

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, JULIE B.H. KAHLER, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 13th DAY OF NOVEMBER 1990.

MY COMMISSION EXPIRES: 3-28-93

Julie B.H. Kahler

OWNER'S CONSENT:

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.

SIGNED: Rosetta Roberts

SIGNED: _____

SIGNED: _____

SIGNED: _____

CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY:

SIGNED: [Signature] 11/14/90

HEALTH OFFICER:

SIGNED: N/A

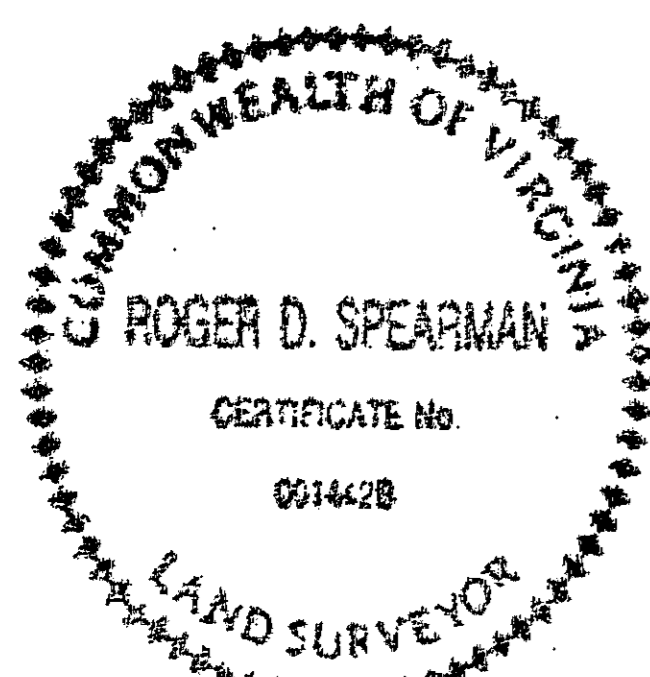
HIGHWAY DEPT.:

SIGNED: N/A

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: Nov. 14, 1990 [Signature]



SPEARMAN & ASSOCIATES, P. C.
SURVEYING AND PLANNING
488 McLAWS CIRCLE — WILLIAMSBURG, VIRGINIA
(804) 253-8720



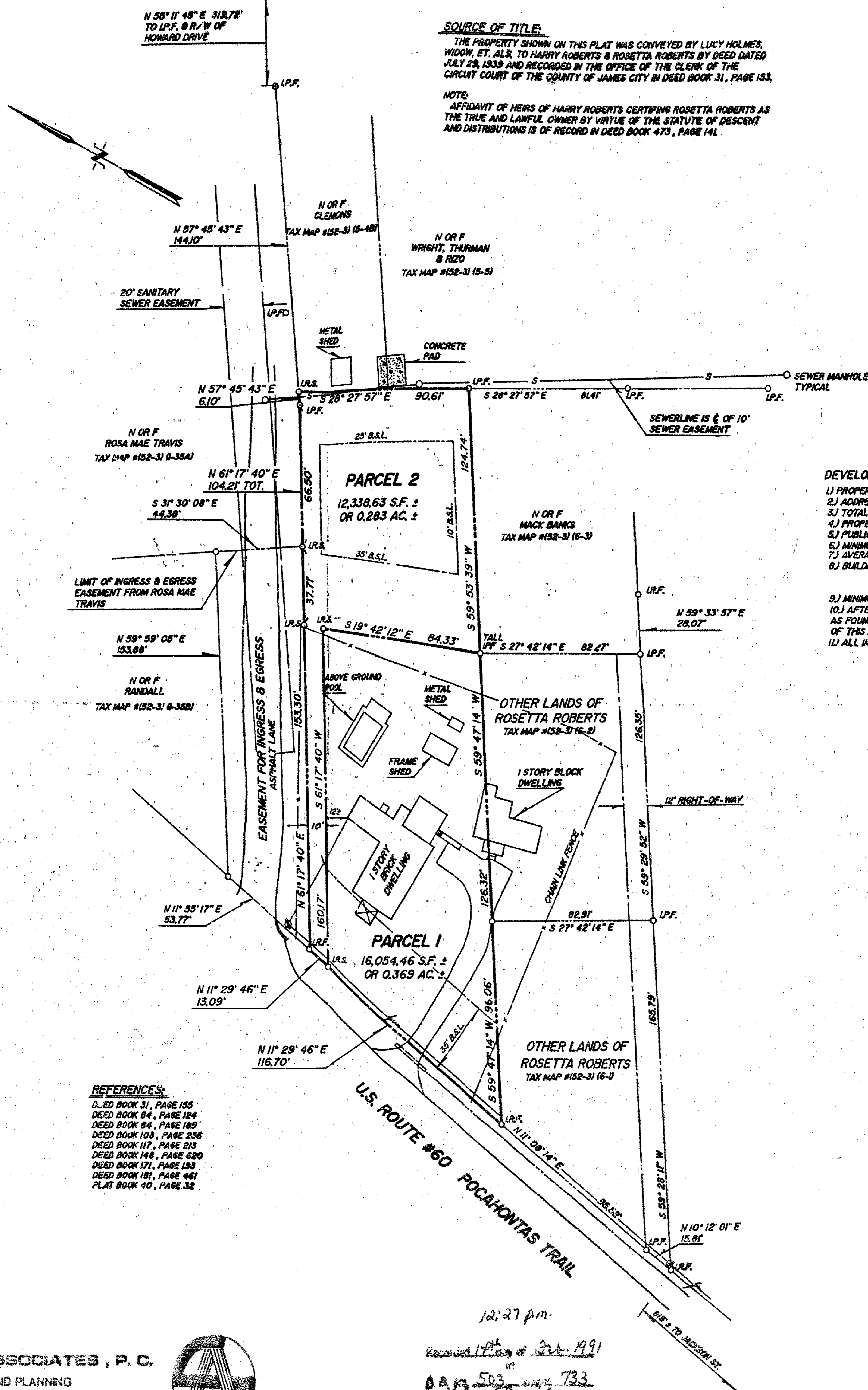
REFERENCES:
D. ED BOOK 31, PAGE 155
DEED BOOK 84, PAGE 124
DEED BOOK 84, PAGE 189
DEED BOOK 103, PAGE 236
DEED BOOK 117, PAGE 213
DEED BOOK 148, PAGE 620
DEED BOOK 171, PAGE 183
DEED BOOK 181, PAGE 461
PLAT BOOK 40, PAGE 32

SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY LUCY HOLMES, WIDOW, ET. AL. TO HARRY ROBERTS & ROSETTA ROBERTS BY DEED DATED JULY 28, 1939 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 31, PAGE 153.

NOTE:

AFFIDAVIT OF HEIRS OF HARRY ROBERTS CERTIFYING ROSETTA ROBERTS AS THE TRUE AND LAWFUL OWNER BY VIRTUE OF THE STATUTE OF DESCENT AND DISTRIBUTIONS IS OF RECORD IN DEED BOOK 473, PAGE 141.



DEVELOPMENT NOTES:

- 1) PROPERTY IS TAX MAP #152-31 (5-3)
- 2) ADDRESS #8596 POCAHONTAS TRAIL
- 3) TOTAL AREA SUBDIVIDED = 0.652 ACRE ±
- 4) PROPERTY IS ZONED R3
- 5) PUBLIC WATER & SEWER IS AVAILABLE
- 6) MINIMUM LOT SIZE = 10,000 S.F. OR 0.230 ACRE
- 7) AVERAGE LOT SIZE = 14,196.55 S.F. OR 0.326 ACRE
- 8) BUILDING SETBACKS: 35' - FRONT, 25' - REAR, 10' - SIDE
- 9) MINIMUM LOT WIDTH & SETBACK = 75.00'
- 10) AFTER CONSULTATION WITH ALL ADJACENT OWNERS MONUMENTS AS FOUND HAVE BEEN HONORED THROUGH THE YEARS AND BY VIRTUE OF THIS PLAT WILL CONTINUE TO BE HONORED.
- 11) ALL IMPROVEMENTS SHOWN ARE EXISTING.

PLAT RECORDED IN
P.B. NO. 53 PAGE 79

SUBDIVISION PLAT
ON PROPERTY STANDS IN THE NAME OF
ROSETTA ROBERTS

BEING
0.652 ACRE ±

LOCATED
GROVE, ROBERTS DISTRICT
JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 40' DATE: NOVEMBER 14, 1990

J.O. #5230 F.B. "F"

12:27 pm.
Received 1/24 of 20th 1991
503 733
[Signature]

