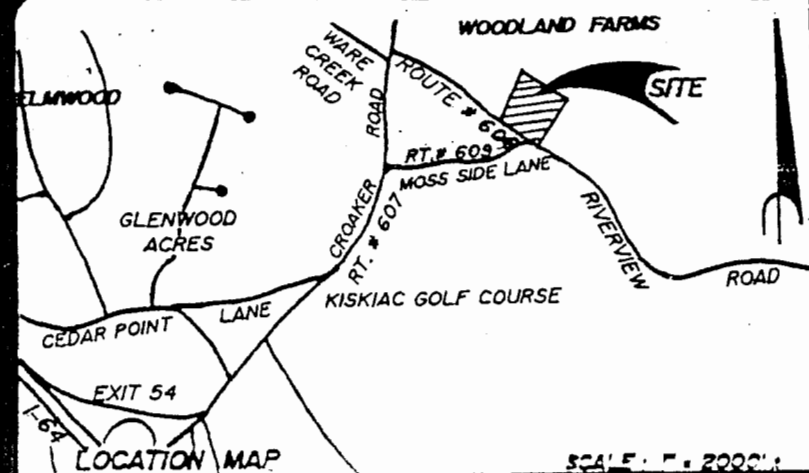


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#030023449



STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, Ken V. Woolridge, 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 WRITING BELOW HAVE
ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR
COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 31 DAY OF July, 2003.
MY COMMISSION EXPIRES: 1/31/04

SIGNED: Ken V. Woolridge

OWNER'S CONSENT:

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

SIGNED: John R. Garrett
JOHN R. GARRETT

SIGNED: Donna T. Garrett
DONNA T. GARRETT

CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY:

SIGNED: [Signature] DATE: 8/1/03

HEALTH OFFICER:

SIGNED: H. Guiney DATE: 7/31/03

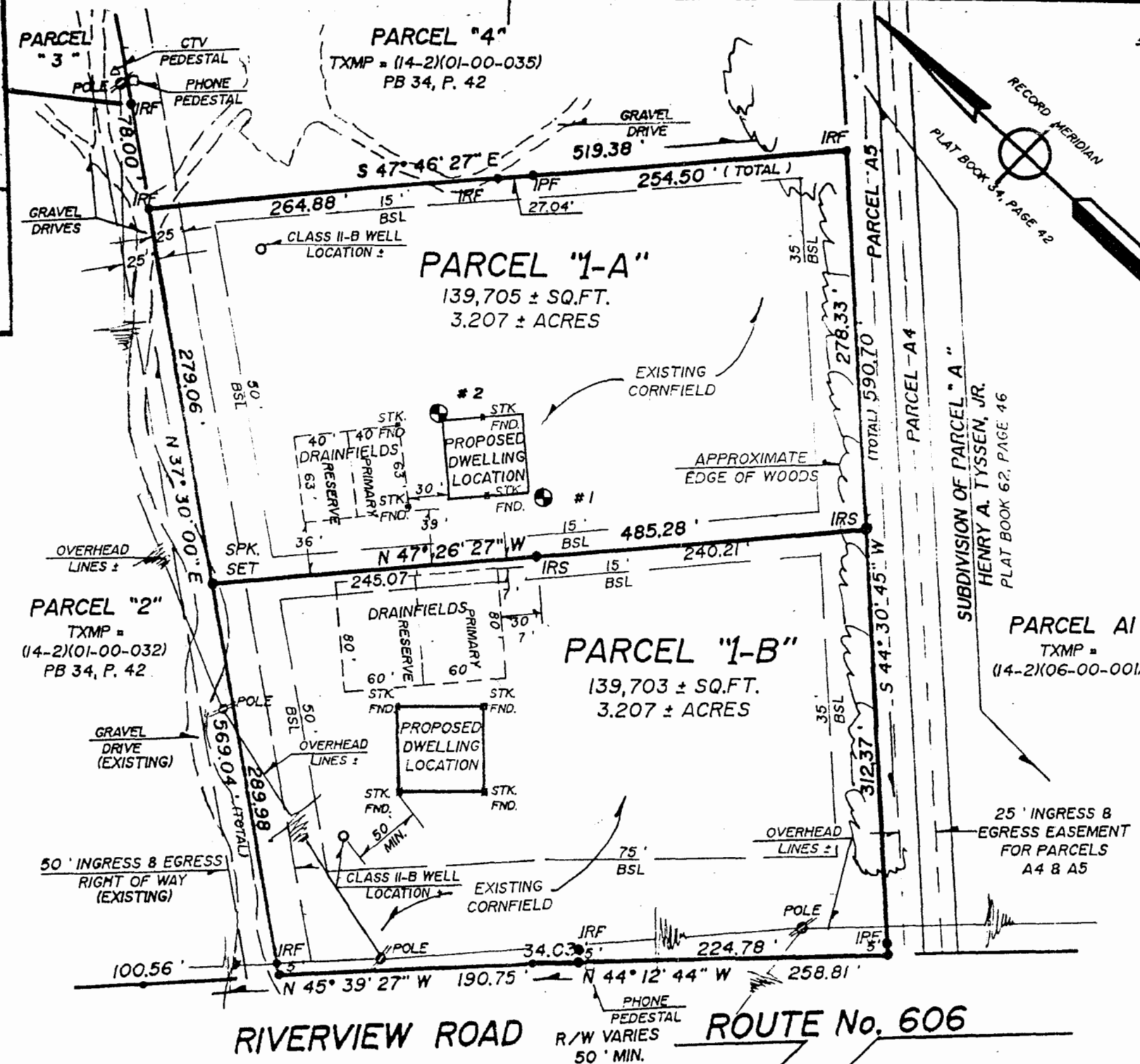
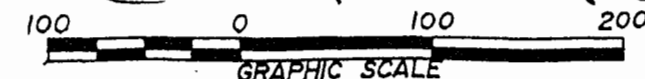
VIRGINIA DEPT. OF TRANSPORTATION

SIGNED: Angie Hand DATE: 7/31/03

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE
AND 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.

SIGNED: Roger D. Spearman DATE: July 31, 2003



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on

at 12:50 AM/PM, PB 91 PG 19
DOCUMENT # 030023449
BETSY B. WOOLRIDGE, CLERK

SIGNED: Betsy B. Woolridge Clerk

SPEARMAN & ASSOCIATES, P.C.

SURVEYORS & PLANNERS

5682-A MOORETOWN ROAD — WILLIAMSBURG, VA. 23188
(757) 253-8720



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)
- CMF = CONC. MON. FOUND
- CMS = CONC. MON. SET

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED
BY: ODETTE YVONNE GARRETT MILLS
TO: JOHN R. GARRETT AND DONNA T. GARRETT
BY DEED DATED JULY 2, 1976 AND RECORDED IN THE
OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE
COUNTY OF JAMES CITY IN DEED BOOK 169, PAGE 652.

FLOOD CERTIFICATION:

PROPERTY SHOWN HEREON APPEARS TO BE WITHIN
FLOOD HAZARD ZONE "X", (AREAS OUTSIDE OF THE
500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY
PANEL # 510 201 0020 B WHICH WAS PREPARED BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY
6, 1991.

- 1.) PROPERTY ADDRESS: 4864 RIVERVIEW ROAD.
- 2.) PROPERTY TAX MAP No. = 14-2(01-00-034)
- 3.) PROPERTY IS ZONED "A1"
- 4.) TOTAL AREA SUBDIVIDED = 279,407 ± SF OR 6.414 ± AC.
- 5.) MINIMUM YARD REQUIREMENTS:
FRONT = 50' (OR AS NOTED)
SIDE = 15'
REAR = 35'
- 6.) PUBLIC WATER & SEWER ARE NOT AVAILABLE TO THE PROPERTY.
- 7.) MINIMUM LOT WIDTH AT FRONT BSL = 200 FEET
- 8.) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
- 9.) MINIMUM LOT SIZE = 3.000 ACRES
- 10.) THE EXISTING GRAVEL DRIVE IN THE EXISTING 50' INGRESS & EGRESS EASEMENT SHALL BE MAINTAINED BY THE ADJACENT OWNERS IN A CONDITION PASSABLE AT ALL TIMES. THE PROVISION OF AN ALL WEATHER DRIVE SHALL BE GUARANTEED IN ACCORDANCE WITH SECTION 19-72 OF THE SUBDIVISION ORDINANCE.
- 11.) SANITARY FACILITIES ARE IN ACCORDANCE WITH A VDH LETTER DATED JULY 28, 2003 AND VDH CONSTRUCTION PERMIT ID # 147-03-0099.

FAMILY SUBDIVISION

OF PROPERTY STANDING IN THE NAMES OF
JOHN R. GARRETT & DONNA T. GARRETT

BEING
PARCEL "1" PARTITION OF THE PROPERTY OF MELVIN C. GARRETT, Jr., ET AL

LOCATED IN
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: JUNE 5, 2003
REVISED: JULY 30, 2003