

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN AS TAX MAP PARCEL #(14-4)(1-14) ON THIS PLAT WAS CONVEYED BY D. WAYNE MOORE, SUBSTITUTE TRUSTEE TO JOHN ZSOLDOS, JR. & SUSAN H. ZSOLDOS BY TRUSTEE'S DEED, DATED JULY 14, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 702, PAGE 807.

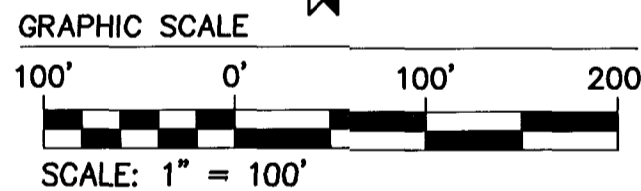
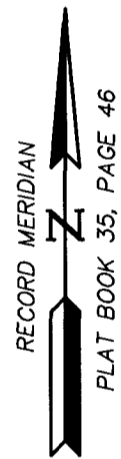
OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).

John Zsoldos, Jr. June 10, 2002
Susan H. Zsoldos June 10, 2002

CERTIFICATE OF NOTARIZATION

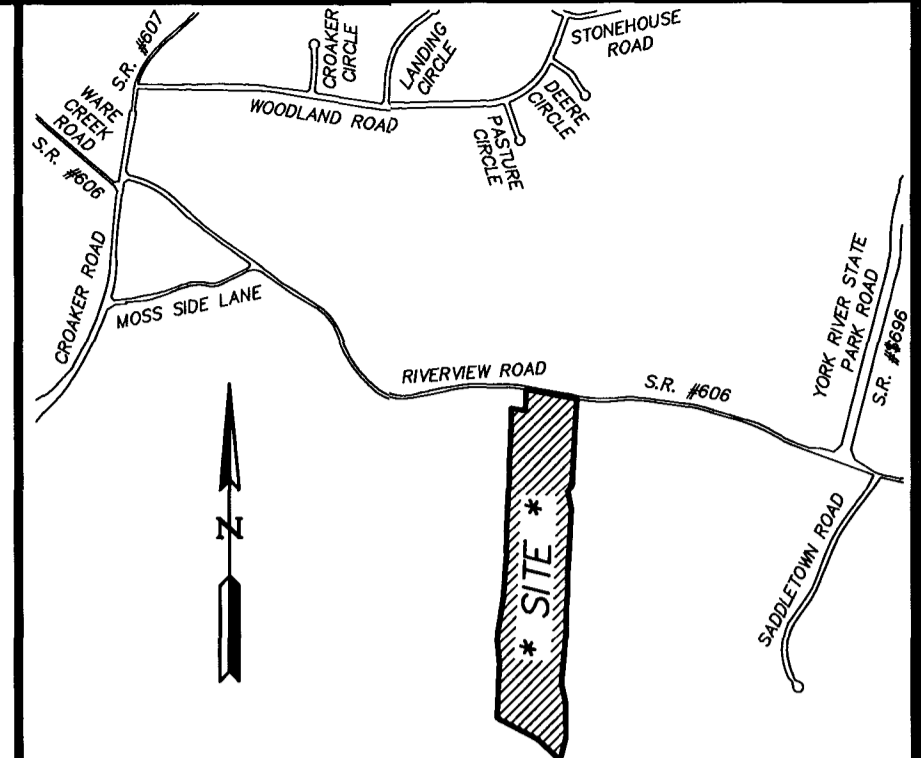
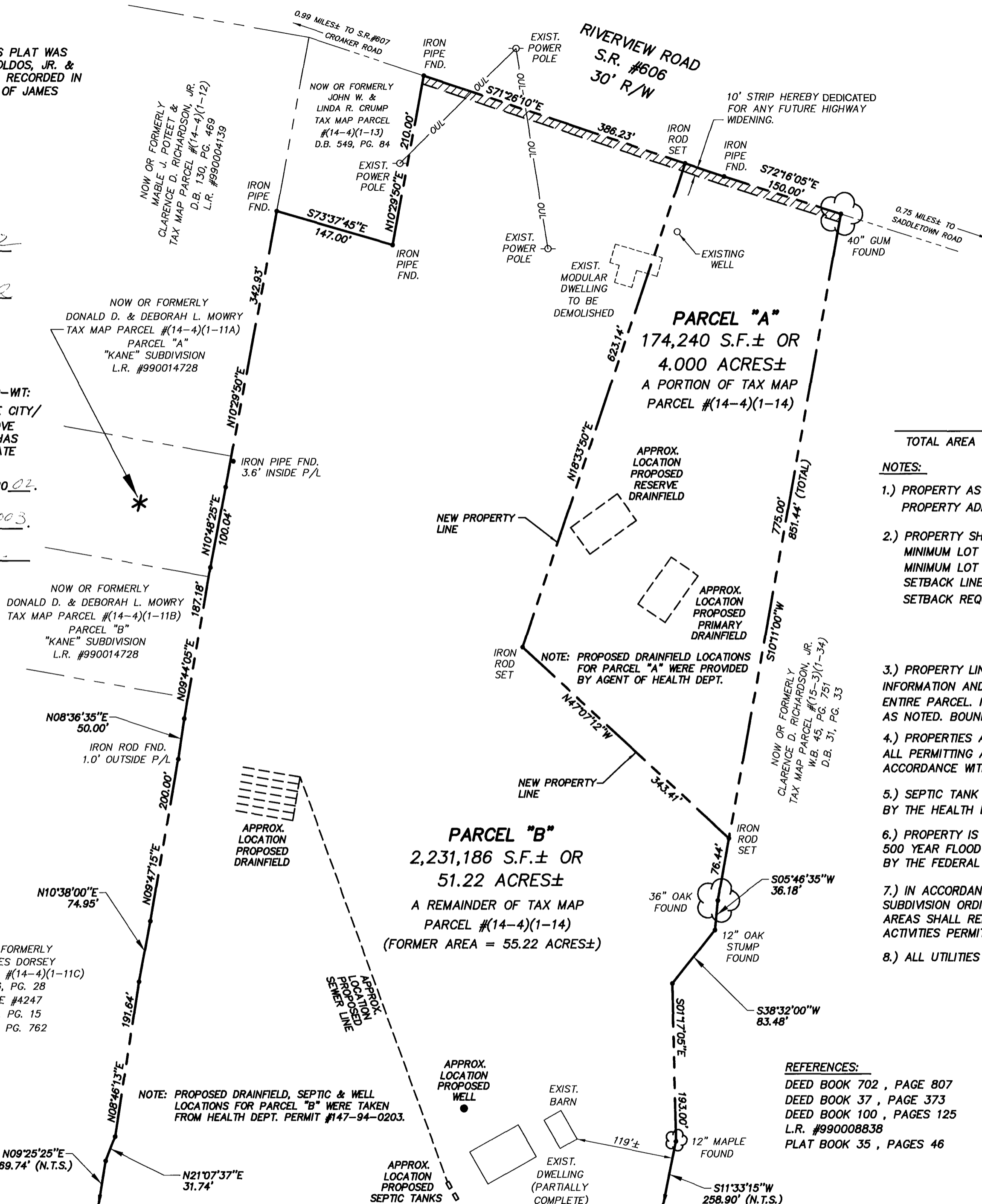
STATE OF VIRGINIA, CITY/COUNTY OF JACKSON, TO-WIT: I, Dorothy J. Ford A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON(S) WHOSE NAME(S) IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID. GIVEN UNTO MY HAND THIS 10th DAY OF June, 2002. MY COMMISSION EXPIRES September 30, 2003.



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.

Ronald W. Eads, L.S. 3-14-02 DATE



VICINITY MAP SCALE: 1"=2,000'±

AREA TABULATION
PARCEL 1 = 2,231,186 S.F.± OR 51.22 ACRES±
PARCEL 2 = 174,240 S.F.± OR 4.00 ACRES±
TOTAL AREA SUBDIVIDED = 2,405,426 S.F.± OR 55.22 ACRES±

NOTES:

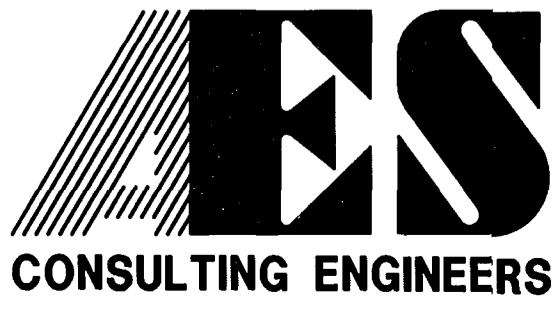
- 1.) PROPERTY AS SHOWN IS ALL OF TAX MAP PARCEL #(14-4)(1-14). PROPERTY ADDRESS: #5193 RIVERVIEW ROAD.
2.) PROPERTY SHOWN ARE CURRENTLY ZONED "A-1" - AGRICULTURAL. MINIMUM LOT SIZE = 3 ACRES...
3.) PROPERTY LINES AS SHOWN ARE BASED ON RECORD AND OTHER AVAILABLE INFORMATION...
4.) PROPERTIES ARE TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS...
5.) SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
6.) PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN)...
7.) IN ACCORDANCE WITH SECTION 19-29 (g) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE...
8.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

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: William Jordan, July 29, 2002
VA. DEPT. OF HEALTH
Subdivision Agent of James City County: [Signature], 7/29/2002
VA. DEPT. OF TRANSPORTATION

REFERENCES:
DEED BOOK 702, PAGE 807
DEED BOOK 37, PAGE 373
DEED BOOK 100, PAGES 125
L.R. #990008838
PLAT BOOK 35, PAGES 46

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

PLAT OF SUBDIVISION
ON PROPERTY BEING 55.22 ACRES±
OWNED BY
JOHN ZSOLDOS, JR. AND SUSAN H. ZSOLDOS
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

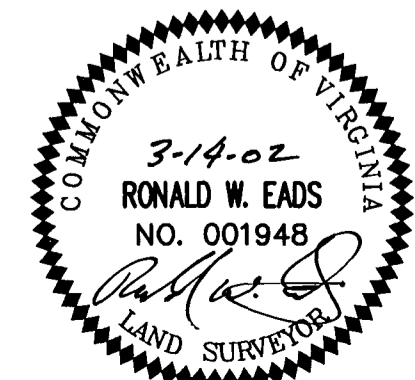


Table with columns for No., DATE, REVISION / COMMENT / NOTE, and BY. Includes entry for 5/15/02: REVISED PER COUNTY COMMENTS, JFS.

Table with columns for Designed (AES), Drawn (RWE), Scale (1" = 100'), Date (03/14/02), Project No. (9145), and Drawing No. (1 OF 1).