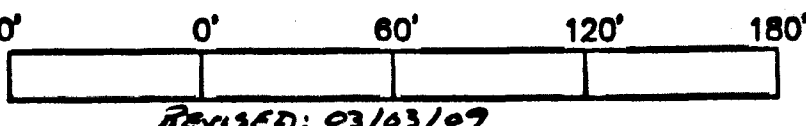


VICINITY MAP 1"=2000'

- NOTES CONTINUED:
14. ALL OUTDOOR SIGNS ON THE PROPERTIES WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.
  15. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  16. ALL CORNERS SHALL BE MARKED WITH IRON RODS AS PROVIDED FOR IN SECTION 19-34.
  17. THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE. COMMUNITY PANEL #010201 00108.
  18. OWNER NEEDS TO SECURE AND LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATES RIGHT OF WAY.
  19. PUBLIC WATER IS AVAILABLE FOR BOTH LOTS.

PLAT OF SUBDIVISION  
ON PROPERTY BEING  
**PARCEL C, SECTION 8  
RIVERVIEW PLANTATION**  
LOCATED IN JAMES CITY COUNTY,  
VIRGINIA  
SCALE: 1"=60' DATE: 06/03/2008  
J.N. 335.6



Revised: 03/03/09

**OWNER'S CERTIFICATE:**

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

DATE: 3/5/09

SIGNATURE: [Signature]  
NAME PRINTED: HARRIET M. HARRIS

DATE: 3/05/09

SIGNATURE: [Signature]  
NAME PRINTED: PAUL N. HARRIS

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF JAMES CITY, I, Terry Costello, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 9<sup>th</sup> DAY OF March, 2009.

SIGNATURE: [Signature] # 7153829  
MY COMMISSION EXPIRES April 30, 2011

PARCEL ID#1640100003  
STIEFFEN CO., L.L.C.  
DOC.#000000339

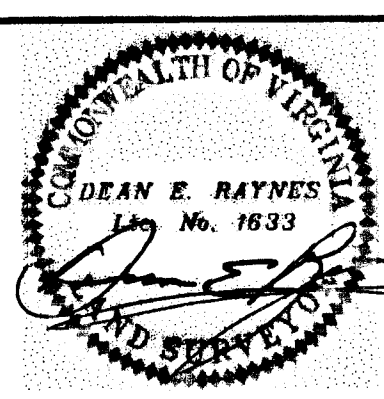
NUM	BEARING	DISTANCE
L1	S28°57'19"E	36.24'
L2	S3°54'32"E	50.64'
L3	S16°57'07"E	36.14'
L4	S1°00'37"E	52.71'
L5	S0°29'02"E	64.26'
L6	S22°16'47"E	89.93'
L7	S37°29'32"E	56.82'
L8	S19°23'05"E	98.29'
L9	S4°23'09"E	31.46'
L10	S24°59'45"E	92.39'

**CERTIFICATE OF SOURCE OF TITLE:**  
THE PROPERTY SHOWN HEREON WAS CONVEYED BY YORKVIEW PLANTATION INC. TO PAUL N. & HARRIET M. HARRIS BY DEED DATED 04/18/1991 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DEED BOOK 512, PAGE 834.

DRAINFIELD AREA PER ANN RUFF AOSE. SOIL BORINGS WERE FIELD LOCATED.

**SURVEYORS CERTIFICATION:**  
I HEREBY CERTIFY THAT TO THE BEST OF MY BELIEF OR KNOWLEDGE, THIS PLAT COMPLIES WITH ALL OF THE ORDINANCES OF JAMES CITY COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY. 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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

SIGNATURE: [Signature] DATE: 3/3/08  
DEAN E RAYNES, CLS #1633



HIS LAND SURVEYING, INC.  
P.O. BOX 100  
PROVIDENCE FORGE VIRGINIA 23140  
(804) 966-7017

**CERTIFICATE OF APPROVAL:**

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

DATE: 3/5/09 SIGNATURE: [Signature]  
VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE: March 5, 2009 SIGNATURE: [Signature]  
VIRGINIA DEPARTMENT OF HEALTH

DATE: 3/6/09 SIGNATURE: [Signature]  
SUBDIVISION AGENT OF JAMES CITY COUNTY

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	11°40'44"	111.55'	547.27'	S25°00'48"E	111.36'

**AOSE CERTIFICATION:**  
THIS SUBDIVISION IS CERTIFIED AS BEING IN COMPLIANCE WITH THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., THE REGULATIONS) BY: ANN RUFF AOSE #261 AND SUBDIVISION APPROVAL IS BASED UPON THAT CERTIFICATION. FURTHER, THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.  
THIS SUBDIVISION WAS NOT SUBMITTED TO OR REVIEWED BY THE HEALTH DEPARTMENT BECAUSE, IN ACCORDANCE WITH SECTION 32.1-163.5 OF THE CODE OF VIRGINIA, THE HEALTH DEPARTMENT IS REQUIRED TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AUTHORIZED ON-SITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT.  
PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE AND RESERVE FOR A "TRADITIONAL" ON-SITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF APPROVAL.  
THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ON-SITE SEWAGE SYSTEMS AND MAY NOT RECEIVE A CONSTRUCTION PERMIT FROM THE HEALTH DEPARTMENT.

CERTIFICATION: 261  
AOSE/PE NAME: \_\_\_\_\_  
CERTIFICATION OR LICENSE NUMBER: 261  
AOSE/PE SIGNATURE: [Signature] DATE: 3/9/09

- NOTES:
1. THIS PROPERTY IS ZONED R-1.
  2. LOTS ARE SERVED BY PUBLIC WATER AND INDIVIDUAL SEPTIC SYSTEM.
  3. LOT C-1 HAS EXISTING SEPTIC SYSTEM.
  4. THE BOUNDARY LINES SHOWN HEREON REPRESENT AN IN THE FIELD BOUNDARY SURVEY.
  5. TOTAL AREA = 6.25 AC.
  6. NUMBER OF LOTS = 2
  7. AREA IN LOTS 8.55 AC.
  8. PROPERTY IS TAX PARCEL ID #1640700010.
  9. PROPERTY ADDRESS: 100 MOUNT PLEASANT DRIVE.
  10. WETLANDS AND LANDS WITHIN THE RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-70(1) OF THE JAMES CITY COUNTY CODE.
  11. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENT SHOWN ON THIS PLAT SHALL REMAIN PRIVATE.
  12. SEPTIC AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
  13. THE LOTS IN THIS SUBDIVISION ARE IN RIVERVIEW SANITARY DISTRICT. A CONNECTION FEE OF FIVE THOUSAND DOLLARS APPLIES WITHIN THE DISTRICT.
  14. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
  15. WATERLINE SERVING LOT C-2 TO RUN FROM PROPOSED WATER METER TO LOT WITHIN 30' INGRESS/EGRESS EASEMENT.

PARCEL ID#164070001A  
SCOTT F. THOMAS  
P-A-S-6 RIVERVIEW  
PLANTATION  
DOC.#980005200



090006859

PARCEL ID#1640100004  
UNITED STATES OF AMERICA  
"CAMP PEARY"

City of Williamsburg & County of James City  
Circuit Court - This PLAT was recorded on  
4 March 2009  
at 4:03 AM/PM, PG. 1  
DOCUMENT # 090006859  
BETSY B. WOOLRIDGE, CLERK  
[Signature] Clerk

Large/Small Plat(s) Recorded  
Herewith as # 090006859