

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MARY Y. COX & ELIZABETH N. VAIDEN TO JOHN R. AND DONNA J. PRITTS BY DEED DATED OCTOBER 26, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 713, PAGE 848.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER'S, PROPRIETORS AND OR TRUSTEES.

John R. Pritts 7/19/2000
 JOHN R. PRITTS DATE
Donna J. Pritts 7-19-2000
 DONNA J. PRITTS DATE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia, CITY/COUNTY OF James City, TO-WIT: I, Harrie A. Probst A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 19 DAY OF July 2000.

MY COMMISSION EXPIRES December 31, 2004
Harrie A. Probst
 NOTARY PUBLIC

CERTIFICATE OF APPROVAL

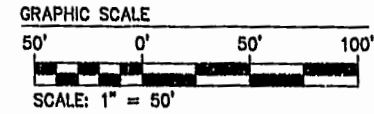
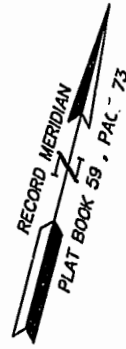
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

John E. Mann 7/20/00
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
R. J. Smith EHS SR 10-31-2000
 VIRGINIA DEPARTMENT OF HEALTH DATE
[Signature] 11/14/00
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

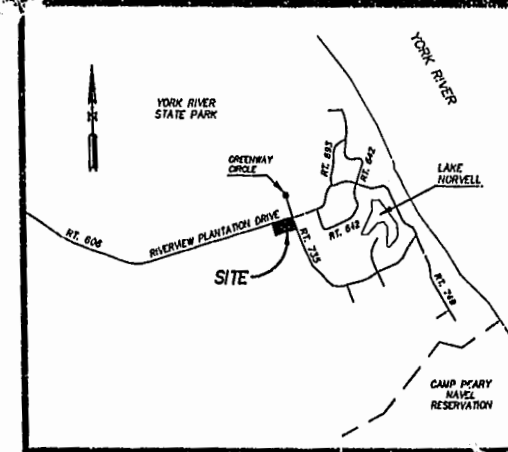
SURVEYOR'S CERTIFICATE

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

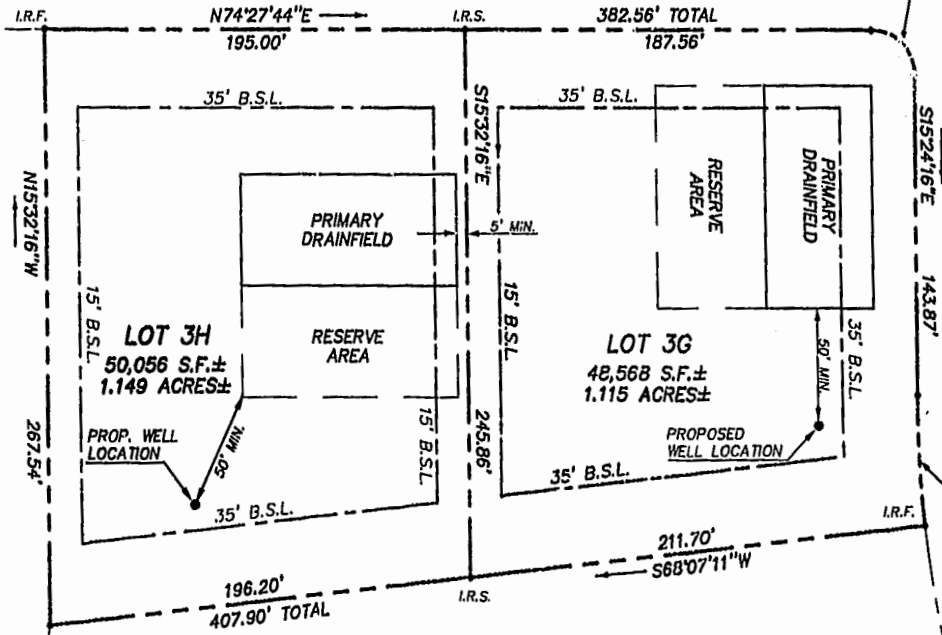
G.T. Wilson, Jr. 6/30/00
 G.T. WILSON, JR. C.L.S. #1183 DATE



NOTE:
 1. DRAINFIELD LOCATIONS ARE PER ANN L. RUFF, SOIL SCIENTIST.
 2. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.



RIVERVIEW PLANTATION DRIVE S.R.#606
 50' R/W



DELTA=90°08'00"
 RADIUS=20.00'
 LENGTH=31.46'
 TANGENT=20.05'
 CHORD=28.32'
 C.B.=S67°28'16"E

RIVERVIEW PLANTATION DRIVE
 S.R.#735
 50' R/W

NOTES:
 1. PARCEL SUBDIVIDED IS ALL OF LOT 3B, SECTION 5, RIVERVIEW PLANTATION, P.B. 59, PG. 73.
 2. PROPERTY IS TAX PARCEL (16-4)(10-3B).
 3. PROPERTY ADDRESS IS #108 RIVERVIEW PLANTATION DRIVE.
 4. ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 36 OF THE SUBDIVISION ORDINANCE.
 5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

LOT STATISTICS

AREA LOT 3G	1.115 ACRES
AREA LOT 3H	1.149 ACRES
TOTAL AREA SUBDIVDED (ORIGINAL LOT 3B)	2.264 ACRES

DELTA=06°28'22"
 RADIUS=519.38'
 LENGTH=58.68'
 TANGENT=29.37'
 CHORD=58.65'
 C.B.=S18°38'27"E

BUILDING RESTRICTIONS

PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1. LOTS TO BE SERVED BY PRIVATE WELL AND INDIVIDUAL SEPTIC TANK AND DRAINFIELD SYSTEMS. MINIMUM LOT SIZE ALLOWABLE = 30,000 SQ. FT.

FRONTAGE REQUIREMENTS:

LOTS OF 43,560 SQ. FT. OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 150 FEET.

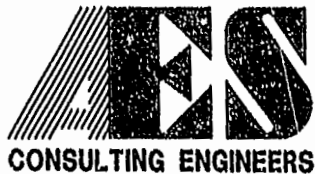
BUILDING SETBACKS:

FRONT-35'
 SIDE-15'
 REAR-35'

PLAT RECORDED IN P.B. NO. 79, PAGE 29

NOTE:
 THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0025 B, DATE 2/6/91.

LOT 3C
 N OR F
 CARL S. MILLS, JR.
 & HARRIETT R. MILLS
 T.M.#(16-4)(10-3C)
 L.R.#990015531



2548 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
 RIVERVIEW PLANTATION
 SECTION 5
 BEING LOTS 3G & 3H
 OWNER: JOHN R. & DONNA J. PRITTS
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



1	10/30	REVISED PER J.C.CO. COMMENT LETTER DATED 10/9/00	CMA
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	JKR	Drawn	JKR
Scale	1"=50'	Date	6/30/2000
Project No.	6004-5-3B		
Drawing No.	1 OF 1		