

**STATE OF VIRGINIA, COUNTY OF JAMES CITY:**

WILEY D. KATNER, 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 10<sup>th</sup> DAY OF NOVEMBER, 1990.

MY COMMISSION EXPIRES: 3-28-93  
Wiley D. Katner

**OWNER'S CONSENT:**

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

SIGNED: Rosetta Roberts  
 SIGNED: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_

**CERTIFICATE OF APPROVAL:**

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

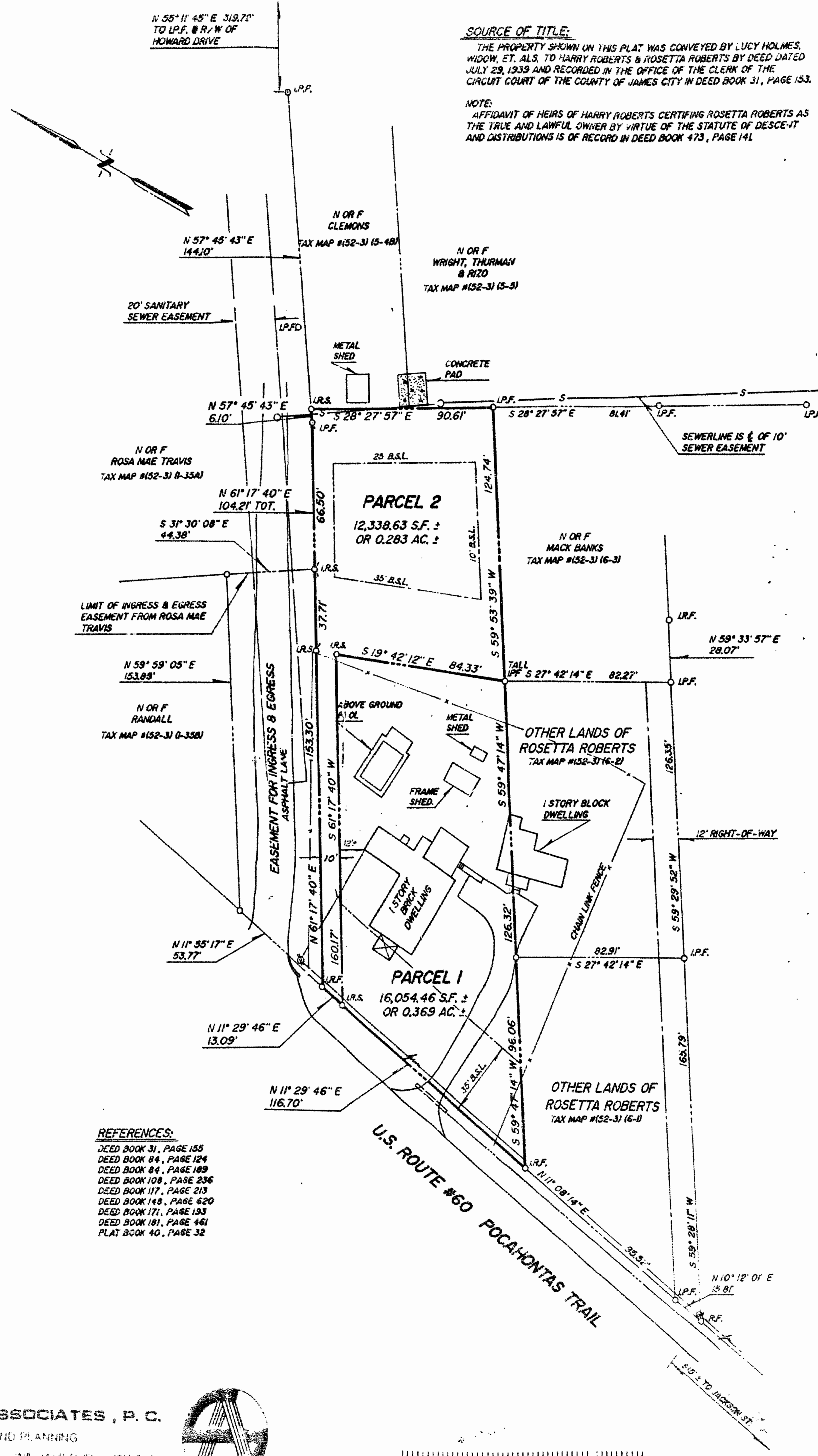
AGENT OF GOVERNING BODY:  
 SIGNED: \_\_\_\_\_  
 HEALTH OFFICER:  
 SIGNED: VA  
 HIGHWAY DEPT.:  
 SIGNED: VA

**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: November 14, 1990 Roger D. Spearman

- REFERENCES:**  
 DEED BOOK 31, PAGE 155  
 DEED BOOK 84, PAGE 124  
 DEED BOOK 84, PAGE 189  
 DEED BOOK 104, PAGE 236  
 DEED BOOK 117, PAGE 213  
 DEED BOOK 148, PAGE 620  
 DEED BOOK 171, PAGE 193  
 DEED BOOK 181, PAGE 461  
 PLAT BOOK 40, PAGE 32

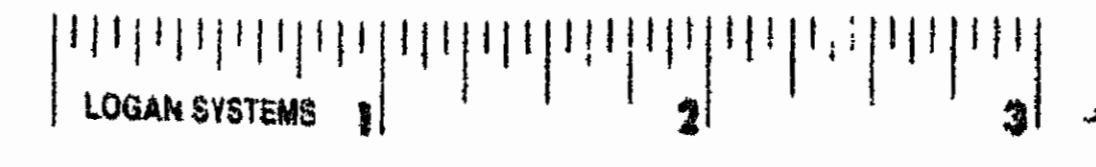


**SOURCE OF TITLE:**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY LUCY HOLMES, WIDOW, ET. ALS. TO HARRY ROBERTS & ROSETTA ROBERTS BY DEED DATED JULY 29, 1939 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 31, PAGE 153.  
**NOTE:**  
 AFFIDAVIT 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 = 14,196.53 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.



**SPEARMAN & ASSOCIATES, P. C.**  
 SURVEYING AND PLANNING  
 489 McLAUGHLIN DRIVE - WILLIAMSBURG, VIRGINIA  
 (804) 253-8700



11:50 AM  
 Recorded 14<sup>th</sup> day of Nov 1990  
 B. B. No. 506 ss. 609  
Heather S. Wall Clerk  
 by: David R. M... [Signature]  
**SUBDIVISION PLAT**  
 ON PROPERTY STANDING 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  
 L.O. #5230 F.B.T.