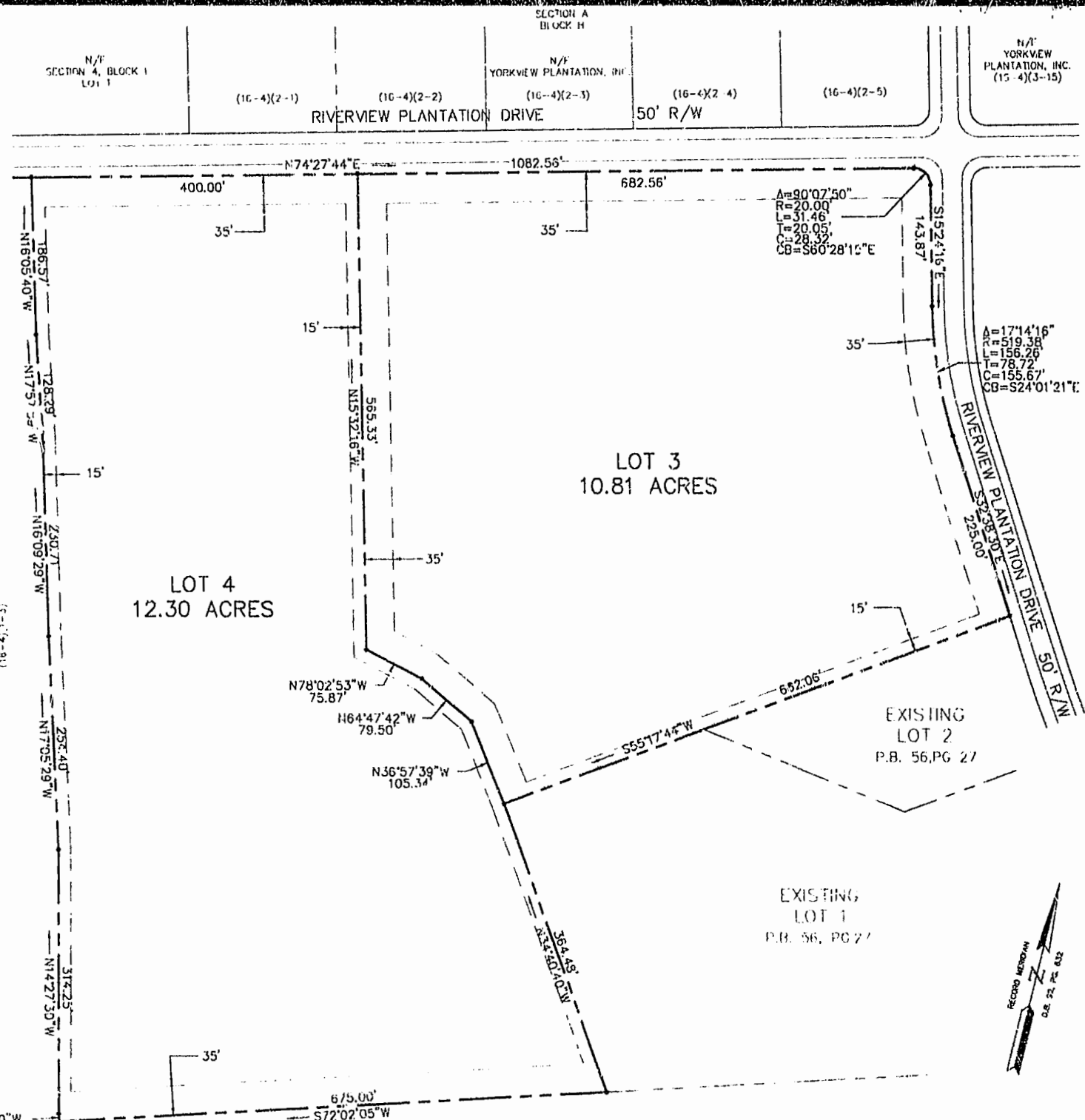


LOCATION MAP
SCALE: 1" = 2000'

TOTAL AREA SUBDIVIDED = 23.11 ACRES
TAX PARCEL NO. (16-4)(1-1)



CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RIVERVIEW PLANTATION, SECTION 5 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

2/10/94 DATE Elizabeth N. Vaiden
ELIZABETH N. VAIDEN, SECRETARY
YORKVIEW PLANTATION, INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, Pamela Dawn Callier, 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 10 DAY OF FEBRUARY, 1994.
MY COMMISSION EXPIRES AUGUST 31, 1997
Pamela Dawn Callier
SIGNATURE

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RIVERVIEW PLANTATION TO YORKVIEW PLANTATION BY DEED DATED OCTOBER 4, 1983 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 92, PAGE 632.

SURVEYOR'S STATEMENT

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.

JAN 14 1994 DATE G.T. Wilson, Jr.
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.

2/9/94 DATE Virginia Department of Transportation
2/8/94 DATE James H. Bowles
VIRGINIA DEPARTMENT OF HEALTH
2/23/94 DATE Subdivision Agent of James City County

BUILDING RESTRICTIONS

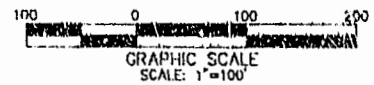
PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1.
LOTS ARE SERVED BY PUBLIC WATER SYSTEM AND INDIVIDUAL SEPTIC TANKS AND DRAINFIELD SYSTEM.
MINIMUM LOT SIZE ALLOWABLE = 20,000 SQ. FT.

FRONTAGE REQUIREMENTS:
-- LOTS UP TO 43,560 SQ. FT. SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET;
-- LOTS OF 43,560 SQ. FT. OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK OF 150 FEET.

YARD REGULATIONS:
-- FRONT: 35 FEET
-- SIDE: 15 FEET
-- REAR: 35 FEET

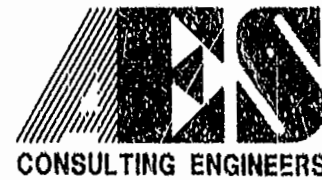
A=90°07'50"
R=20.00'
L=31.46'
T=20.05'
C=28.32'
CB=S60°28'15"E

A=17°14'16"
R=519.38'
L=156.26'
T=78.72'
C=155.67'
CB=S24°01'21"E



Recorded 25 FEBRUARY 1994
D.B. No. 673 150
Debra R. Roney Clerk

PLAT RECORDED IN
P.B. NO. 58 PAGE 90



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23186
(804) 253-0040
Fax (804) 220-8994

PLAT OF SUBDIVISION OF
RIVERVIEW PLANTATION
SECTION 5
LOTS 3 & 4
OWNER: YORKVIEW PLANTATION, INC.
JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Drafted GTW	Drawn CLJ
Scale 1"=100'	Date 12/10/93
Project No. 6004-5	
Drawing No. PLAT	