

LOT CURVE DATA

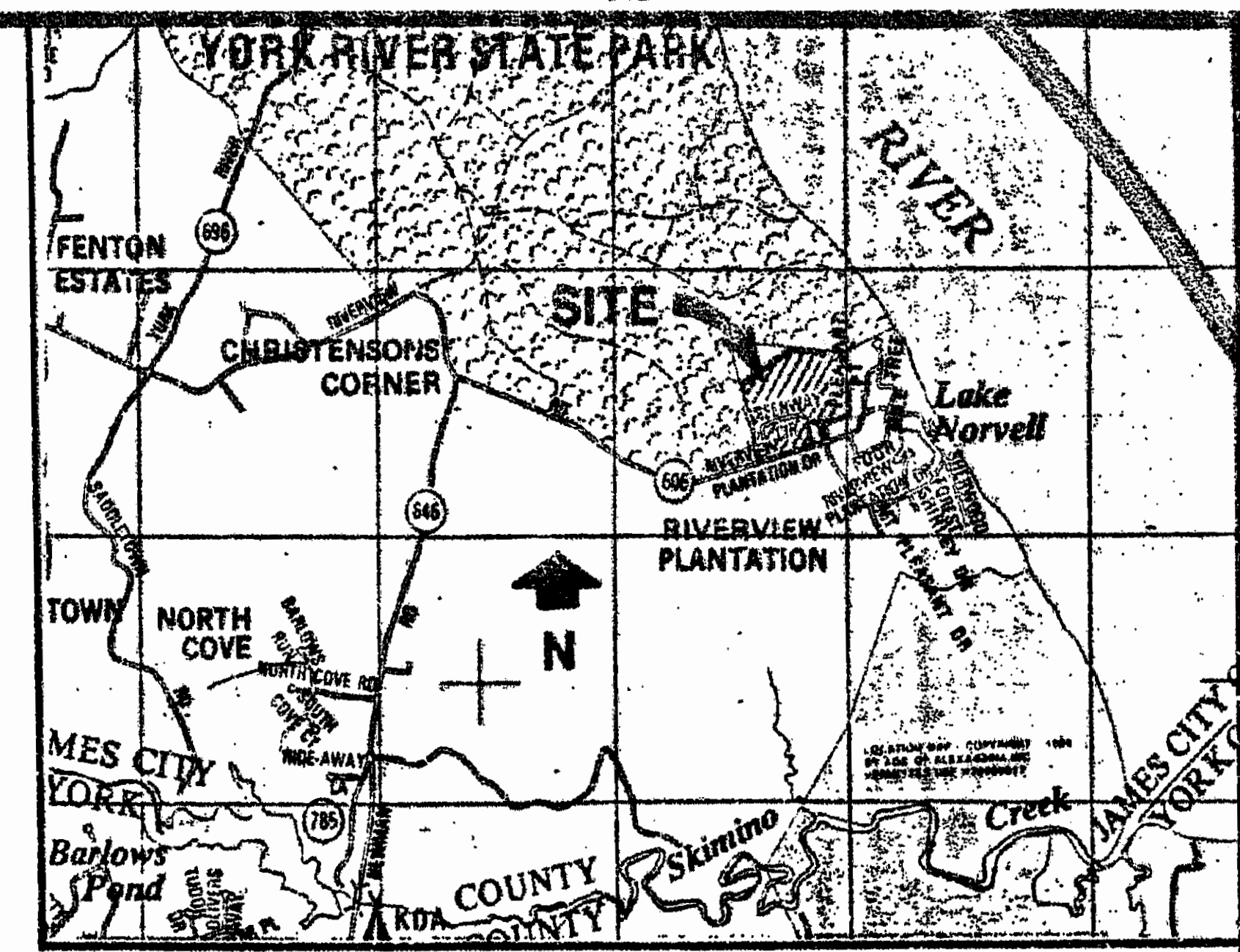
| NO. | DELTA     | RADIUS  | LENGTH | TANGENT | CHORD  | CHORD BEARING |
|-----|-----------|---------|--------|---------|--------|---------------|
| 1   | 90°00'00" | 20.00'  | 31.42' | 20.00'  | 28.28' | S60°45'17"E   |
| 2   | 88°14'16" | 20.00'  | 30.80' | 19.39'  | 27.85' | S28°21'51"W   |
| 3   | 17°27'53" | 170.00' | 51.82' | 26.11'  | 51.62' | N81°12'56"E   |
| 4   | 10°41'59" | 170.00' | 31.75' | 15.92'  | 31.70' | S84°42'08"E   |
| 5   | 10°20'40" | 465.00' | 83.95' | 42.09'  | 83.84' | S74°10'49"E   |
| 6   | 11°19'30" | 190.00' | 37.56' | 18.84'  | 37.49' | S74°40'14"E   |
| 7   | 25°12'12" | 190.00' | 83.58' | 42.48'  | 82.91' | N81°36'35"W   |
| 8   | 25°12'11" | 140.00' | 61.58' | 31.30'  | 61.09' | N81°36'34"W   |
| 9   | 02°25'13" | 515.00' | 21.76' | 10.88'  | 21.75' | N70°13'05"W   |

R/W/ CURVE DATA

| NO. | DELTA      | RADIUS | LENGTH  | TANGENT  | CHORD   | CHORD BEARING |
|-----|------------|--------|---------|----------|---------|---------------|
| A   | 90°00'00"  | 20.00' | 31.42'  | 20.00'   | 28.28'  | S60°45'17"E   |
| B   | 90°00'00"  | 20.00' | 31.42'  | 20.00'   | 28.28'  | N29°14'43"E   |
| C   | 78°27'24"  | 20.00' | 27.39'  | 15.33'   | 25.30'  | N54°58'59"W   |
| D   | 19°30'05"  | 50.00' | 17.03'  | 8.60'    | 16.95'  | S18°20'22"E   |
| E   | 178°56'02" | 50.00' | 156.15' | 5374.73' | 100.00' | S80°53'05"W   |
| F   | 90°00'00"  | 20.00' | 31.42'  | 20.00'   | 28.28'  | S29°14'43"W   |

MAGNETIC

200 0 200  
SCALE IN FEET



LOCATION MAP SCALE: 1"=4000'

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RIVERVIEW PLANTATION, INC. TO YORKVIEW PLANTATION, INC. DATED OCTOBER 4, 1968, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 42, PAGE 692.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RIVERVIEW PLANTATION, SECTION 4, BLOCK H AND I IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Elizabeth N. Vaiden 3/12/93  
ELIZABETH N. VAIDEN, SECRETARY  
YORKVIEW PLANTATION, INC. DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY/COUNTY OF JAMES CITY, I, WILLIAM F. MATTOX, 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 12th DAY OF March, 1993 MY COMMISSION EXPIRES 9/30/95  
Signature: William F. Mattox

ENGINEER OR SURVEYOR'S 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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

March 11, 1993  
DATE  
G. T. WILSON, JR. C.L.S.

CERTIFICATE OF APPROVAL

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

3/21/93  
DATE  
Virginia Department of Transportation  
4/7/93  
DATE  
James H. Bowers  
Virginia Department of Health  
7/14/93  
DATE  
SUBDIVISION AGENT OF JAMES CITY COUNTY

NOTE:

APPROVAL OF THIS RESUBDIVISION OF EXISTING LOTS DOES NOT CONSTITUTE APPROVAL OF SEPTIC AND WATER SYSTEMS FOR LOTS 1-4 BLOCK H. THE JAMES CITY COUNTY HEALTH DEPARTMENT HAS NOT REVIEWED NOR APPROVED SEPTIC OR WELL SITES FOR LOTS 1-4 BLOCK H.

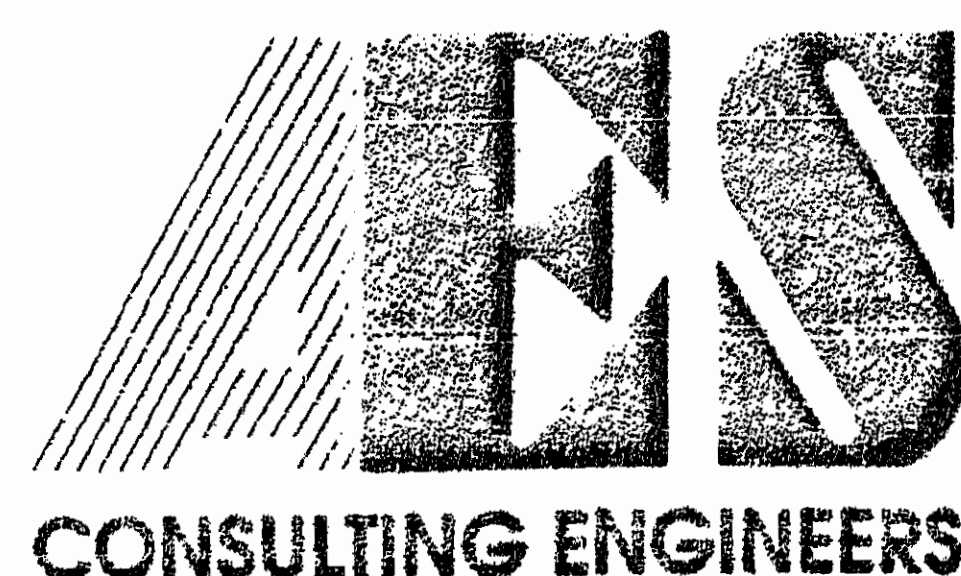
NOTE: LOTS 5 & 6 BLOCK H ARE NOT PART OF THE RESUBDIVISION - LOTS 5 & 6 EXIST AS RECORDED IN PLAT BOOK 40, PAGE 92

PLAT RECORDED IN  
P.D. NO. 57, PAGE 18

| RIVERVIEW PLANTATION<br>SECTION 4<br>BLOCK "H" AND "I" |                |       |
|--------------------------------------------------------|----------------|-------|
|                                                        | S.F.±          | AC.±  |
| BLOCK "H"                                              | 335,867        | 7.72  |
| BLOCK "I"                                              | 2,330,571      | 53.50 |
| R/W                                                    | 23,829         | 0.55  |
| TOTAL AREA SECTION 4                                   | 2,690,267      | 61.77 |
| BLOCK "H"                                              |                |       |
| NUMBER OF LOTS                                         | 4              |       |
| AVERAGE LOT SIZE                                       | 83,967         | 1.93  |
| DENSITY                                                | 0.52 LOTS/ACRE |       |
| BLOCK "I"                                              |                |       |
| NUMBER OF LOTS                                         | 3              |       |
| AVERAGE LOT SIZE                                       | 776,857        | 17.83 |
| DENSITY                                                | 0.06 LOTS/ACRE |       |

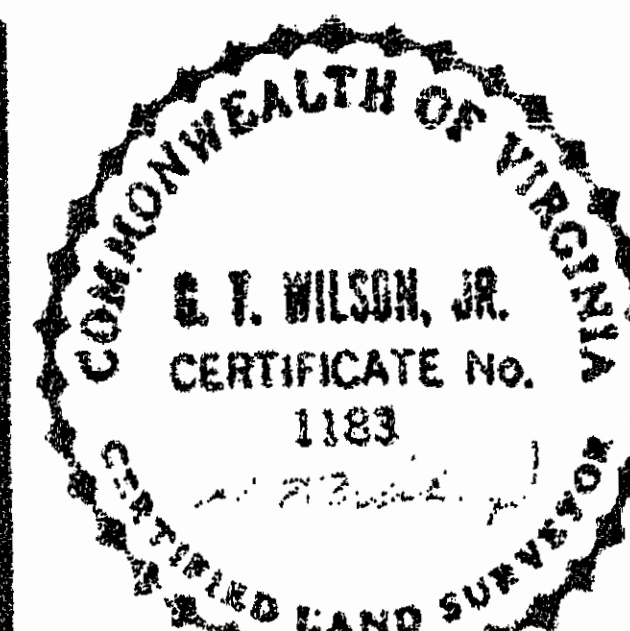
GENERAL NOTES

- PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1.
- LOTS 1-4, BLOCK H SHALL BE SERVED BY PRIVATELY OWNED CENTRAL WATER SYSTEMS AND LOTS 1-3, BLOCK I SHALL BE SERVED BY INDIVIDUAL WELLS. ALL LOTS SUBDIVIDED BY THIS PLAT SHALL BE PROVIDED SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANK AND DRAINFIELD SYSTEMS.
- MINIMUM LOT SIZE = 20,000 SQUARE FEET.
- SETBACK REQUIREMENTS:  
FRONT - 35 FEET  
SIDE - 15 FEET  
REAR - 35 FEET
- FRONTAGE REQUIREMENTS:  
\* LOTS UP TO 43,560 SQUARE FEET SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET.  
\* LOTS MORE THAN 43,560 SQUARE FEET SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 150 FEET.



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(804) 253-0040  
Fax (804) 220-8994

PLAT OF  
RESUBDIVISION OF SECTION 4 BLOCK H,  
VACATION OF GREENWAY CIRCLE RIGHT-OF-WAY AND  
SUBDIVISION OF SECTION 4 BLOCK I  
**RIVERVIEW PLANTATION**  
DEVELOPER: YORKVIEW PLANTATION, INC.  
JAMES CITY COUNTY VIRGINIA



|                       |                           |
|-----------------------|---------------------------|
| Designed<br>GAM/HWP   | Drawn<br>RMJ              |
| Scale<br>1"=200'      | Date<br>3/3/93            |
| Project No.<br>6004-4 |                           |
| Drawing No.<br>1 of 1 |                           |
| No. DATE              | REVISION / COMMENT / NOTE |
|                       | BY                        |

|                       |                |
|-----------------------|----------------|
| Designed<br>GAM/HWP   | Drawn<br>RMJ   |
| Scale<br>1"=200'      | Date<br>3/3/93 |
| Project No.<br>6004-4 |                |
| Drawing No.<br>1 of 1 |                |