

VICINITY MAP
SCALE: 1" = 2000'

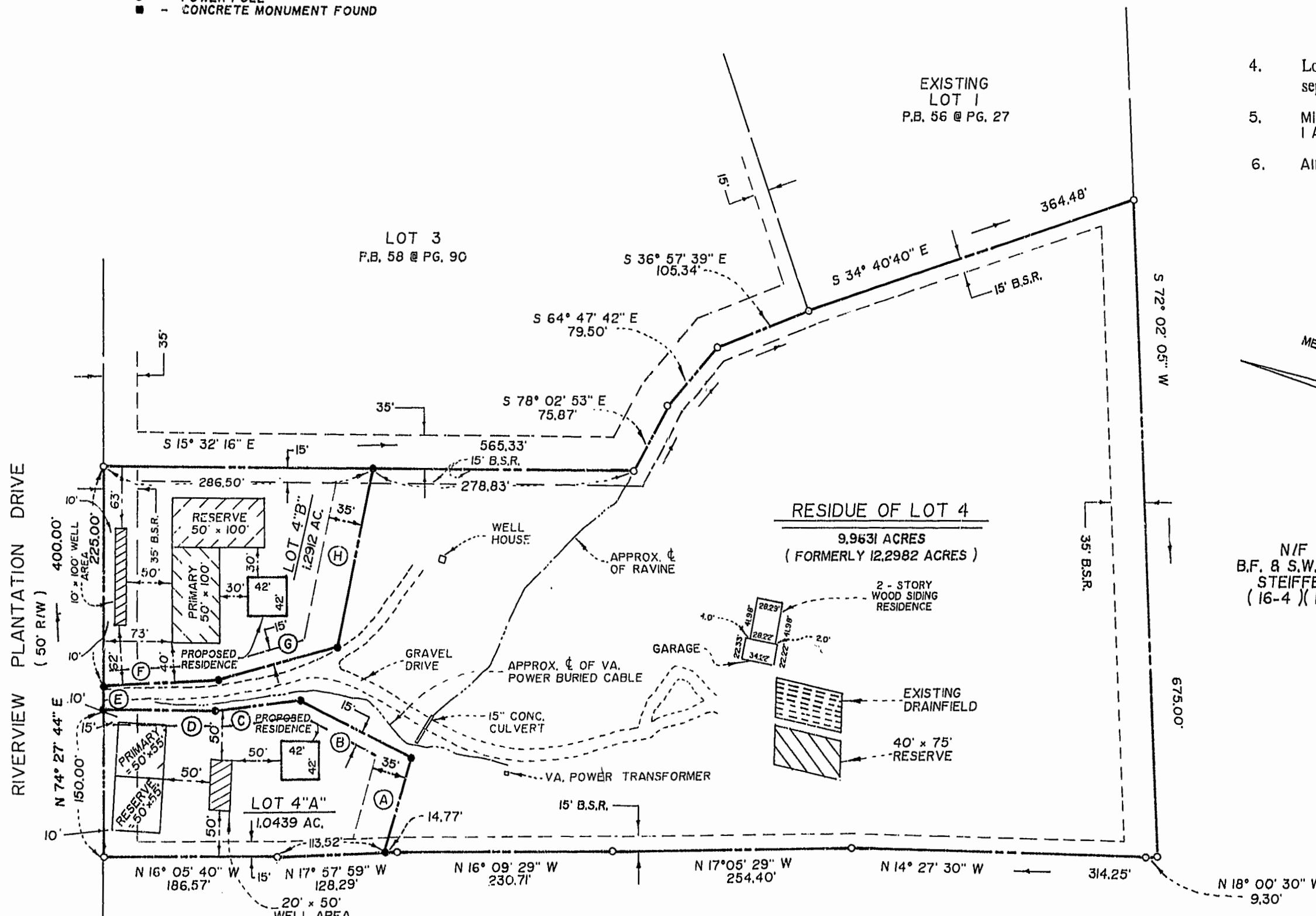
REFERENCES :
P.B. 58 @ PG. 90, D.B. 673 @ PG. 140
TAX MAP PARCEL NO. : (16-4) (10-4)

FLOOD NOTE :
THESE LOTS ARE NOT LOCATED IN A F.E.M.A. DEFINED SPECIAL FLOOD HAZARD ZONE (ZONE : X)
COMMUNITY PANEL NUMBER : 510201 0025 "B",
EFFECTIVE DATE : FEBRUARY 6, 1991.

LEGEND :
○ - DENOTES IRON PIPE FOUND
● - DENOTES IRON ROD SET
⊙ - DENOTES IRON ROD FOUND
—○— - POWER POLE
■ - CONCRETE MONUMENT FOUND

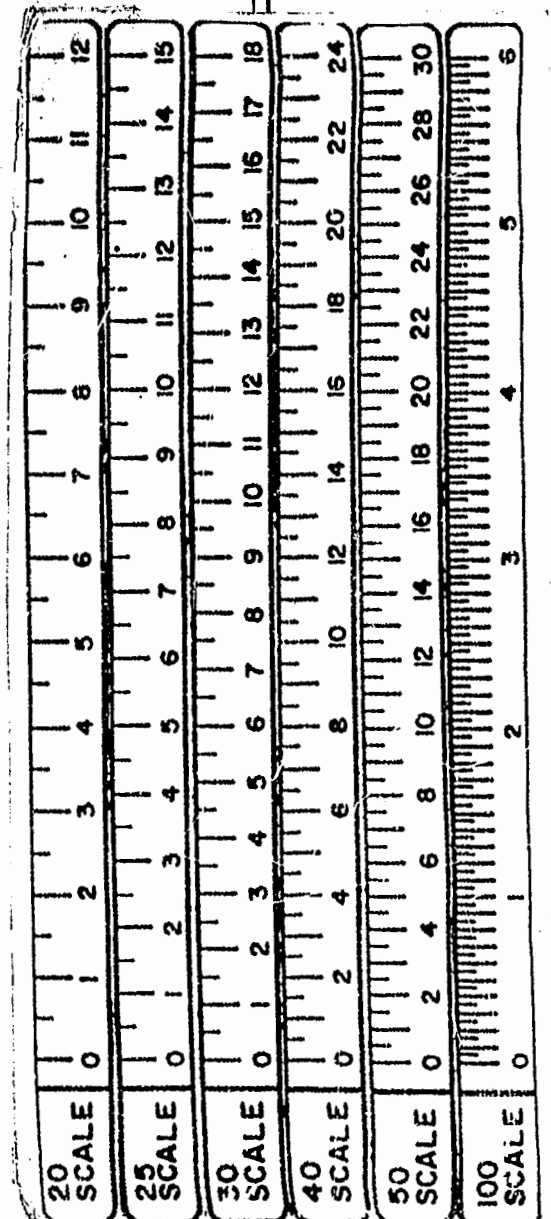
Development Notes

- Property is Zoned R-1, Limited Residential
- Minimum Lot Size = 30,000 sq. ft.
- Building Setback Requirements (B.S.R.) : (R-1)
Front: 35'
Rear: 35'
Side: 15'
- Lots are to be served by private well and individual septic system.
- Minimum Lot Width = 150' (Lots that exceed 1 Acre).
- All utilities shall be placed underground.



RIVERVIEW PLANTATION DRIVE (50' R/W)

MERIDIAN PER PLAT BOOK 58 @ PG. 90



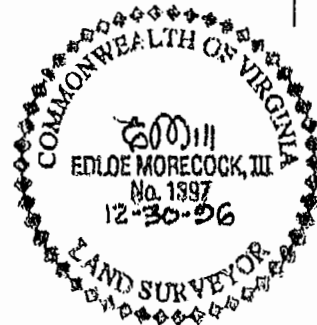
STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, M. Tyler Simboal, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS (ARE) SIGNED TO THE WRITING BELOW HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 26th DAY OF December 1998.
SIGNED: [Signature]
MY COMMISSION EXPIRES: October 31, 2000

OWNERS CONSENT
THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.
[Signatures]
Charles S. Barackman Melody S. Barackman

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] DATE: 1/27/97
HIGHWAY DEPARTMENT:
SIGNED: [Signature] DATE: 1-3-97
HEALTH OFFICER :
SIGNED: [Signature] DATE: 12-20-96

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE REQUIREMENTS FOR THE PLATTING OF SUBDIVISIONS IN THE COUNTY OF JAMES CITY HAVE BEEN COMPLIED WITH.
ALSO, THAT THIS PLAT IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.
GIVEN UNDER MY HAND THE 20th DAY OF DECEMBER 1998



[Signature]
EDLOE MORECOCK, III, C.L.S.

LTR	BEARING	DIST.	LTR	BEARING	DIST.
A	S 89° 14' 13" E	101.88'	E	N 74° 27' 44" E	25.00'
B	N 10° 13' 04" E	131.00'	F	S 18° 38' 50" E	122.76'
C	N 10° 04' 01" W	91.52'	G	S 30° 12' 04" E	131.71'
D	N 15° 13' 06" W	119.86'	H	N 85° 37' 24" E	188.57'

12:30 PM
Presented by [Signature] day of February 1997
Accepted by [Signature] day of February 1997

PLAT
SHOWING THE DIVISION
OF THE LAND OF
CHARLES S. & MELODY S. BARACKMAN
LOT 4 "A", 4 "B" AND RESIDUE OF LOT 4
SECTION 5

RIVERVIEW PLANTATION
POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: 11-25-1996
Rickmond Engineering, Inc.
1643-C Merrimac Trail
Williamsburg VA 23185
(804)220-1776 or 808-4149
Civil Engineering
Environmental Engineering
Land Surveying