

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS

DARL LEE MANN PRE6. LIONS WATCH AND COMPANY, INC.

## CERTIFICATE OF NOTARIZATION

CITY COUNTY OF NEWS

A 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

GIVEN UNDER MY NAME THIS 18 DAY OF OCTOBE, 2004.

MY COMMISSION EXPIRES 8.31-2005 5 ROR

## CERTIFICATE OF SOURCE OF TITLE

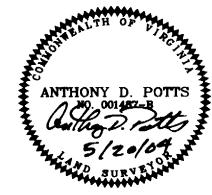
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RICHARD D. MAHONE, TO LIONS WATCH AND COMPANY, INC BY DEED DATED APRIL 9, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT #040010874

## 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

ANTHONY D POTTS L.S.



FB 824, 861, 866 JOB # 04-132 BOUGHSPRING-22B.DWG

COUNTY OF JAMES CITY IN TCLERK'S OFFICE OF THE CIRCUIT COURT OF THE TO THE RRD AS THE LAW DIRECTS.

PAGE \_

CLERK

PLAT BOOL

LINE BEARING L1 S 38°26'51" W

SPRINGDALE PB 49 PG 43

LOT

N or F MARGARET KING N or F JAMES H. SELLERS DB 352 PG 731

DOC #010021976 EX. JCSA UTILITY EASEMENT DB 162 PG 748 LOT 22-B2 27575 SQ. FT. 0.6330 ACRES DRAINAGE EASEMENT BUILDING ENVELOPE 15' BSL 44270 SQ. FT. 15' PRIVATE UTILITY EASEMENT FOR LOT 22-B1 22-B 1.0163 ACRES

- S 42"54"02" W 138.15" **BOUGHSPRING** ZX SECTION 'A PRO C.O. • INV 50.22' -LOT 22-C N or F FRANKLIN JENKINS BSL

LOT DOC #030023638 22-B1 16696 SQ. FT. 0.3833 ACRES

837' 785'

35 POWER POLES GUY WIRE WIRE TELEPHONE VAULT 138.15' WATER METER® N 42°54'02" E 163.15' O FORCE MAIN MH

SIGHT DISTANCE JAMESTOWN ROAD

50' R/₩

ROAD 民 OXFORD 50' R

က်ကို

四四

AREA OF DEDICATED R/W ...... ...0.0000Ac AREA OF LOTS ..... TOTAL AREA

BOUGHSPRING

SECTION "A"

LOT

N or F

JOHN REITZ

DB 597 PG 505

City of Williamsburg & County of James City Circuit Court This PLAT was recorded on at <u>3:41</u> AM/PM. PB \_\_\_\_ PG \_\_\_ DOCUMENT # 040027048 BETSY B. WOOLRIDGE, CLERK Retru Woodridge

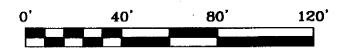
RESUBDIVISION OF LOT 22B SECTION "A" **BOUGHSPRING** 

JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA

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

SCALE: 1"=40'

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



UNDERGROUND UTLITIES 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

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

CERTIFICATE OF APPROVAL

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

DATE

DEPARTMENT OF TRANSPORTATION

SUBDIVISION AGENT OF JAMES CITY COUNTY

FILE NO. 10-1051