

LOCATION MAP
SCALE: 1" = 2000'

CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RIVERVIEW PLANTATION, SECTION 5, LOTS 3E AND 3F IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DEEDS OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

DATE 10-4-95 Elizabeth N. Vaden
ELIZABETH N. VAIDEN
DATE 1/4/95 Mary Y. Cox
MARY Y. COX

CERTIFICATE OF NOTARIZATION ELIZABETH N. VAIDEN
STATE OF VIRGINIA
CITY/COUNTY OF

I, ELIZABETH N. MEERZ, 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 4th DAY OF DECEMBER, 19 95
MY COMMISSION EXPIRES May 31, 1997
Elizabeth N. Meertz
SIGNATURE

CERTIFICATE OF NOTARIZATION MARY Y. COX
STATE OF VIRGINIA
CITY/COUNTY OF

I, ELIZABETH N. MEERZ, 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 4th DAY OF DECEMBER, 19 95
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Elizabeth N. Meertz
SIGNATURE

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY YORKVIEW PLANTATION, INC. TO ELIZABETH N. VAIDEN AND MARY Y. COX BY DEED DATED JULY 19, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 697, PAGE 804.

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE 10-11-95 G.T. Wilson, Jr.
G.T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL

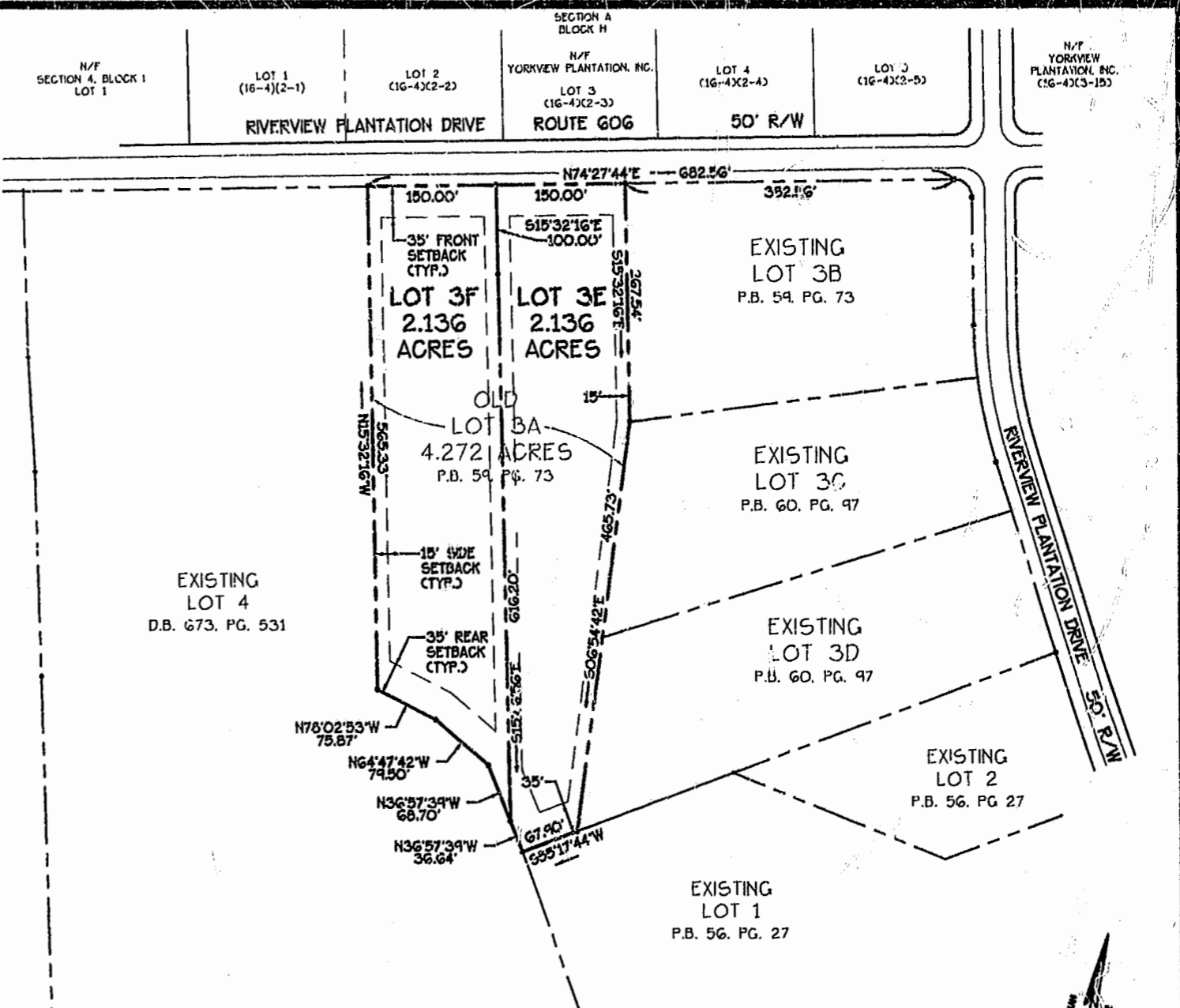
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE 10-7-95 Debra M. ...
VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE 2-26-96 David J. Miller
VIRGINIA DEPARTMENT OF HEALTH
DATE 3/14/96 ...
SUBDIVISION AGENT OF JAMES CITY COUNTY

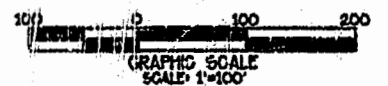
N/F + S.W. + D. STEFFEN (16-4X1-3)

N/F + S.W. + D. STEFFEN (16-4X1-3)

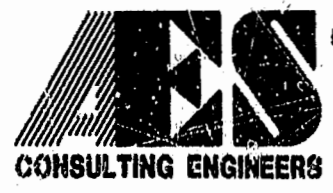
ALL UTILITIES SHALL BE PLACED UNDERGROUND.
PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1. LOTS ARE SERVED BY INDIVIDUAL WELL AND INDIVIDUAL SEPTIC TANK AND DRAINFIELD SYSTEMS. MINIMUM LOT SIZE ALLOWABLE = 30,000 SQ. FT.
FRONTAGE REQUIREMENTS:
-- LOTS UP TO 43,560 SQ. FT. SHALL HAVE A MINIMUM WIDTH 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
TAX PARCEL NO. (16-4X10-3-A)



LOT STATISTICS	
AREA LOT 3E	2,136 AC.
AREA LOT 3F	2,136 AC.
TOTAL AREA SUBDIVIDED (ORIGINAL LOT 3A)	4,272 AC.



PLAT RECORDED IN P.B. NO. 64, PAGE 68



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

A RESUBDIVISION OF
LOT 3A
RIVERVIEW PLANTATION
SECTION 5
OWNERS: ELIZABETH N. VAIDEN + MARY Y. COX
JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA



No.	DATE	REVISIONS PER COUNTY COMMENTS	BY
1	11/17/95	REVISIONS PER COUNTY COMMENTS	EMG

Designed	Drawn
EMG	CLJ
Scale	Date
1"=100'	10/11/95
Project No.	
6004-6	
Drawing No.	
PLAT	