

# 040009995

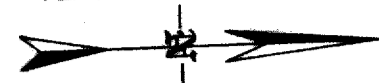


- GENERAL NOTES:
- PROPERTY IS ZONED R2, GENERAL RESIDENTIAL.
  - TAX MAP NUMBERS (52-3)(3-7)
  - ADDRESS: 8647 POCAHONTAS TRAIL
  - THE PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY PANEL NO. 510201 0050 B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE FEBRUARY 6, 1991.
  - BUILDING SETBACKS  
FRONT = 25'  
SIDE = 10'  
REAR = 35'
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTION 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- LOTS SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- TOTAL AREA = 41,853.764 S.F. OR 0.961 ACRES
- ANY EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

REFERENCES:

DOCUMENT# 010022564  
DOCUMENT# 970009173  
DOCUMENT# 970005095  
DEED BOOK 191, PAGE 307  
PLAT BOOK 9, PAGE 43  
PLAT BOOK 35, PAGE 63  
S.H.P.B. 8, PAGE 2248 & 249

PLAT BOOK 9, PAGE 43



**SUBDIVISION PLAT**  
PROPERTY STANDING IN THE NAME OF  
**TRUSTEES OF THE MOUNT GILEAD BAPTIST CHURCH**  
BEING  
**FORMERLY LOTS 6,7 & 8, EUSTIS TERRACE SUBDIVISION**  
NOW  
**LOT 6 & 7, EUSTIS TERRACE SUBDIVISION**  
LOCATED: ROBERTS DISTRICT,  
JAMES CITY COUNTY, VIRGINIA  
DATE: OCTOBER 30, 2002 SCALE: 1" = 30'

**MITCHELL-WILSON ASSOCIATES, P.C.**  
CIVIL ENGINEERS & LAND SURVEYORS  
720 MAIN STREET, SUITE 112  
P.O. BOX 1269  
WEST POINT, VIRGINIA 23181  
(804) 843-9744

**VICINITY MAP**

**OWNERS 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.

**TRUSTEES OF MOUNT GILEAD BAPTIST CHURCH**

<i>Abram Frink, Jr.</i>	11-05-02
ABRAM FRINK, JR.	DATE
<i>Warren O. Wynne</i>	11-11-02
WARREN O. WYNNE	DATE
<i>Cloyd M. Fowlkes</i>	11-12-02
CLOYD FOWLKES	DATE
<i>Haywood Shearin</i>	11-21-02
HAYWOOD SHEARIN	DATE
<i>John R. Jones</i>	11-22-02
JOHN JONES	DATE
<i>Roosevelt M. Taylor</i>	11/18/02
ROOSEVELT TAYLOR	DATE
<i>James S. Byrd</i>	11/22/02
JAMES BYRD	DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY-COUNTY OF JAMES CITY COUNTY, I, Jacquelyn R. Johnson A NOTARY PUBLIC IN AND FOR THE CITY-COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AREA SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN CITY-COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 22nd DAY OF NOVEMBER 2002. MY COMMISSION EXPIRES 10/31/2005

*Jacquelyn R. Johnson*  
SIGNATURE

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY OLIVER STANLEY TABB TO TRUSTEES OF MOUNT GILEAD BAPTIST CHURCH, BY DEED, DATED OCTOBER 30, 2001 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT# 010022564.

**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 SUBDIVISION WITH THE COUNTY.

*James E. Mitchell*  
JAMES E. MITCHELL, LAND SURVEYOR  
DATE 10-30-02

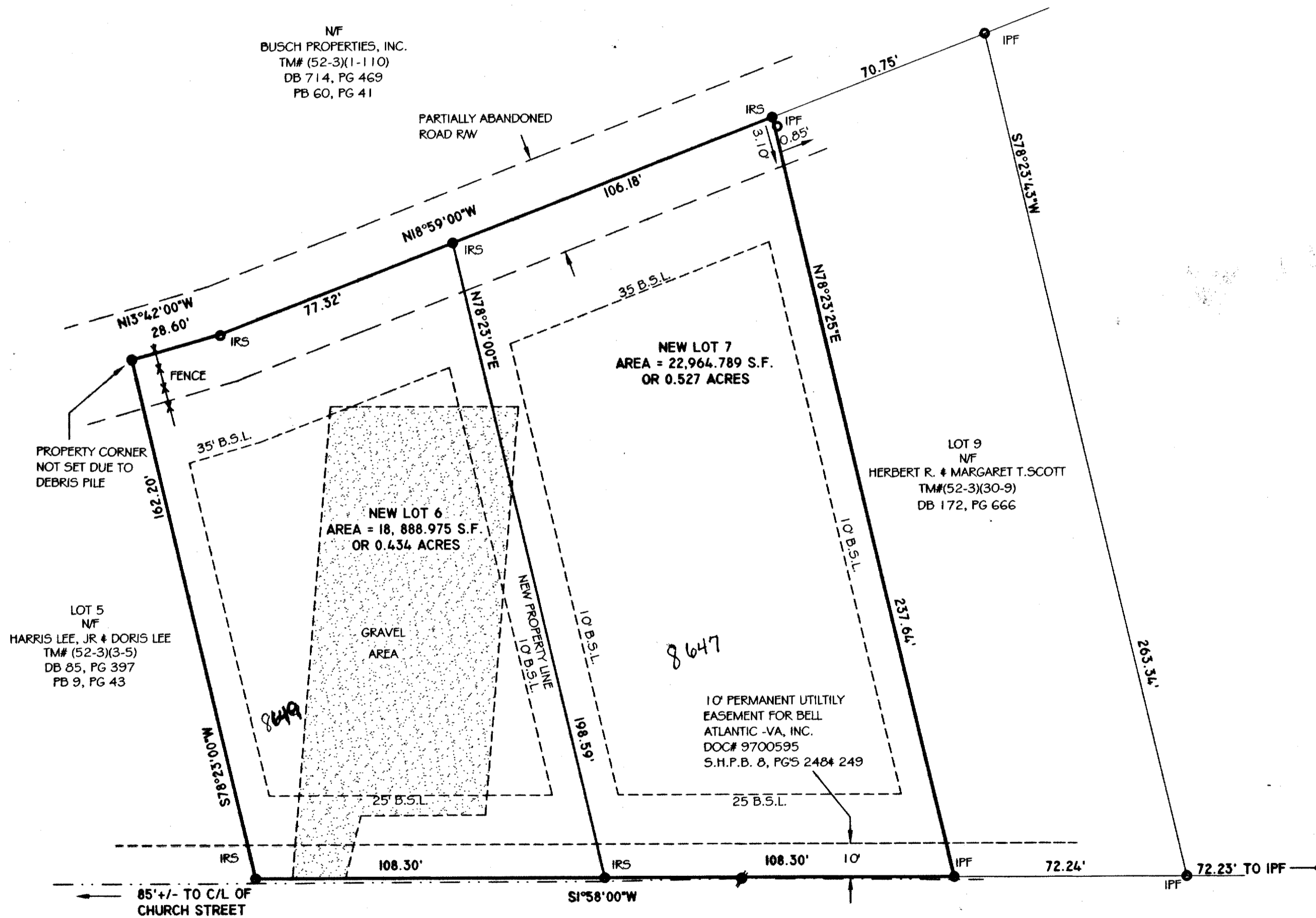
**CERTIFICATE OF APPROVAL**

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

*John C. Gann*  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
DATE 2/20/2003

*Betsy B. Woolridge*  
SUBDIVISION AGENT OF JAMES CITY COUNTY  
DATE 4/9/04

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
9 April 2004  
at 3:43 PM PB --- PG ---  
DOCUMENT # 040009995  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



POCAHONTAS TRAIL U.S. ROUTE 60 VARIABLE WIDTH R/W (75' MIN.)

