

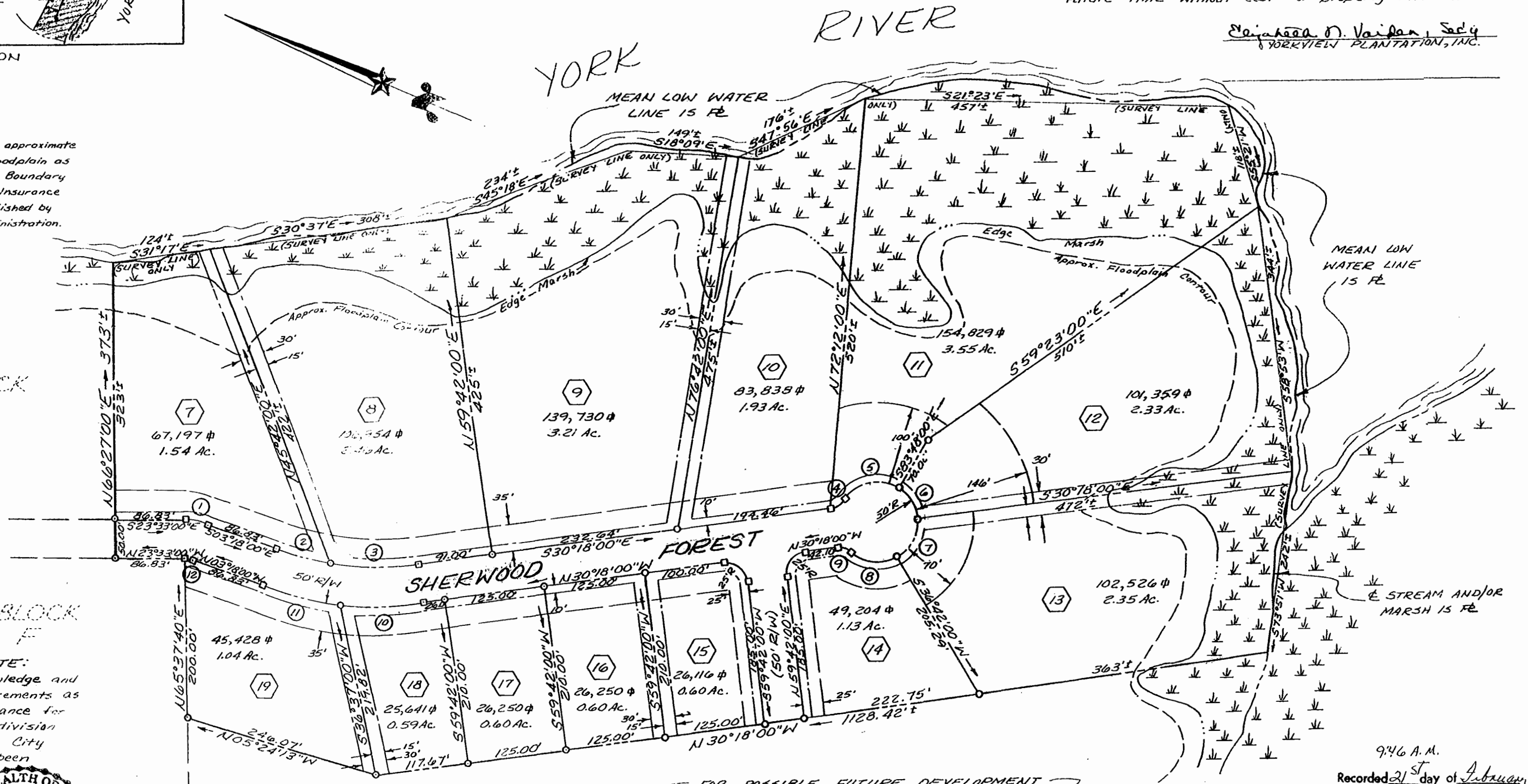
AVERAGE LOT SIZE = 76,422 sq ft  
 MINIMUM LOT SIZE = 25,000 sq ft  
 TOTAL AREA LOTS = 955,332 sq ft  
 TOTAL AREA R/W = 65,044 sq ft  
 TOTAL AREA = 1,020,376 sq ft  
 PROPERTY IS ZONED "K"

SOURCE OF TITLE: Title to the land being subdivided as shown was granted to Yorkview Plantation, Inc., by Deed from Riverview Plantation, Inc., in James City County, Virginia, in Deed Book 92, page 632, dated October 4, 1963, as required by law.

This Plat of Subdivision is with the free consent and in accordance with the desires and wishes of the undersigned owners and proprietors. The dedication of the streets and easements within the limits of this subdivision are of the width and extent shown in this plat. The easements shown hereon are subject to the right of the owners and developers to establish alleys, drainage and utilities as shown on said easements at any future time without cost for property involved.

Deborah D. Vaipan, Sec'y  
 YORKVIEW PLANTATION, INC.

NOTE: Floodplain Contour is approximate and represents a 100 year floodplain as taken from the Flood Hazard Boundary Map (FHBM) and the Flood Insurance Rate Map (FIRM), both published by the National Insurance Administration.



SECTION 3

BLOCK E

BLOCK F

SURVEYOR'S CERTIFICATE:  
 To the best of my knowledge and belief all of the requirements as set forth in the Ordinance for approving plats of subdivision for recordation in James City County, Virginia, have been complied with.



Roger D. Spearman

NO.	Δ	RAD	ARC	TAN	CHORD	CH. BEARING
1	20°15'00"	98.75	34.90	17.63	34.72	S13°25'30"E
2	10°39'18"	391.53	72.81	36.51	72.71	S08°37'39"E
3	16°20'42"	391.53	111.69	56.23	111.32	S22°07'39"E
4	48°11'23"	25.00	21.03	11.18	20.41	S54°23'41"E
5	84°41'23"	50.00	73.91	45.57	67.36	S36°08'41"E
6	53°30'00"	50.00	46.69	25.20	45.01	S32°57'00"W
7	67°00'00"	50.00	58.47	33.09	55.19	N86°48'00"W
8	71°11'23"	50.00	62.12	35.79	58.21	N17°42'18"W
9	48°11'23"	25.00	21.03	11.18	20.41	N06°12'18"W
10	12°45'19"	441.53	98.29	49.35	98.09	N23°55'21"W
11	14°14'41"	441.53	109.77	55.17	109.49	N10°25'21"W
12	20°15'00"	48.75	17.23	8.71	17.14	N13°25'30"W

STATE OF VIRGINIA, COUNTY OF JAMES CITY, I, Cheryl L. Voliva, a Notary Public, do certify that the persons whose names are signed to the writing hereon have acknowledged the same before me in my County aforesaid. Given under my hand this 21st day of April, 1978.

Cheryl L. Voliva, ex Cheryl L. White  
 My Commission expires July 23, 1978

NOTES:  
 1) Drainage & Utility Easements shown thus:  
 2) Front Building Setback Lines shown thus:  
 (Front BSL is 35' except where noted otherwise; Side BSL is 15'.)

CERTIFICATE OF APPROVAL:  
 This subdivision known as "RIVERVIEW PLANTATION, SECTION 3, BLOCK E, PART TWO" is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Ernest Beagle, Health Officer, 1-4-79  
 J. D. Hall, Highway Department, 12-29-78  
 Henry H. Stephens, Agent of Governing Body, 2-20-79

Revised: April 20, 1978  
 Revised: August 3, 1978  
 JOB 232 SHEET NO. 1 OF 4

9:46 A.M.  
 Recorded 21st day of February 1979  
 in D. B. No. 192, pages 46  
 J. C. Clatten, Clerk  
 By Claudia B. Blake, Dep. Clerk

SUBDIVISION PLAT  
 RIVERVIEW PLANTATION  
 SECTION 3  
 BLOCK E - PART TWO

YORKVIEW PLANTATION, INC. - OWNERS & DEVELOPERS  
 located in JAMES CITY COUNTY, VIRGINIA  
 Date: MARCH 2, 1978

Scale: 1" = 100'  
 prepared by SPEARMAN & ASSOCIATES, INC. - LAND SURVEYING  
 706 RICHMOND ROAD  
 WILLIAMSBURG, VIRGINIA

