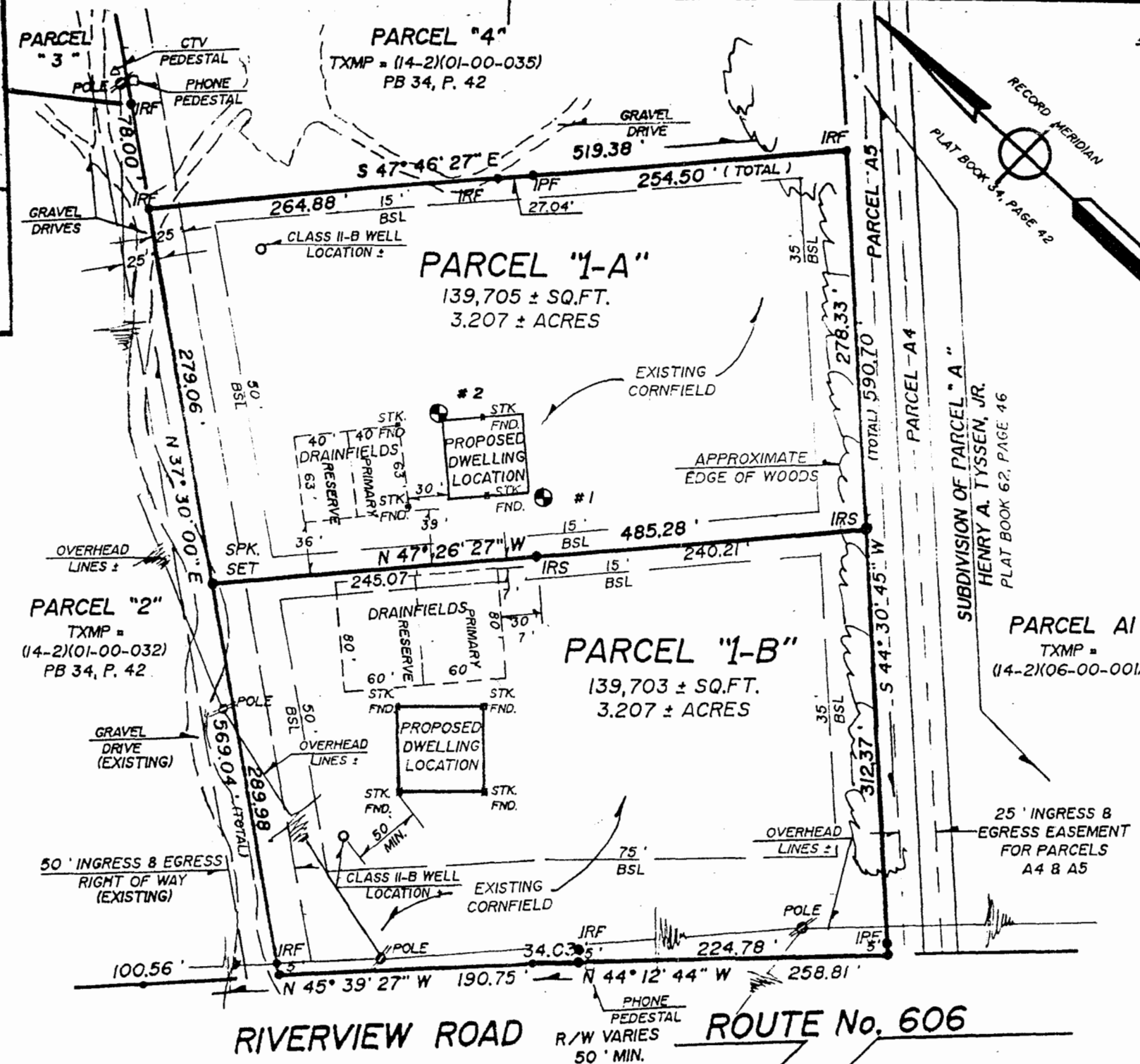
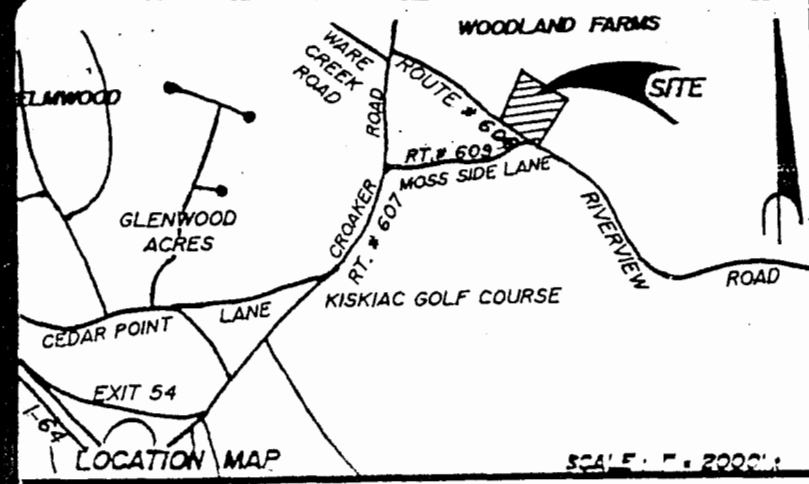


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#030023449



**CERTIFICATE OF SOURCE OF TITLE :**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: ODETTE YVONNE GARRETT MILLS TO: JOHN R. GARRETT AND DONNA T. GARRETT BY DEED DATED JULY 2, 1976 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 169, PAGE 652.

**FLOOD CERTIFICATION :**  
 PROPERTY SHOWN HEREON APPEARS TO BE WITHIN FLOOD HAZARD ZONE "X", (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # 510 201 0020 B WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991.

- 1.) PROPERTY ADDRESS : 4864 RIVERVIEW ROAD.
- 2.) PROPERTY TAX MAP No = (14-2)(01-00-034)
- 3.) PROPERTY IS ZONED "A1"
- 4.) TOTAL AREA SUBDIVIDED = 279,407 ± SF OR 6.414 ± AC.
- 5.) MINIMUM YARD REQUIREMENTS :  
 FRONT = 50' (OR AS NOTED)  
 SIDE = 15'  
 REAR = 35'
- 6.) PUBLIC WATER & SEWER ARE NOT AVAILABLE TO THE PROPERTY.
- 7.) MINIMUM LOT WIDTH AT FRONT BSL = 200 FEET
- 8.) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
- 9.) MINIMUM LOT SIZE = 3,000 ACRES
- 10.) THE EXISTING GRAVEL DRIVE IN THE EXISTING 50' INGRESS & EGRESS EASEMENT SHALL BE MAINTAINED BY THE ADJACENT OWNERS IN A CONDITION PASSABLE AT ALL TIMES. THE PROVISION OF AN ALL WEATHER DRIVE SHALL BE GUARENTEED IN ACCORDANCE WITH SECTION 19-72 OF THE SUBDIVISION ORDINANCE.
- 11.) SANITARY FACILITIES ARE IN ACCORDANCE WITH A VDH LETTER DATED JULY 28, 2003 AND VDH CONSTRUCTION PERMIT ID # 147-03-0099.

**STATE OF VIRGINIA, COUNTY OF JAMES CITY :**

I, Ken V. Woolridge, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE WRITING BELOW HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AFORESAID.  
 GIVEN UNDER MY HAND THIS 31 DAY OF July, 2003.  
 MY COMMISSION EXPIRES : 1/31/04  
 SIGNED: Ken V. Woolridge

**OWNER'S CONSENT :**

THIS FAMILY SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.  
 SIGNED: John R. Garrett JOHN R. GARRETT  
 SIGNED: Donna T. Garrett DONNA T. GARRETT

**CERTIFICATE OF APPROVAL :**

THIS PLAT/PLAN IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD.  
 AGENT OF GOVERNING BODY :  
 SIGNED: [Signature] DATE: 8/1/03  
 HEALTH OFFICER :  
 SIGNED: H. Guiney DATE: 7/31/03  
 VIRGINIA DEPT. OF TRANSPORTATION  
 SIGNED: Ang Standy DATE: 7/31/03

**SURVEYOR'S CERTIFICATE :**

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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.  
 SIGNED: Roger D. Spearman DATE: July 31, 2003

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on 8-6-03  
 at 12:50 AM/PM, PB 91 PG 19  
 DOCUMENT # 030023449  
 BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

**SPEARMAN & ASSOCIATES, P.C.**  
 SURVEYORS & PLANNERS  
 5682-A MOORETOWN ROAD — WILLIAMSBURG, VA. 23188  
 (757) 253-8720



- LEGEND :**
- IPF = IRON PIPE FOUND
  - IPS = IRON PIPE SET
  - IRF = IRON ROD FOUND
  - IRS = IRON ROD SET
  - BSL = BLDG. SETBACK LINE
  - TXMP = TAX MAP
  - ⊙ = SOIL TEST HOLE (IF APPLICABLE)
  - CMF = CONC.MON. FOUND
  - CMS = CONC.MON. SET

**FAMILY SUBDIVISION**  
 OF PROPERTY STANDING IN THE NAMES OF  
**JOHN R. GARRETT & DONNA T. GARRETT**  
 BEING  
**PARCEL "1" PARTITION OF THE PROPERTY**  
 OF MELVIN C. GARRETT, Jr., ET AL  
 LOCATED IN  
 STONEHOUSE MAGISTERIAL DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 SCALE : 1" = 100' DATE : JUNE 5, 2003  
 REVISED : JULY 30, 2003

