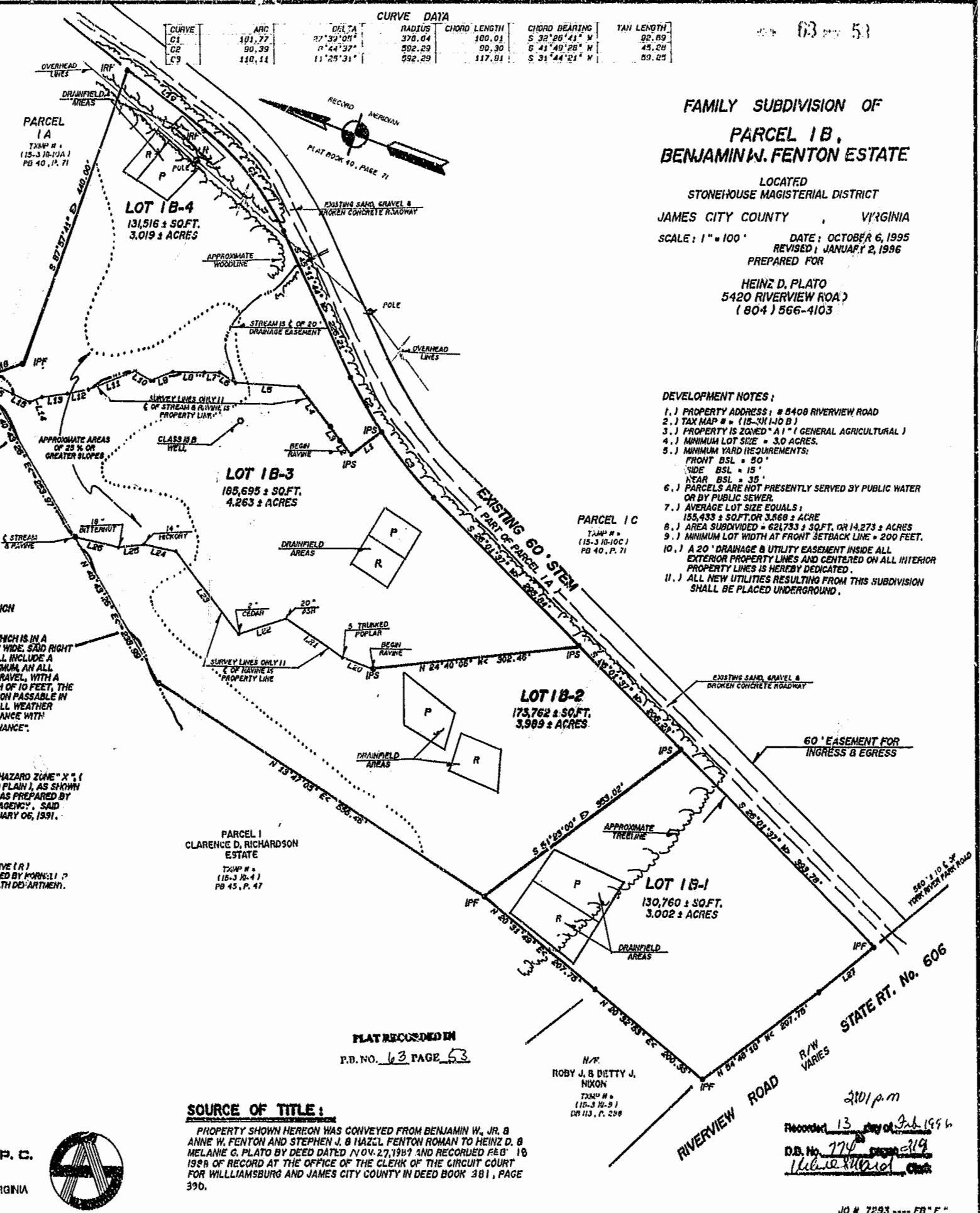


LINES NOT CALLED OFF

LINE	BEARING	DISTANCE
L1	N 53°53'20" W	53.90
L2	N 33°07'00" E	26.00
L3	N 33°07'00" E	24.00
L4	N 33°07'00" E	70.83
L5	N 15°04'00" W	91.57
L6	N 15°03'42" E	27.44
L7	N 19°04'42" N	21.74
L8	N 17°57'11" N	48.12
L9	N 39°07'24" N	34.48
L10	N 12°08'58" E	29.77
L11	N 39°19'39" N	72.25
L12	N 29°48'21" W	31.94
L13	N 26°09'24" N	37.14
L14	N 40°09'16" N	18.78
L15	N 5°59'11" E	27.67
L16	N 5°51'16" E	45.23
L17	N 40°43'26" E	8.09
L18	S 36°10'04" E	61.65
L19	S 18°41'39" N	139.09
L20	N 3°19'57" E	45.30
L21	N 10°19'42" E	87.64
L22	N 36°18'01" E	72.28
L23	N 33°10'43" E	147.05
L24	N 6°27'34" N	37.27
L25	N 24°57'39" N	36.94
L26	N 5°55'22" N	56.12
L27	N 19°42'84" N	104.79



**FAMILY SUBDIVISION OF
PARCEL 1B,
BENJAMIN W. FENTON ESTATE**

LOCATED
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: OCTOBER 6, 1995
REVISED: JANUARY 2, 1996
PREPARED FOR
HEINZ D. PLATO
5420 RIVERVIEW ROAD
(804) 566-4103

STATE OF VIRGINIA, COUNTY OF JAMES CITY:
I, M. Anderson Brockschaw, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 4TH DAY OF JANUARY, 1996.
MY COMMISSION EXPIRES: Nov. 30, 1997
M. Anderson Brockschaw

OWNER'S CONSENT:
THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.
SIGNED: Heinz D. Plato
SIGNED: Melanie G. Plato
SIGNED: _____
SIGNED: _____

CERTIFICATE OF APPROVAL:
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD.
AGENT OF GOVERNING BODY:
SIGNED: [Signature] 1/29/96
HEALTH OFFICER:
SIGNED: [Signature] E.D.S. SR.
HIGHWAY DEPT.:
SIGNED: [Signature] 1/5/96

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.
DATE: Oct. 7, 1995 [Signature]
ROGER D. SPEARMAN
LAND SURVEYOR
SPEARMAN & ASSOCIATES, P. C.
SURVEYING AND PLANNING
489 McLAWS CIRCLE — WILLIAMSBURG, VIRGINIA
(804) 233-8720

NOTE FROM JAMES CITY CO. SUBDIVISION ORDINANCE SECTION 17-47 (4):
* ALL LOTS SHALL FRONT ON A ROAD WHICH IS IN A PRIVATE RIGHT OF WAY A MINIMUM OF 20' WIDE. SAID RIGHT OF WAY SHALL REMAIN PRIVATE AND SHALL INCLUDE A DRIVE WITHIN IT CONSISTING OF, AT A MINIMUM, AN ALL WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH A MIN. DEPTH OF 3 INCHES AND A MIN. WIDTH OF 10 FEET, THE DRIVE SHALL BE MAINTAINED IN A CONDITION PASSABLE IN ALL WEATHER. THE PROVISION OF THIS ALL WEATHER DRIVE SHALL BE GUARANTEED IN ACCORDANCE WITH SECTION 17-68 OF SAID SUBDIVISION ORDINANCE.

FLOOD CERTIFICATION:
PROPERTY SHOWN HEREON IS IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # 810 201 0010 B, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 06, 1991.
NOTE:
WELL AND BOTH PRIMARY (P) AND RESERVE (R) DRAINFIELD AREAS AS SHOWN, WERE PROVIDED BY MORRIS L. DAVIS, J. OF THE JAMES CITY COUNTY HEALTH DEPARTMENT.

- LEGEND:**
- IPF • IRON PIPE FOUND
 - IPS • IRON PIPE SET
 - IRF • IRON ROD FOUND
 - IRS • IRON ROD SET
 - CMF • CONCRETE MON. FND.
 - CMS • CONCRETE MON. SET
 - BSL • BLDG. SETBACK LINE
 - TXMP • TAXMAP
 - N/F • NOW OR FORMERLY

SOURCE OF TITLE:
PROPERTY SHOWN HEREON WAS CONVEYED FROM BENJAMIN W. JR. & ANNE W. FENTON AND STEPHEN J. & HAZEL FENTON ROMAN TO HEINZ D. & MELANIE G. PLATO BY DEED DATED NOV. 27, 1987 AND RECORDED FEB 18 1988 AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR WILLIAMSBURG AND JAMES CITY COUNTY IN DEED BOOK 381, PAGE 390.

- DEVELOPMENT NOTES:**
- 1.) PROPERTY ADDRESS: # 5408 RIVERVIEW ROAD
 - 2.) TAX MAP # (15-3110-B)
 - 3.) PROPERTY IS ZONED "A1" (GENERAL AGRICULTURAL)
 - 4.) MINIMUM LOT SIZE = 3.0 ACRES.
 - 5.) MINIMUM YARD REQUIREMENTS:
FRONT BSL = 50'
SIDE BSL = 15'
REAR BSL = 35'
 - 6.) PARCELS ARE NOT PRESENTLY SERVED BY PUBLIC WATER OR BY PUBLIC SEWER.
 - 7.) AVERAGE LOT SIZE EQUALS:
155,433 ± SQ.FT. OR 3.568 ± ACRES
 - 8.) AREA SUBDIVIDED = 621,733 ± SQ.FT. OR 14,273 ± ACRES
 - 9.) MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 200 FEET.
 - 10.) A 20' DRAINAGE & UTILITY EASEMENT INSIDE ALL EXTERIOR PROPERTY LINES AND CENTERED ON ALL INTERIOR PROPERTY LINES IS HEREBY DEDICATED.
 - 11.) ALL NEW UTILITIES RESULTING FROM THIS SUBDIVISION SHALL BE PLACED UNDERGROUND.

PLAT RECORDED IN
P.B. NO. 63 PAGE 53

2101 p.m.
Recorded 13 day of Feb 1996
D.B. No. 774
Heinz D. Plato, Clerk