

#040027048

RESUBDIVISION OF LOT 22B SECTION "A" BOUGHSPRING JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA

ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601

SCALE: 1"=40'

MAY 20, 2004
REV. AUGUST 18, 2004
REV. SEPTEMBER 29, 2004
REV. OCTOBER 18, 2004



NOTES:

UNDERGROUND UTILITIES EXCEPT AS SHOWN

THIS PROPERTY IS LOCATED IN FIRM ZONE X, (UNSHADED, (AREA OUTSIDE 500 YEAR FLOOD)) AS SHOWN ON COMMUNITY PANEL NO. 510201 0045 B DATED FEBRUARY 6, 1991

REF: PB 56 PG 23

ADDRESS: 1354 JAMESTOWN ROAD

TAX MAP NO. 4810500022A

ZONING: R1AA, LIMITED RESIDENTIAL/AIRPORT APPROACH OVERLAY DISTRICT

BUILDING SETBACKS: FRONT=35'
REAR=35'
SIDE=15'

MINIMUM LOT WIDTH AT SETBACK LINE SHALL BE 100' FOR LOTS OF UP TO AND INCLUDING 43560 SQ FT

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE

WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.

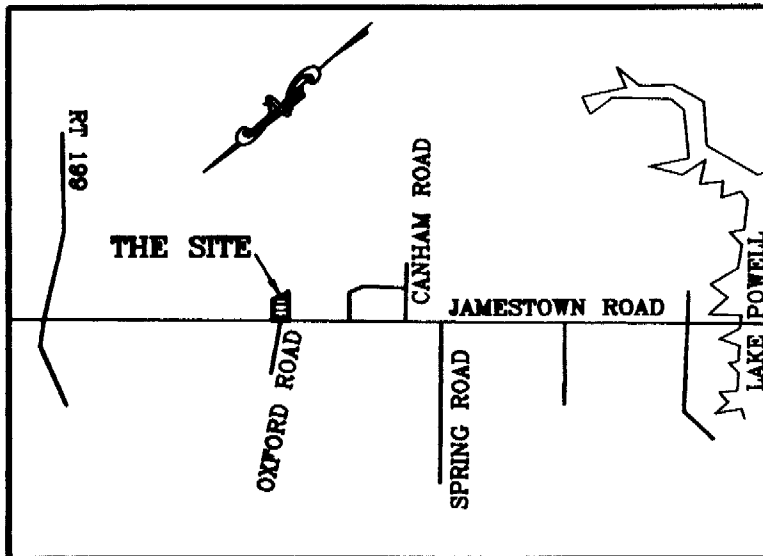
ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

WATER METER SHALL NOT BE LOCATED IN DRIVEWAYS, SIDEWALKS OR BIKE PATHS. DRIVEWAY SHALL NOT BE CLOSER THAN 18 INCHES TO WATER METER.

EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

SEWER TIE-IN TO MANHOLE SHALL BE CORE DRILLED, AND A KOR-N-SEAL BOOT, OR EQUAL SHALL BE USED FOR PIPE CONNECTION. CONTACT JCSA CONSTRUCTION INSPECTION AT 592-1809, 72 HOURS PRIOR TO MANHOLE TIE-IN.

LOTS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER



VICINITY MAP SCALE: 1"=2000'

STATE OF VIRGINIA COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
COUNTY OF JAMES CITY THIS DAY OF
2004, THE SHOWN HEREON WAS PRESENTED AND ADMITTED
TO THE RECORD AS THE LAW DIRECTS.

TESTE: _____ CLERK

PLAT BOOK _____ PAGE _____

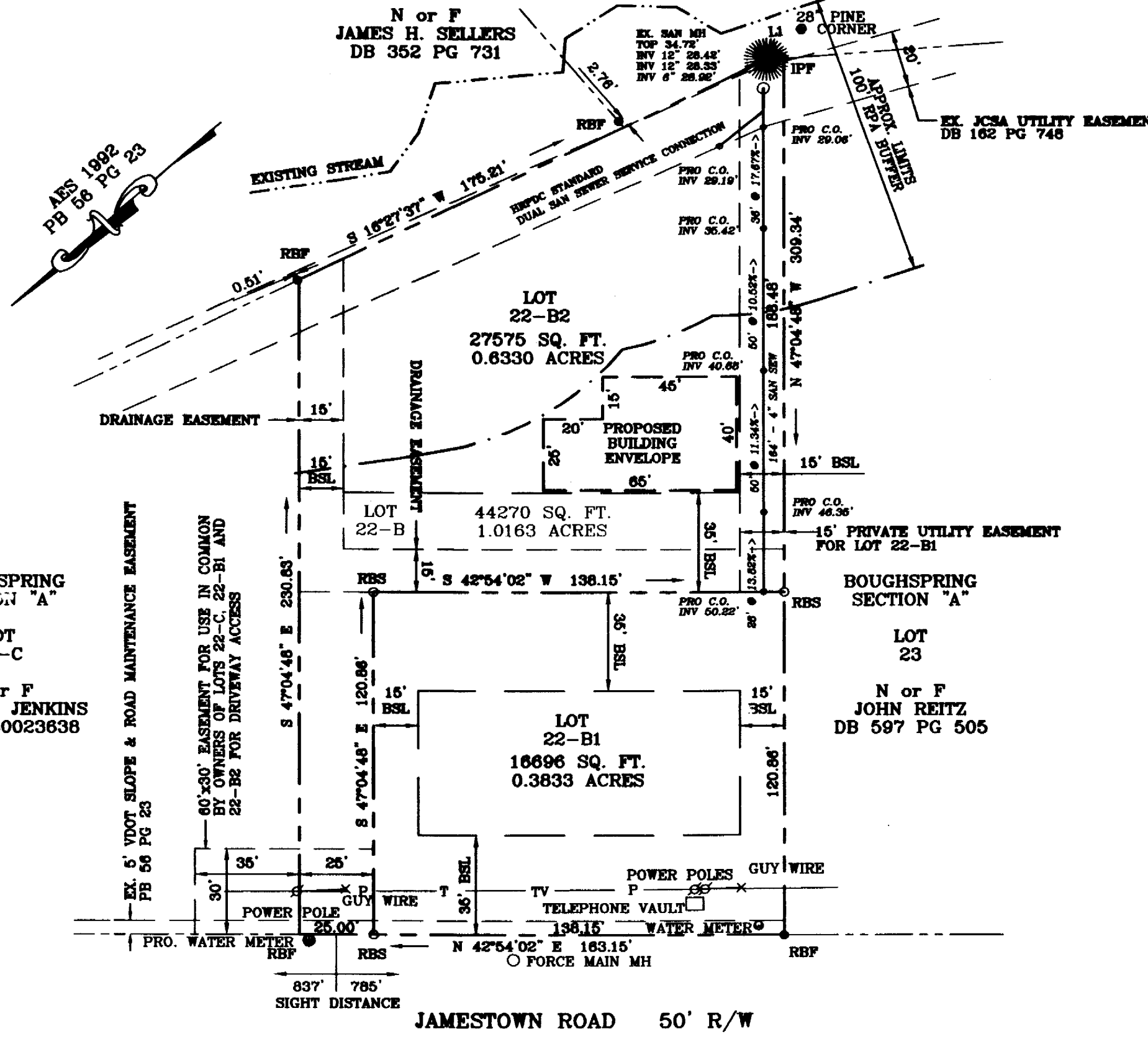
LINE	BEARING	DISTANCE
L1	S 38°28'51" W	6.31'

SPRINGDALE
PB 49 PG 43

LOT
6

N or F
MARGARET KING
DOC #010021978

N or F
JAMES H. SELLERS
DB 352 PG 731



BOUGHSPRING
SECTION "A"

LOT
22-C

N or F
FRANKLIN JENKINS
DOC #030023638

BOUGHSPRING
SECTION "A"

LOT
23

N or F
JOHN REITZ
DB 597 PG 505

JAMESTOWN ROAD 50' R/W

OXFORD ROAD
50' R/W

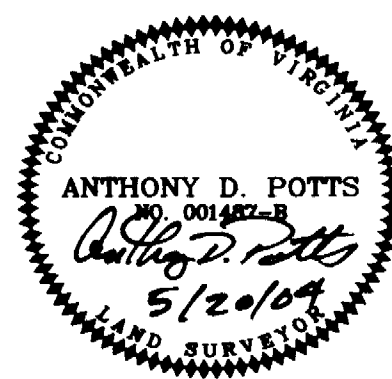
AREA OF DEDICATED R/W0.0000Ac.
AREA OF LOTS1.0163Ac.
TOTAL AREA1.0163Ac.

OWNER'S CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.
10/18/04 *D. Lee Mann*
DATE DARL LEE MANN PRES.
LIONS WATCH AND COMPANY, INC.

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF Newport News
I, Notary Public in and for the City/County and State aforesaid, do hereby certify that the person whose name is signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid.
GIVEN UNDER MY NAME THIS 18 DAY OF October, 2004.
MY COMMISSION EXPIRES 8-31-2005
E. A. Davis
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RICHARD D. MAHONE, TO LIONS WATCH AND COMPANY, INC BY DEED DATED APRIL 9, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT #040010874

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.
5/20/04
DATE ANTHONY D. POTTS L.S.



FB 624, 861, 866
JOB # 04-132
BOUGHSPRING-22B.DWG

City of Williamsburg & County of James City
Circuit Court This PLAT was recorded on
25 October 2004
at 3:41 AM/PM, PB _____ PG _____
DOCUMENT # 040027048
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CERTIFICATE OF APPROVAL
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
10/20/04 *B. A. Williams*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
10/20/04 *[Signature]*
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY