

#060024395

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON THIS PLAT AND KNOWN AS LOT 8, BLOCK "C", SECTION ONE, RIVERVIEW PLANTATION IS WITH FREE CONSENT AND IN ACCORDANCE WITH OF THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Robert K. Study 9/20/06
 ROBERT K. STUDY - OWNER DATE
Julie M. Study 9/20/06
 JULIE M. STUDY - OWNER DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY, I, JEROLD R. ABRAHAM, 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 HAND THIS 20th DAY OF September, 2006.
 MY COMMISSION EXPIRES 11-30-2010
Jerold R. Abraham
 NOTARY PUBLIC

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON THIS PLAT AND KNOWN AS LOT 9, BLOCK "C", SECTION ONE, RIVERVIEW PLANTATION IS WITH FREE CONSENT AND IN ACCORDANCE WITH OF THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Richard McLean 9/20/06
 RICHARD McLEAN - OWNER DATE
Holly A. McLean 9-20-06
 HOLLY A. McLEAN - OWNER DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY, I, JEROLD R. ABRAHAM, 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 HAND THIS 20th DAY OF September, 2006.
 MY COMMISSION EXPIRES 11-30-2010
Jerold R. Abraham
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE - LOT 8

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAM WESTERFIELD MARTIN TO ROBERT K. & JULIE M. STUDY BY DEED DATED FEBRUARY 17, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN INSTRUMENT #050007710.

CERTIFICATE OF SOURCE OF TITLE - LOT 9

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WALTER SCOTT & CRYSTALYNN MOWRY TO RICHARD & HOLLY A. McLEAN BY A DEED DATED MAY 3rd, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT #060010416.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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 PLATING OF SUBDIVISIONS WITHIN THE CITY.

9-15-06 DATE *Chl A Calhoun*
 CHARLES A. CALHOUN, L.S. #002554

CERTIFICATE OF APPROVAL

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

9-19-06 DATE *Walter J. Mowry*
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 9/25/06 DATE *[Signature]*
 SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

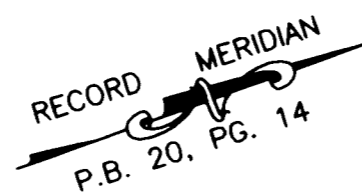
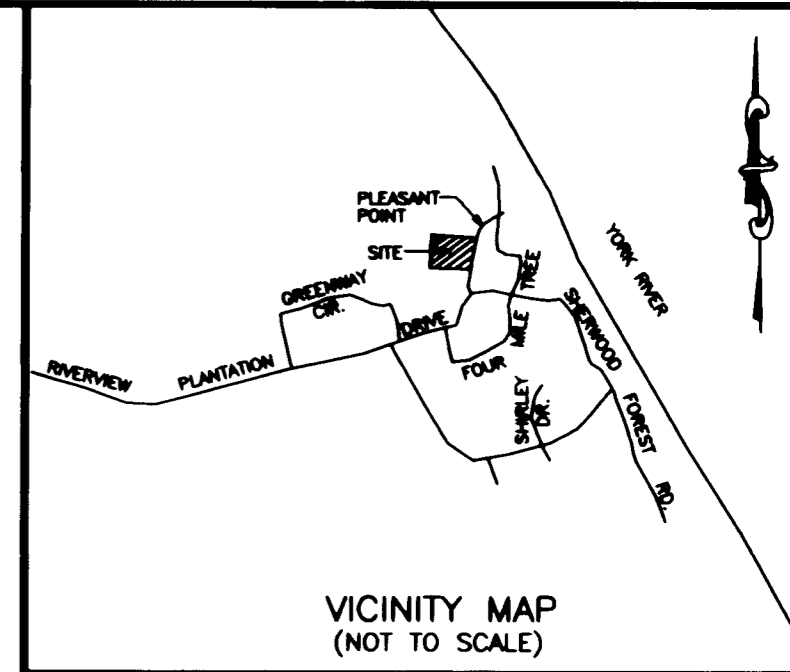
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 20th DAY OF September, 2006.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:11 P.M.
 INSTRUMENT # 060024395

TESTE RENEE B. WOOLRIDGE, CLERK OF CIRCUIT COURT by *Dawn R. Manton*
 CLERK Deputy Clerk

PROPERTY INFORMATION

TOTAL AREA OF ADJUSTMENT = AS SHOWN
 LOTS 8 & 9, BLOCK "C", SECTION ONE, RIVERVIEW PLANTATION
 PARCEL ID: LOT 8 - # 164300008
 LOT 9 - # 164300009
 ADDRESS : #109 PLEASANT POINT (LOT 8)
 #107 PLEASANT POINT (LOT 9)
 ZONING DISTRICT: R1
 SETBACK REQUIREMENTS :
 FRONT YARD : 40' (60' FROM C/L OF STREET)
 MINIMUM SIDE YARD = 15'
 MINIMUM REAR YARD = 35'

N/F
 OBEDIAH, JR. & BRENDA A. ANDREWS
 D.B. 724, PG. 418
 LOT 3, BLOCK 1, SECTION 4
 RIVERVIEW PLANTATION
 P.B. 57, PG. 18
 PARCEL ID. # 164090003



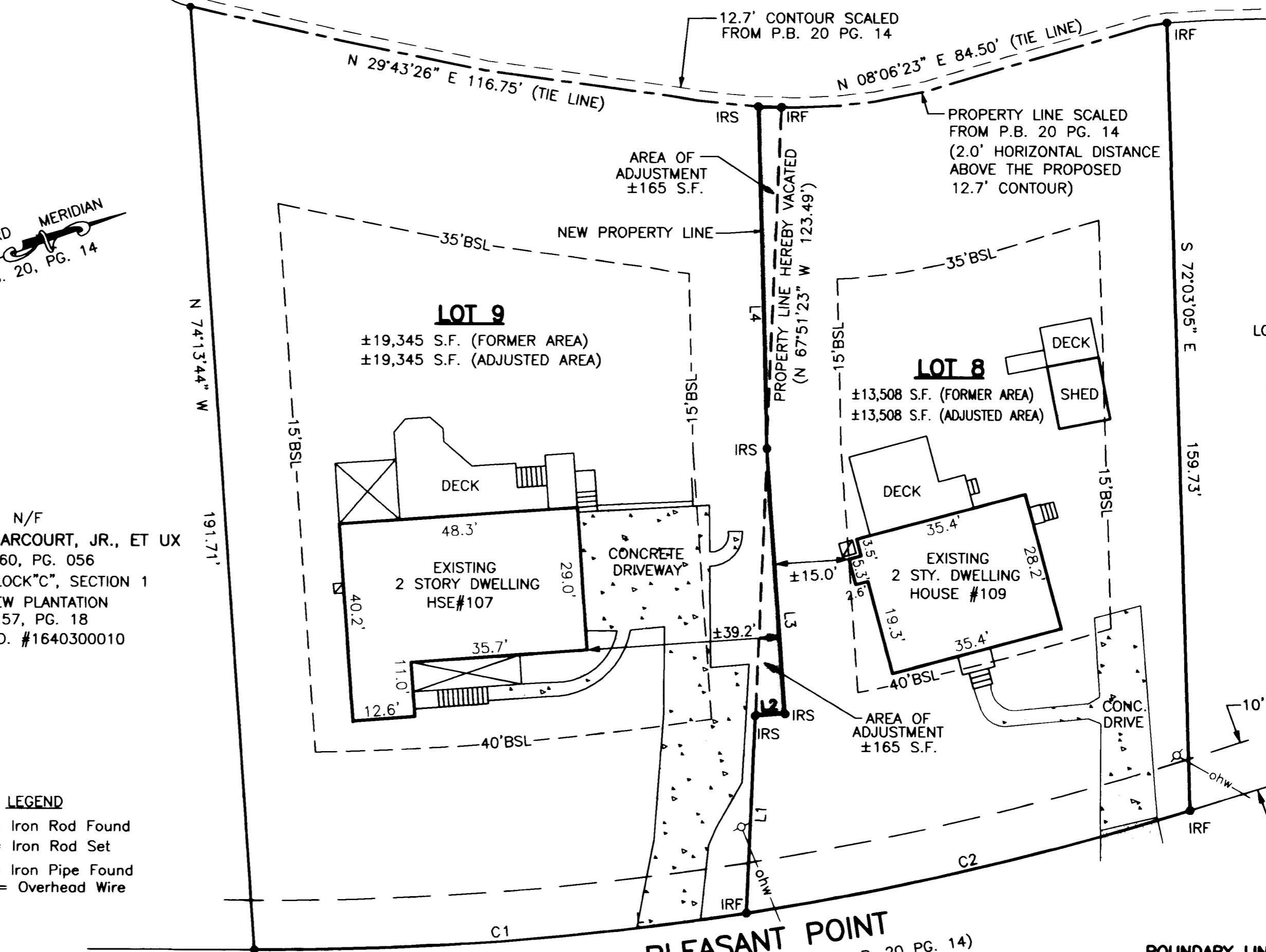
N/F
 ROBERT M. HARCOURT, JR., ET UX
 D.B. 460, PG. 056
 LOT 10, BLOCK "C", SECTION 1
 RIVERVIEW PLANTATION
 P.B. 57, PG. 18
 PARCEL ID. #1640300010

LEGEND

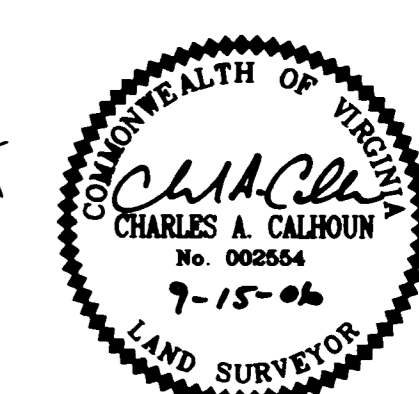
IRF = Iron Rod Found
 IRS = Iron Rod Set
 IPF = Iron Pipe Found
 ohw = Overhead Wire

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS, ETC. AFFECTING PROPERTY.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY, HOWEVER, ALL IMPROVEMENTS MAY NOT BE SHOWN.
- WETLANDS AND RPA, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- PARCELS SHOWN ARE CURRENTLY SERVED BY PUBLIC WATER & PRIVATE SEWER.
- PARCELS LIE IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #510201 0025 B DATED FEBRUARY 6, 1991.



N/F
 ROBERT M. McCARTNEY
 INSTR. # 970006493
 LOT 7, BLOCK "C", SECTION 1
 RIVERVIEW PLANTATION
 P.B. 57, PG. 18
 PARCEL ID. #164030007



NUMBER	DIRECTION	DISTANCE
L1	S 67°51'23" E	40.00'
L2	S 15°29'12" W	6.10'
L3	S 74°18'46" E	53.91'
L4	S 71°47'18" E	69.31'

NUMBER	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD
C1	09°06'12"	S 15°25'09" W	50.11	629.40	100.00	99.90
C2	08°24'18"	S 06°39'54" W	46.25	629.40	92.33	92.25

BOUNDARY LINE ADJUSTMENT PLAT
LOTS 8 AND 9, BLOCK "C", SECTION 1
RIVERVIEW PLANTATION
 LOCATED IN THE STONEHOUSE MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 DATE: 9/15/06 SCALE: 1"=20' JOB #06-273

LandTech Resources, Inc.
 Surveying • Mapping • Land Design
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