

LOCATION MAP

SCALE: 1" = 2000'

CONSENT AND DEDICATION

THE SUBMISSION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RIVERVIEW PLANTATION SECTION 5, LOTS 3C AND 3D IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

12-29-94 Elizabeth N. Vaden
DATE ELIZABETH N. VAIDEN
12-29-94 Mary Y. Cox
DATE MARY Y. COX

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA

CITY/COUNTY OF James City

I, Alison Teagle, 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 29th DAY OF December, 1994.
MY COMMISSION EXPIRES November 30, 1997
Alison O. Teagle
SIGNATURE

I, Alison Teagle, 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 29th DAY OF December, 1994.
MY COMMISSION EXPIRES November 30, 1997
Alison O. Teagle
SIGNATURE

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY YORKVIEW PLANTATION, INC. TO ELIZABETH N. VAIDEN AND MARY Y. COX BY DEED DATED JULY 19, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 697, PAGE 804.

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE FLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

12-29-94 G.T. Wilson, Jr.
DATE G.T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL

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

2/8/95 David S. Miller
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
2-7-95 David S. Miller
DATE VIRGINIA DEPARTMENT OF HEALTH
2/9/95 David S. Miller
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1. LOTS ARE SERVED BY PRIVATE WELL AND INDIVIDUAL SEPTIC TANK AND DRAINFIELD SYSTEMS. MINIMUM LOT SIZE ALLOWABLE = 20,000 SQ. FT.

FRONTAGE REQUIREMENTS:
-- LOTS UP TO 43,560 SQ. FT. SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET.
-- LOTS OF 43,560 SQ. FT. OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK OF 150 FEET.

YARD REGULATIONS:
-- FRONT: 35 FEET
-- SIDE: 15 FEET
-- REAR: 35 FEET

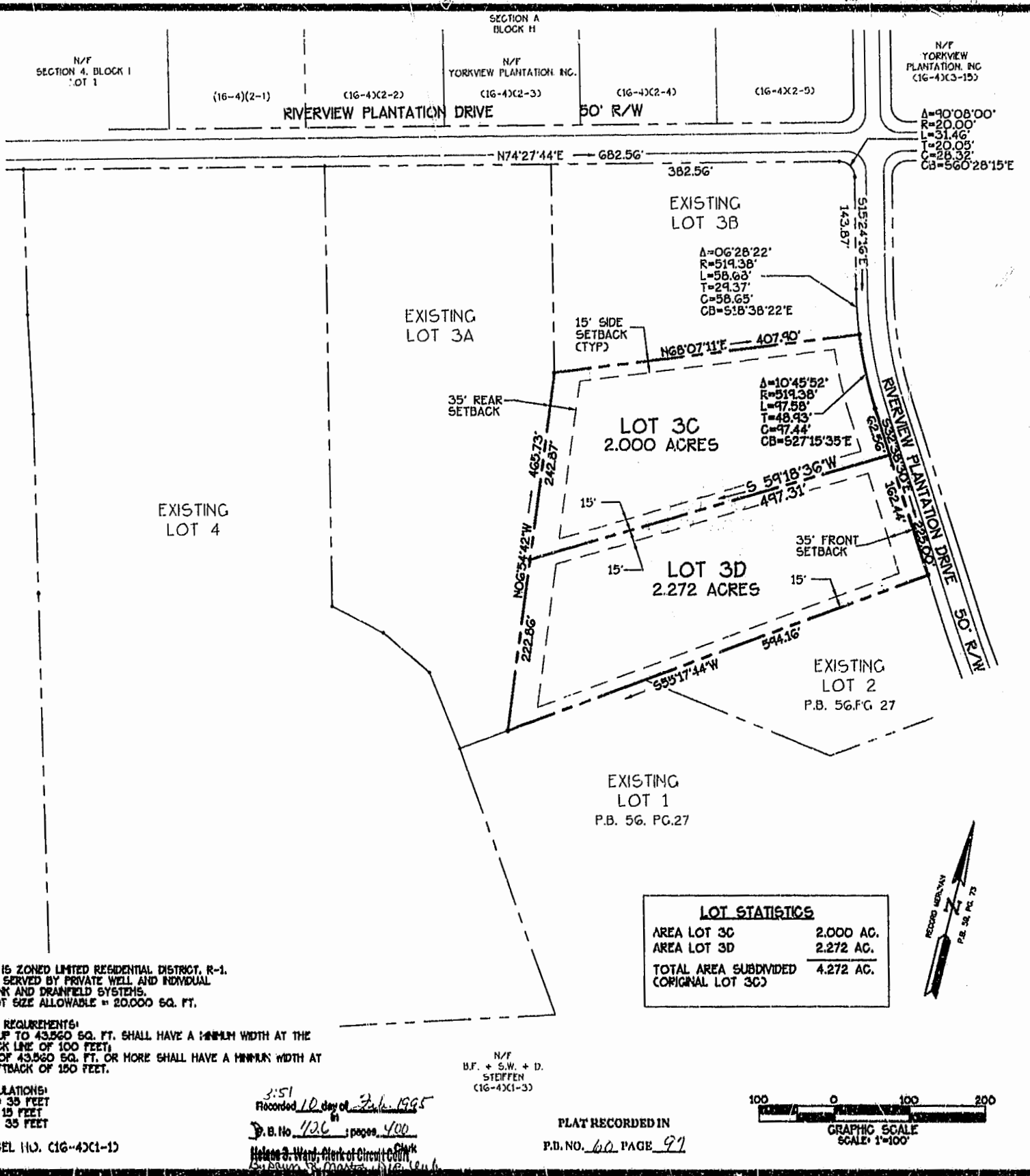
TAX PARCEL NO. C16-43C1-13

N/F
B.F. + S.W. + D.
STEFFEN
C16-43C1-33

N/F
B.F. + S.W. + D.
STEFFEN
C16-43C1-33

3:51
Recorded 10 day of Feb. 1995
D.B. No. 126, pages 400
Helene D. Ward, Clerk of Circuit Court
By: Susan B. Masten, Deputy Clerk

PLAT RECORDED IN
P.D. NO. 60 PAGE 97



LOT STATISTICS	
AREA LOT 3C	2.000 AC.
AREA LOT 3D	2.272 AC.
TOTAL AREA SUBDIVIDED (ORIGINAL LOT 3C)	4.272 AC.

28.12.94-08.14 80043CD1

CONSULTING ENGINEERS
2548 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

A RESUBDIVISION OF LOT 3C
RIVERVIEW PLANTATION
SECTION 5
NEW LOTS 3C AND 3D
OWNER: ELIZABETH N. VAIDEN + MARY Y. COX
JAMES CITY COUNTY STON KHOUSE DISTRICT VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
CAH	CLJ
Scale	Date
1"=100'	12/13/94
Project No.	
8004-5	
Drawing No.	
PLAT	