

NOW OR FORMERLY
BUSCH PROPERTIES, INC.
TXMP: (52-3)(1-111)
8515 POCAHONTAS TRAIL
DB 714, P. 469

LINE --- DATA --- TABLE

LINE	BEARING	DISTANCE
L1	S 20°16'41" W	85.30
L2	S 61°47'15" W	93.64
L3	S 86°03'00" W	24.00
L4	S 33°03'00" W	51.82
L5	S 26°02'00" W	24.00
L6	N 82°23'45" W	129.02
L7	DELETED	
L8	N 33°19'30" W	102.80
L9	N 70°07'30" E	41.00
L10	S 41°02'45" E	6.76

CURVE DATA "C1"

Δ = 03°13'49"
R = 1861.00'
L = 104.92'
T = 52.47'
C = 104.90'
CB = S 42°39'39" E

LEGEND:

IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
IRF = IRON ROD FOUND
IRS = IRON ROD SET
BSL = BLDG. SETBACK LINE
TXMP = TAX MAP
⊙ = SOIL TEST HOLE
(IF APPLICABLE)

NOTE:

PARCEL DESIGNATIONS ARE FOR
PURPOSES OF IDENTIFICATION FOR THIS
PLAT ONLY.

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY
I, WILLIAM E. BLAND 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 NAME THIS 17 DAY OF MAY, 2001

MY COMMISSION EXPIRES: 10/31/2003

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS
BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN
ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS,
PROPRIETORS AND OR TRUSTEES.

James Ashton Curtis
JAMES ASHTON CURTIS
Katherine Claudette Lee Curtis
KATHERINE CLAUDETTE LEE CURTIS
Irene Lee
IRENE LEE

CERTIFICATE OF APPROVAL:

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

VIRGINIA DEPARTMENT OF TRANSPORTATION:

SIGNED: N/A DATE: _____

VIRGINIA DEPARTMENT OF HEALTH:

SIGNED: N/A DATE: _____

SUBDIVISION AGENT OF JAMES CITY COUNTY:

SIGNED: [Signature] DATE: 5/24/01

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

DATE: May 11, 2001 [Signature]

SPEARMAN & ASSOCIATES, P.C.

SURVEYING & PLANNING

5682-A MOORETOWN RD -- WILLIAMSBURG, VA 23188

(757) 253-8720

Williamsburg/James City County

12:20 PM
Recorded 30 May 2001

DOCUMENT # 010009468

[Signature] Clerk

REBEY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

NOW OR FORMERLY
CARL LEROY SCALES

TXMP: (51-4)(1-6)
8407 POCAHONTAS TRAIL
DB 90, P. 149
DB 90, P. 293

R/W PER PROJECT #
0064-047-F05, RW-201, C-501
SHEET 13 (HWY. PB. 8, P. 287-291)

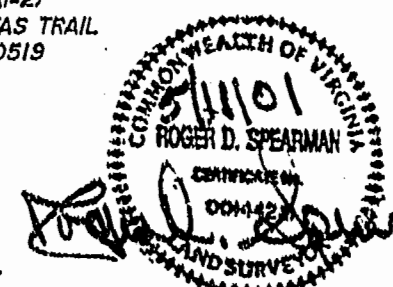
TO GROVE
ROUTE # 60 EAST
(RIGHT OF WAY VARIES 50' MINIMUM)
POCAHONTAS TRAIL
TO WILLIAMSBURG

PARCEL "A"
(FOR CONVEYANCE)
PROPERTY LINES
HEREBY
EXTINGUISHED

PARCEL
"B"

NOW OR FORMERLY
IRENE LEE
TXMP: (51-4)(1-2)
8397 POCAHONTAS TRAIL
DOC. # 97000519

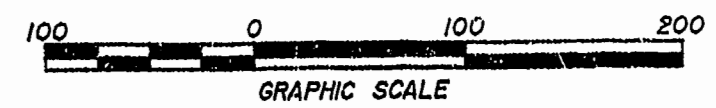
PLAT RECORDED IN
P.B. NO. 81 PAGE 85



CERTIFICATE OF SOURCE OF TITLE:

PARCEL "A" SHOWN HEREON WAS CONVEYED BY
SARAH CARTER ALLEN AND HENRY L. ALLEN TO
HARRIS LEE, SR. AND IRENE LEE BY DEED DATED
JUNE 27, 1958 AND RECORDED AUG. 7, 1958 IN DEED
BOOK 65, PAGE 452. PARCEL "B" WAS CONVEYED
BY HOWARD & CATHERINE WALLACE AND CHARLIE &
CORNELIA CARTER BY DEEDS RECORDED IN DEED
BOOK 32, PAGES 46 & 48 RESPECTIVELY.

CURTIS PROPERTY WAS CONVEYED TO JAMES
ASHTON AND KATHERINE CLAUDETTE LEE CURTIS BY
DEED DATED JAN. 17, 1964 FROM HARRIS LEE, SR. &
IRENE LEE AND RECORDED IN DEED BOOK 94, PAGE 184.



GENERAL NOTES:

- 1.) PROPERTY ADDRESSES:
PARCEL "A" = # 8403 POCAHONTAS TRAIL
PARCEL "B" = # 8399 POCAHONTAS TRAIL
- 2.) PROPERTY TAX MAP No. =
PARCEL "A" = (51-4) (1-4), PARCEL "B" = (51-4) (1-3)
- 3.) PROPERTY IS ZONED "R-2"
- 4.) TOTAL AREA = 121,580.9 ± SF OR 2.791 ± AC.
- 5.) MINIMUM YARD REQUIREMENTS:
FRONT = 25'
SIDE = 10'
REAR = 35'
- 6.) PUBLIC WATER & SEWER ARE AVAILABLE
TO THE PROPERTY.
- 7.) (DELETED)
- 8.) ALL NEW UTILITIES SHALL BE PLACED
UNDERGROUND, IN ACCORDANCE WITH SECTION
19-33 OF THE SUBDIVISION ORDINANCE.
- 9.) ALL OUTDOOR SIGNS SHALL COMPLY WITH THE
REGULATIONS IN ARTICLE II, DIVISION 3,
OF THE ZONING ORDINANCE.
- 10.) MINIMUM LOT SIZE = 10,000 SQ.FT.
- 11.) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS
DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

AREA TABULATION

PARCEL "A"
EXISTING AREA = 80,848.5 ± SQ.FT. OR 1.856 ± ACRES
PARCEL "B"
EXISTING AREA = 40,732.4 ± SQ.FT. OR 0.935 ± ACRE
CURTIS PROPERTY
EXISTING AREA = 18,816.6 ± SQ.FT. OR 0.432 ± ACRE
PROPOSED AREA = 99,665.1 ± SQ.FT. OR 2.288 ± ACRES

BOUNDARY LINE ADJUSTMENT

ON PROPERTIES STANDING IN THE NAMES OF
JAMES ASHTON CURTIS & KATHERINE CLAUDETTE LEE CURTIS
AND

IRENE LEE
JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: MARCH 9, 2001
REVISED: MAY 11, 2001

PREPARED FOR
JAMES ASHTON CURTIS &
KATHERINE CLAUDETTE LEE CURTIS