

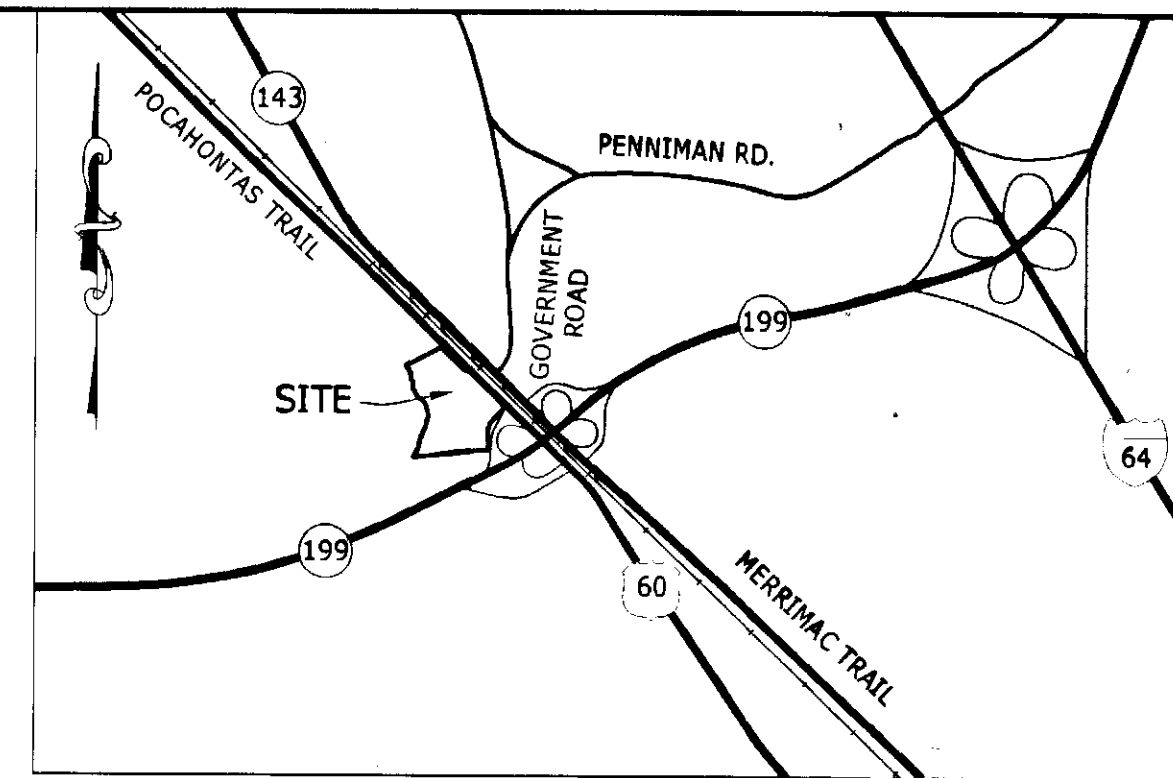
110013554

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.

June 2, 2011 [Signature] Wade D. Broughtman
 DATE NAME NAME PRINTED

 DATE NAME NAME PRINTED



VICINITY MAP
 1"=2000'

CERTIFICATE OF NOTIFICATION:

CITY/COUNTY OF Newport News

I, Cynthia Leigh Jarnecke, 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 2nd DAY OF June, 2011.

May 31, 2012
 MY COMMISSION EXPIRES

[Signature]
 SIGNATURE

CYNTHIA LEIGH JARNECKE
 NOTARY PUBLIC
 Commonwealth of Virginia
 Reg. #321655
 My Commission Expires 5/31/2012

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 _____, 2011.

 MY COMMISSION EXPIRES

 SIGNATURE

CERTIFICATE OF SOURCE OF TITLE:

THE SUBJECT PARCELS SHOWN ON THIS PLAT WERE CONVEYED AS FOLLOWS:

- ① ② ③ ④ ⑤ ⑥ ⑦ ⑧

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.

[Signature]
 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.

5-19-11
 DATE

[Signature]
 NAME

PAUL N. HUBER, LS
 NAME PRINTED

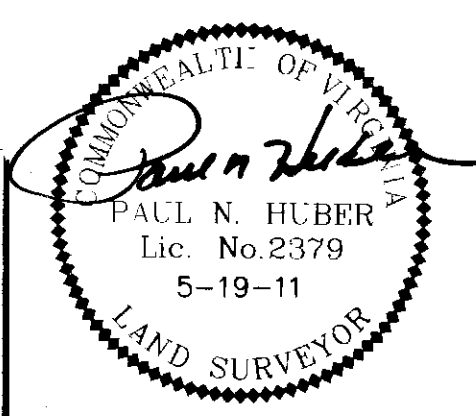
CERTIFICATE OF APPROVAL:

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

6-6-11 [Signature]
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

6/22/11 [Signature]
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

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



2 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: 1 OF 2	J.N.: 27676
DRAWN BY: M.S.F.	CHECK BY: M.C.S.

THIS DRAWING PREPARED AT THE
 CORPORATE OFFICE
 1001 Beulah Road, Richmond, VA 23225
 TEL: 804.709.6540 FAX: 804.504.0118
 WWW.TIMMONSGROUP.COM
 YOUR VISION ACHIEVED THROUGH OURS.
 Site Development Residential Infrastructure Technology

TIMMONS GROUP

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

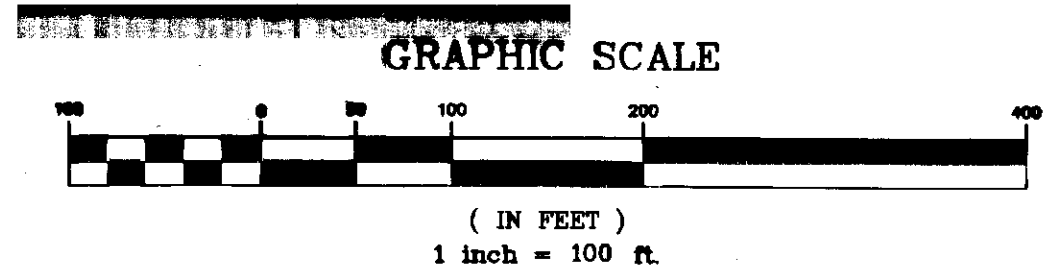
THE SOUTHLAND CORPORATION
 D.B. 238, PG. 187
 TAX PARCEL ID: 50-2-01-0030A

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:

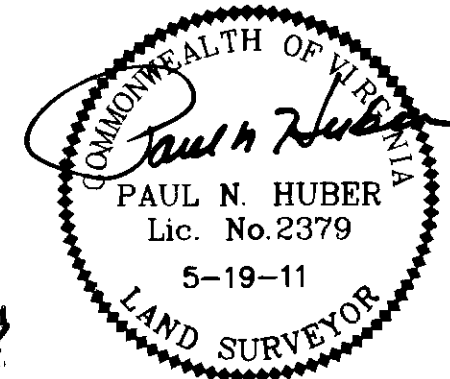
- OWNERS OF RECORD:
 PARCELS 1 THRU 8: RIVERSIDE HEALTH CARE ASSOCIATION, INC., INSTRUMENT NO. 050014379.
- TAX PARCEL NUMBERS ARE AS FOLLOWS:
 ① 5020100059 ⑤ 5020100052
 ② 5020100054 ⑥ 5020100080
 ③ 5020100047 ⑦ 5020100075
 ④ 5020100099 ⑧ 5020100057
- ZONING: B1, GENERAL BUSINESS
 SETBACK NOTED HEREIN 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



POCAHONTAS TRAIL ~ STATE ROUTE 60 (VARIABLE WIDTH R/W)

* 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.



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
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 1001 E. 30th St., Suite 300 | Richmond, VA 23225
 TEL: 804-220-0500 FAX: 804-220-1010 www.timmons.com

TIMMONS GROUP
 Site Development Residential Infrastructure Technology