

#060009140

GENERAL NOTES

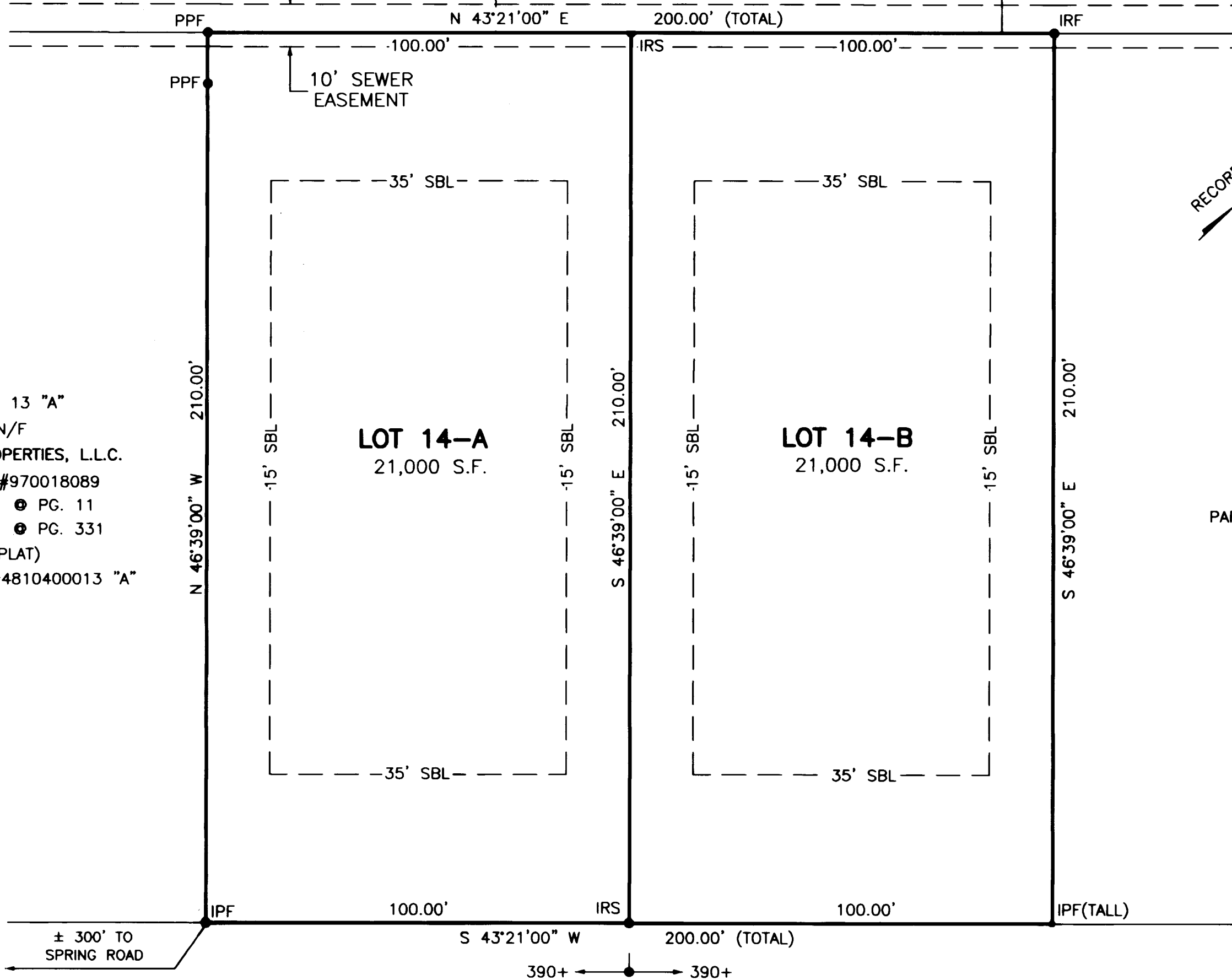
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
3. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
5. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
6. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0045B, DATED FEBRUARY 6, 1991
7. LOTS SHOWN ARE TO BE SERVED BY PUBLIC SEWER AND WATER.
8. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.



LOT 18
KINGSWOOD
SECTION "A"
P.B. 18 ● PG. 46
N/F
DONALD G. & FRANCES P. EIDE
D.B. 103 ● PG. 311
PARCEL ID # 4720810018

LOT 40
KINGSWOOD
SECTION "B"
P.B. 23 ● PG. 9
N/F
PATRICIA F. MACRINI
INSTR. # 030004964
PARCEL ID # 4810300040

LOT 39
KINGSWOOD
SECTION "B"
P.B. 23 ● PG. 9
N/F
ALEX KARL & INGRID MARTHA JAHN
D.B. 117 ● PG. 101
PARCEL ID # 4810300039



LOT 13 "A"
N/F
J & B PROPERTIES, L.L.C.
INSTR. #970018089
P.B. 11 ● PG. 11
D.B. 201 ● PG. 331
(PLAT)
PARCEL ID #4810400013 "A"

RECORD MERIDIAN
P.B. 11, PG. 11

LOT 15
N/F
FRANK K. BRADBY
INSTR. #040021567
P.B. 11 ● PG. 11
PARCEL ID # 4810400015

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY J & B PROPERTIES, L.L.C. TO FM&R PROPERTY DEVELOPMENT, LLC BY INSTRUMENT DATED 9/13/05 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VA. AS INSTRUMENT NO. 050021927.

OWNERS CERTIFICATE

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

F.M.&R. Development, LLC.
1-31-06 *Gooden Beaslyman*, Member
DATE OWNER (SIGNATURE)
F.M.&R. Development, LLC
OWNER (PRINT) *Gooden Beaslyman, member*

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF *James City*, *Donna L. Conklin*, 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
HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS *31st* DAY OF *January*, 2006.
MY COMMISSION EXPIRES *June 20, 2007*.
Donna L. Conklin
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

2/1/06 *Billy A. Wick*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
3/1/06 *[Signature]*
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEERS OR SURVEYORS 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.

1-31-06 *Charles A. Calhoun*
DATE CHARLES A. CALHOUN, L.S. #002554

STATE OF VIRGINIA - JAMES CITY COUNTY

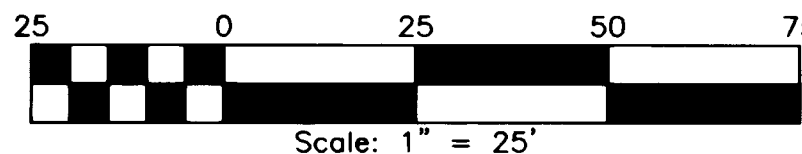
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE *21* DAY OF *April*, 2006.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # *060009140*
TESTE *Frederick Hallman Deputy*
BY *BETTY B. WOOLRIDGE, CLERK OF CIRCUIT COURT*, CLERK

PROPERTY INFORMATION

PARCEL ID: 4810400014
TOTAL AREA: 42,000 S.F. / 0.9642 AC.
ZONING DISTRICT: R-1
ADDRESS: 1413 JAMESTOWN ROAD

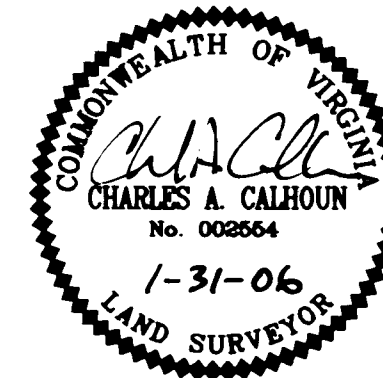
LEGEND

- IRS = Iron Rod Set
- IRF = Iron Rod Found
- IPF = Iron Pipe Found
- PPF = Pinched Pipe Found
- Sight Distance



JAMESTOWN ROAD
(STATE ROUTE NO. 31)
(50' PUBLIC R/W)

SUBDIVISION PLAT OF
LOT 14 - BOZARTH - MAHONE SUBDIVISION
FOR
FM&R PROPERTY DEVELOPMENT, LLC
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 10-14-05 SCALE 1"= 25' JOB# 05-800
REV: 01-31-06



LandTech Resources, Inc.
Surveying • Engineering • GPS

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web: landtechresources.com