

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY R. C. GARRETT TO RUBY GARRETT JONES BY WILL DATED JUNE 30, 1951 AND RECORDED IN WILL BOOK 3, PAGE 334 AND BY BERTHA GARRETT JOHNSON TO RUBY GARRETT JONES BY DEED DATED DECEMBER 18, 1959 AND RECORDED IN DEED BOOK 72, PAGE 238. ALL DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY. (ALSO SEE DEED BOOK 83, PAGE 19.)

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Ruby G. Jones 02/13/2002
RUBY GARRETT JONES DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY, J. COLE TOWNSEND
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 13 DAY OF FEBRUARY, 2002. MY COMMISSION EXPIRES 8-31-04
J. Cole Townsend
SIGNATURE

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.

G. T. Wilson, Jr., C.L.S. 2/1/02
DATE

CERTIFICATE OF APPROVAL

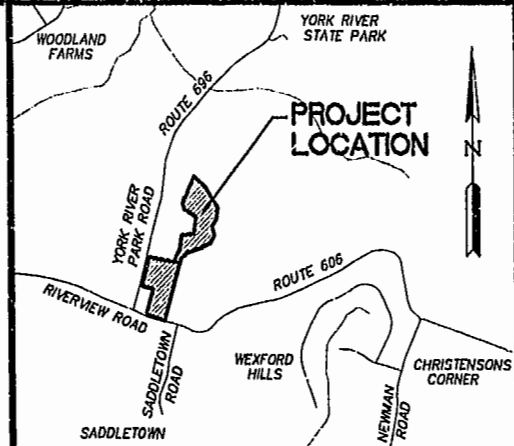
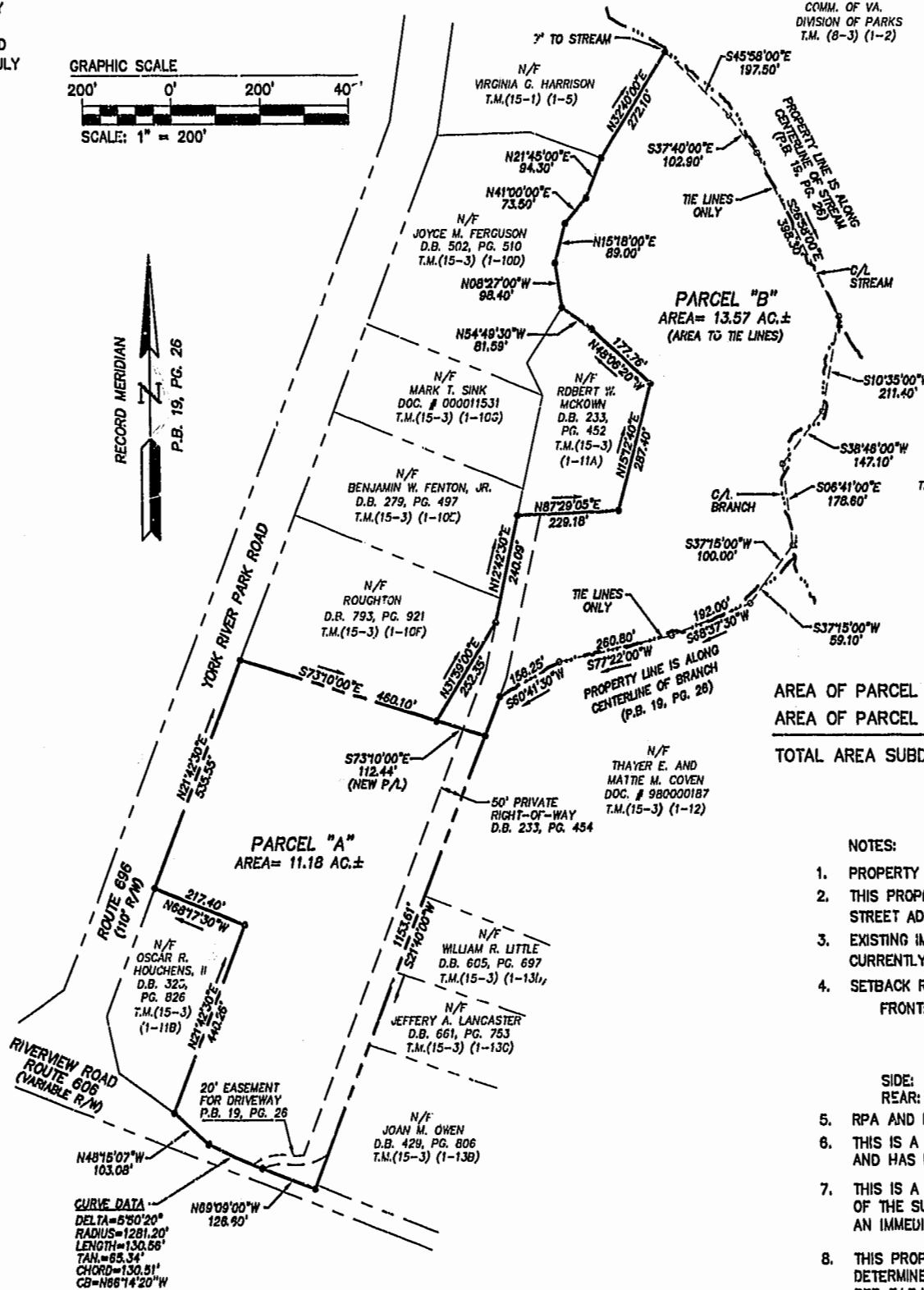
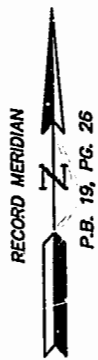
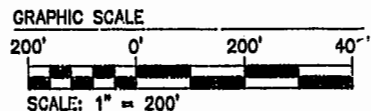
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Subdivision Agent of James City County 2/13/02
DATE

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 13 DAY OF February 2002 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 4:09 PM

TESTE: Betsy B. Woolridge
CLERK
PLAT BOOK 85, PAGE 23



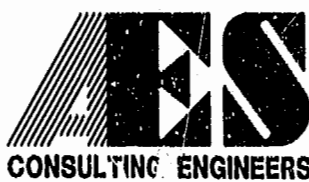
LOCATION MAP SCALE: 1"=2000'

AREA TABULATION

	SQUARE FEET	ACRES
AREA OF PARCEL "A"	486,926 S.F.	11.18 AC.±
AREA OF PARCEL "B"	591,202 S.F.	13.57 AC.±
TOTAL AREA SUBDIVIDED	1,078,128 S.F.	24.75 AC.±

- NOTES:
- PROPERTY IS ZONED A1, GENERAL AGRICULTURAL.
 - THIS PROPERTY IS ALL OF TAX MAP PARCEL (15-3)(1-11). STREET ADDRESS: 5540 RIVERVIEW ROAD
 - EXISTING IMPROVEMENTS ARE NOT SHOWN. EACH PARCEL IS CURRENTLY SERVED BY AN INDIVIDUAL WELL AND SEPTIC SYSTEM.
 - SETBACK REQUIREMENTS:
 - FRONT: 75' MINIMUM FROM ANY STREET RIGHT-OF-WAY WHICH IS 50' OR GREATER IN WIDTH AND 100' FROM THE CENTERLINE OF ANY STREET RIGHT-OF-WAY LESS THAN 50' IN WIDTH.
 - SIDE: 15' MINIMUM FOR EACH SIDE YARD
 - REAR: 35' MINIMUM
 - RPA AND RMA-H AREAS ARE NOT SHOWN.
 - THIS IS A COMPOSITE PLAT BASED ON RECORDED DEEDS AND PLATS AND HAS NOT BEEN FIELD VERIFIED BY THIS SURVEYOR.
 - THIS IS A FAMILY SUBDIVISION IN ACCORDANCE WITH SECTION 19-17 OF THE SUBDIVISION ORDINANCE. PARCEL "B" IS TO BE CONVEYED TO AN IMMEDIATE FAMILY MEMBER OF THE OWNER.
 - THIS PROPERTY LIES IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER F.I.R.M. #510201-0020B, DATED 2/6/91.

9143p01.dwg 02.11.02-14:38 JFS



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

MAP OF FAMILY SUBDIVISION
BEING A PART OF RICHNECK FARM
OWNED BY:
RUBY GARRETT JONES
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 13 February 2002 at 4:09 PM, P.B. 85, PG. 23
DOCUMENT # 020004361
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Dep. Clerk

Designed AES	Drawn JFS
Scale 1"=200'	Date 2/1/02
Project No. 9143	
Drawing No. 1 OF 1	