ROBERTS DISTRICT	James City County, Va
DATE: MAY 19, 2011	SCALE: 1"=100'
SHEET: 2 OF 2	J.N.: 27676
DRAWN BY: M.S.F.	CHECK BY: M.C.S.

THIS DRAWING PREPARED AT THE  
 CORPORATE OFFICE  
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**TIMMONS GROUP**  
 Site Development Residential Infrastructure Technology