

LOCATION MAP

SCALE: 1" = 2000'

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 TRUSTEE'S.

21st April 1994 Elizabeth N. Vaiden
 DATE ELIZABETH N. VAIDEN, SECRETARY
 YORKVIEW PLANTATION, INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City
 Pamela D. Callis
 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 21st DAY OF April 19 94.
 MY COMMISSION EXPIRES August 31, 1997
 Pamela Dawn Callis
 SIGNATURE

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RIVERVIEW PLANTATION TO YORKVIEW PLANTATION BY DEED DATED OCTOBER 4, 1963 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.

4-28-94
 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.

4-28-94 Michael S. Taylor
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 7-6-94 David S. Callis
 DATE VIRGINIA DEPARTMENT OF HEALTH
 7/1/94
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

BUILDING RESTRICTIONS

PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1. LOTS ARE SERVED BY PRIVATE WELL AND INDIVIDUAL SEPTIC TANK AND DRAINFIELD SYSTEMS. MINIMUM LOT SIZE ALLOWABLE = 30,000 SQ. FT.

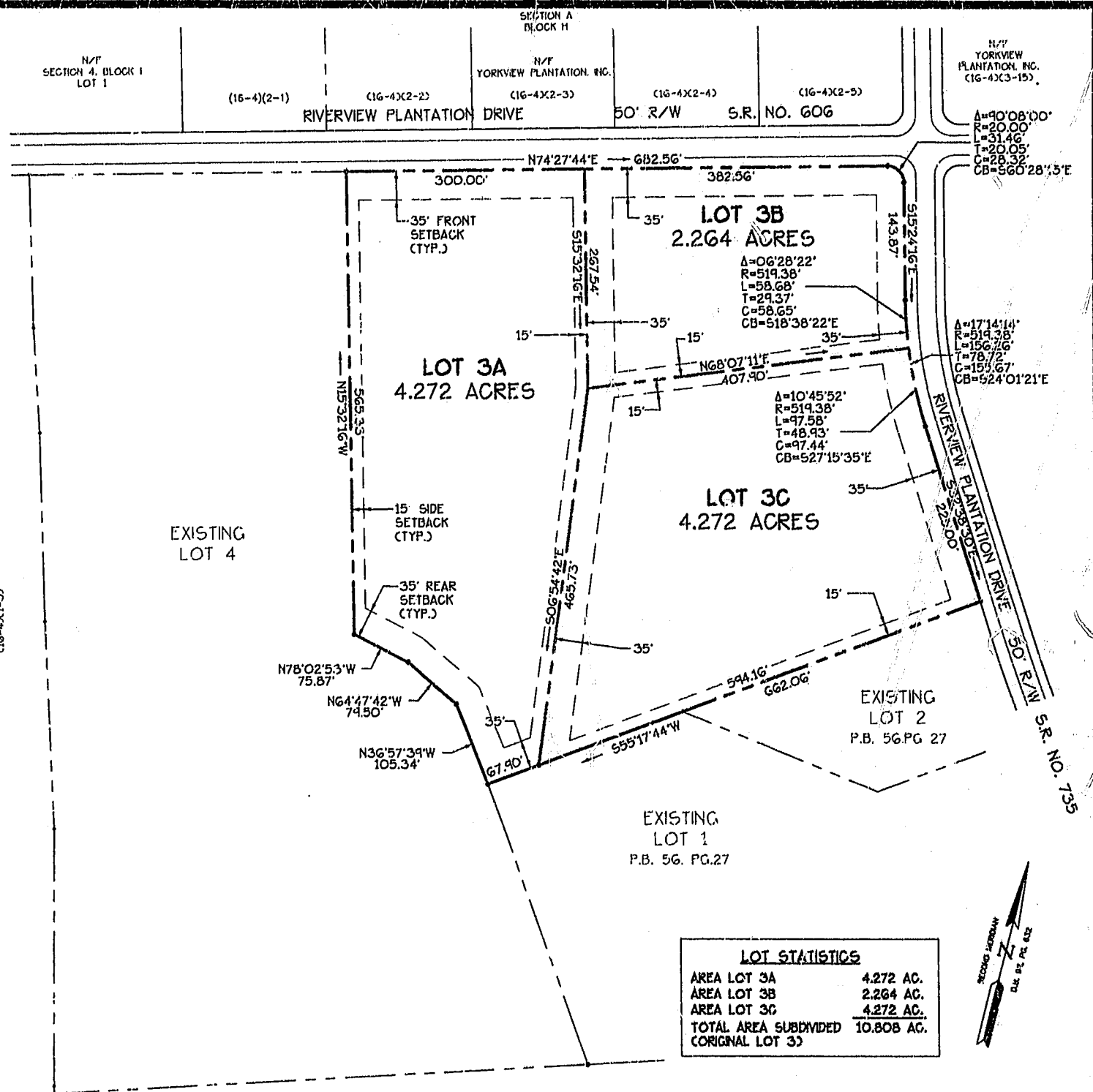
FRONTAGE REQUIREMENTS:

-- 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.

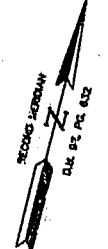
YARD REGULATIONS:

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

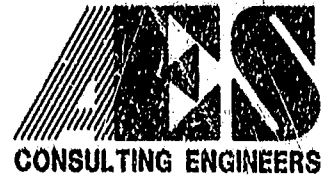
TOTAL AREA SUBDIVIDED = 10.81 ACRES
 TAX PARCEL NO. (16-4)C1-1



LOT STATISTICS	
AREA LOT 3A	4.272 AC.
AREA LOT 3B	2.264 AC.
AREA LOT 3C	4.272 AC.
TOTAL AREA SUBDIVIDED	10.808 AC.
ORIGINAL LOT 3C	



1:57 p.m.
 Recorded 27 day of July 1994
 B.D. No. 187 pages 804
 Release 5/1/94



25248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
 Fax (804) 220-8994

PLAT OF SUBDIVISION OF
 RIVERVIEW PLANTATION
 SECTION 5
 LOT 3
 OWNER: YORKVIEW PLANTATION, INC.
 JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
		PLAT RECORDED IN P.D. NO. 57 PAGE 73	

Designed	Drawn
CAH	CLJ
Scale	Date
1"=100'	3/28/94
Project No.	
6004-B	
Drawing No.	
PLAT	