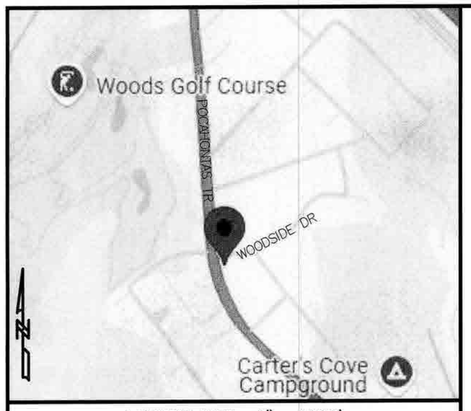
2026136642



VICINITY MAP 1"= 1000'

EXISTING ADDRESS:

100 WOODSIDE DRIVE
8688 POCAHONTAS TRAIL
JAMES CITY COUNTY, VIRGINIA

SITE INFORMATION

100 WOODSIDE DRIVE
PARCEL ID: 5230400005B
ZONING DISTRICT: R2

8688 POCAHONTAS TRAIL
PARCEL ID: 5230400004
ZONING DISTRICT: R2

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
2. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE SERVED BY N.N.W.W. WATER AND J.C.S.A. SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0207D & #51095C0226D, DATED DECEMBER 16, 2015.
7. THIS PROPERTY DOES NOT FALL WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
12. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY COUNTY 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.
13. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR THE REPLACEMENT OF TREES AND SHRUBS PLACED WITHIN THE EASEMENT.

CERTIFICATE OF SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF CHRISTOPHER C. PAGANO, BY THAT CERTAIN DATED APRIL 24, 2015 AND DULY RECORDED ON APRIL 29, 2015 IN THE CLERK'S OFFICE OF THE WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT COURT AS INSTRUMENT #150007836.

CONSENT OF OWNER (8688 POCAHONTAS)

(PARCEL NO:5230400004)

THIS BOUNDARY LINE ADJUSTMENT AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS, AND TRUSTEES.

Christopher C. Pagano — 9/3/2026
SIGNATURE — DATE

Christopher C. Pagano — Owner
PRINTED NAME — TITLE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City I, Delaina R. Hoad, 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 3rd DAY OF September, 2026 ~~2025~~.

Delaina R. Hoad
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/31/2030
NOTARY REGISTRATION NO. 202208

DELAINA RENA HOAD
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #202208
My Commission Expires 3/31/2030

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 JAMES CITY COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

07/18/2025 — W. CHASE GROGG, L.S. 3645
DATE

CERTIFICATE OF SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF MJS PROJECTS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY THAT CERTAIN DATED MARCH 7, 2024 AND DULY RECORDED ON MARCH 11, 2024 IN THE CLERK'S OFFICE OF THE WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT COURT AS INSTRUMENT #20243169.

CONSENT OF OWNER (100 WOODSIDE)

(PARCEL NO: 5230400005B)

THIS BOUNDARY LINE ADJUSTMENT AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS, AND TRUSTEES.

10/6/2026
SIGNATURE — DATE

Patrick C. Quinn — Owner
PRINTED NAME — TITLE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City I, Delaina R. Hoad, 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 6th DAY OF October, 2026 ~~2025~~.

Delaina R. Hoad
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/31/2030
NOTARY REGISTRATION NO. 202208

DELAINA RENA HOAD
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #202208
My Commission Expires 3/31/2030

AREA TABULATION

PIN#	OLD AREA	NEW AREA
5230400004 – PARCEL 1	7,577 S.F. / 0.1739 AC.	**7,722 S.F. / 0.1773 AC.**
5230400004 – PARCEL 2	3,042 S.F. / 0.0698 AC.	**3,042 S.F. / 0.0698 AC.**
5230400005B – LOT 3	11,548 S.F. / 0.2651 AC.	**11,401 S.F. / 0.2617 AC.**
TOTAL	22,167 S.F. / 0.5088 AC.	**22,166 S.F. / 0.5088 AC.**

CERTIFICATE OF APPROVAL

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

10/08/2026 — Susan M. Esteves
DATE — SUBDIVISION AGENT OF JAMES CITY COUNTY

2 Large/~~Small~~ Plat(s) Recorded herewith as # 2026136642

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THE 21 DAY OF October, 2026 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 2026136642
TESTE Donna DC
BY ELIZABETH E. O'CONNOR, CLERK, CLERK

S-25-0015

SHEET 1 OF 2 - TITLE SHEET

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
07/18/2025
LAND SURVEYOR

DATE: 04/29/2025
DRAWN BY: AEQ
PROJECT No. 24-017
FILE NAME: 24-017.DWG
REFERENCES:
P.B. 87, PG. 56
P.B. 12, PG. 25
D.B. 317, PG. 214
D.B. 285, PG. 722

BOUNDARY LINE ADJUSTMENT PLAT OF
LOT 3 VERNON ROSS SUBDIVISION AND
LOT 4 ISHAM JOHNSON SR
BEING
PIN:5230400005B & PIN:5230400004
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	7-18-2025	REVISED PER COUNTY COMMENTS

LRI LANDTECH RESOURCES, INC.
ENGINEERING & SURVEYING CONSULTANTS
205 Bulifants Blvd., Suite E, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

20261364 2

BUILDING SETBACK (SBL)

SHOWN PER R2 ZONING

FRONT: 25'

REAR: 35'

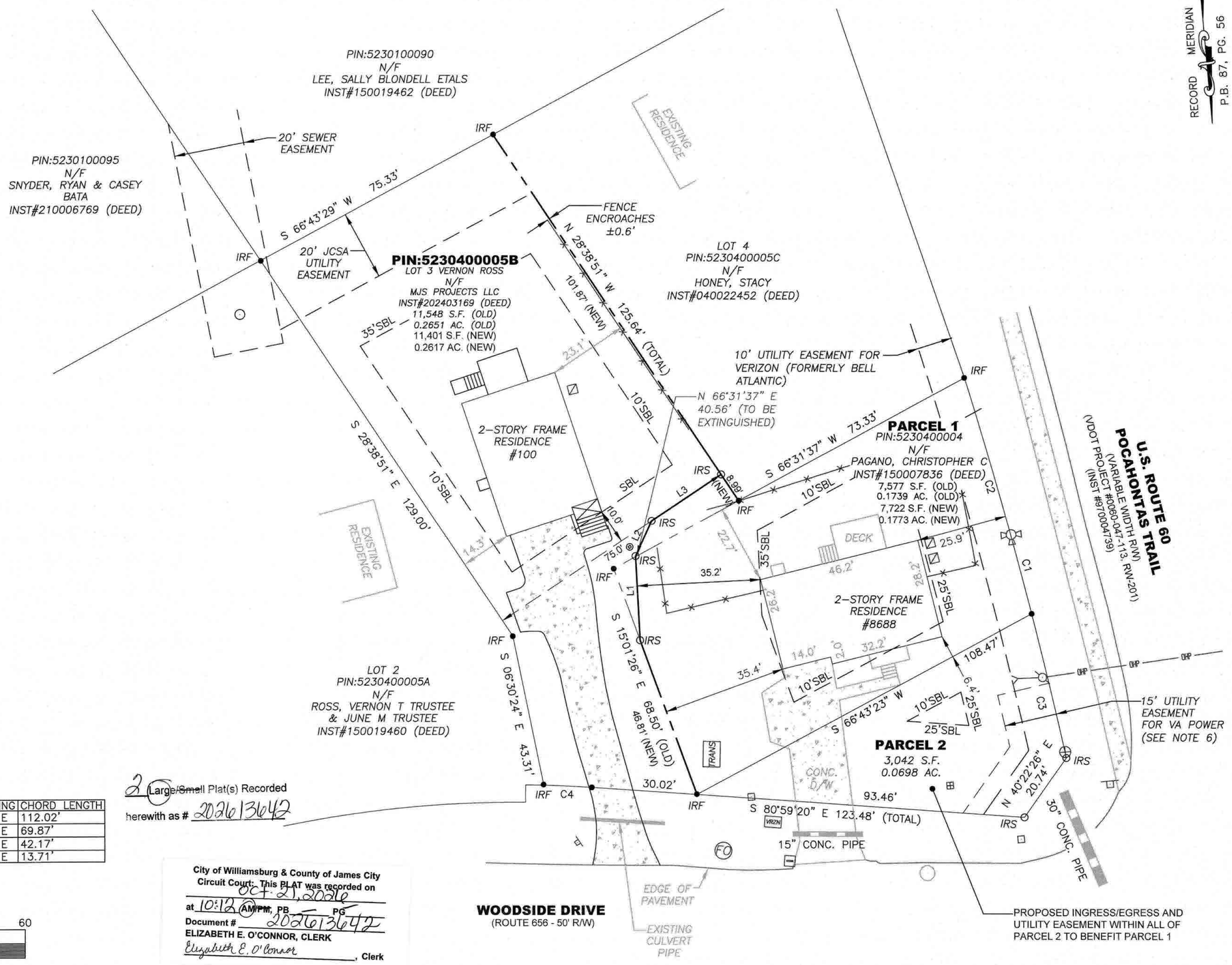
SIDE: 10'

EXISTING ADDRESS:

100 WOODSIDE DRIVE
8688 POCAHONTAS TRAIL
JAMES CITY COUNTY, VIRGINIA

LEGEND
- GUY WIRE
- OHP — OVERHEAD UTILITY
- SIGN
- WATER METER
- SEWER CLEAN OUT
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- HVAC UNIT
- UTILITY POLE
- FENCE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TRANS — TRANSFORMER
- E — ELECTRIC PEDESTAL
- LIGHT POLE

IRF = IRON ROD FOUND
IRS = IRON ROD SET
IPF = IRON PIPE FOUND



LINE	BEARING	DISTANCE
L1	N 02°09'01" E	23.96'
L2	N 29°33'00" E	11.07'
L3	N 61°21'09" E	23.83'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	112.05'	1,374.29'	4°40'17"	S 09°46'49" E	112.02'
C2	69.88'	1,374.29'	2°54'47"	S 10°39'34" E	69.87'
C3	42.17'	1,374.29'	1°45'30"	S 08°19'26" E	42.17'
C4	13.71'	330.00'	2°22'52"	S 82°10'45" E	13.71'

2 ~~Large/Small~~ Plat(s) Recorded herewith as # 20261364 2

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Oct. 21, 2026
at 10:12 AM/PM, PB — PG
Document # 20261364 2
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

20 0 20 40 60
Scale: 1" = 20'

S-25-0015

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
07/18/2025
LAND SURVEYOR

DATE: 04/29/2025
DRAWN BY: AEQ
PROJECT No. 24-017
FILE NAME: 24-017.DWG
REFERENCES:
P.B. 87, PG. 56
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D.B. 317, PG. 214
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BOUNDARY LINE ADJUSTMENT PLAT OF
LOT 3 VERNON ROSS SUBDIVISION AND
LOT 4 ISHAM JOHNSON SR
BEING
PIN:5230400005B & PIN:5230400004
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	7-18-2025	REVISED PER COUNTY COMMENTS

LRI
LANDTECH RESOURCES, INC.
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