



VICINITY MAP (NTS)

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS "BOUNDARY LINE ADJUSTMENT, LOT 31 REVISED, SECTION "A" AND PART OF SECTION "B", KINGSWOOD AND A 650 S.F. PARCEL OF LAND BEING PART OF LOT 20, BOZARTH-MAHONE SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Merle E. Bounds DATE 6-14-01
 MERLE E. BOUNDS
Nancy H. Bounds DATE 6-14-01
 NANCY H. BOUNDS

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 14th DAY OF June, 2001. MY COMMISSION EXPIRES 7-31-03

Patricia L. Gallo
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HERITAGE DEVELOPMENT CO., A VIRGINIA CORPORATION, TO MERLE E. BOUNDS AND WIFE NANCY H. BOUNDS BY DEED DATED NOVEMBER 16, 1965, AND RECORDED IN DEED BOOK 103, PAGE 505, AND BY HERITAGE DEVELOPMENT CO., A VIRGINIA CORPORATION, TO MERLE E. BOUNDS AND WIFE NANCY H. BOUNDS BY DEED DATED JULY 13, 1968, AND RECORDED IN DEED BOOK 107, PAGE 273, AND BY HERITAGE DEVELOPMENT CO., A VIRGINIA CORPORATION, TO MERLE E. BOUNDS AND WIFE NANCY H. BOUNDS BY DEED DATED MAY 9, 1968, AND RECORDED IN DEED BOOK 116, PAGE 466. ALL DEEDS BEING RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

ENGINEERS OR SURVEYOR'S 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.

6/10/01 DATE Nancy L. Herman-Thompson
 NANCY L. HERMAN-THOMPSON L.S. 002254

CERTIFICATE OF APPROVAL

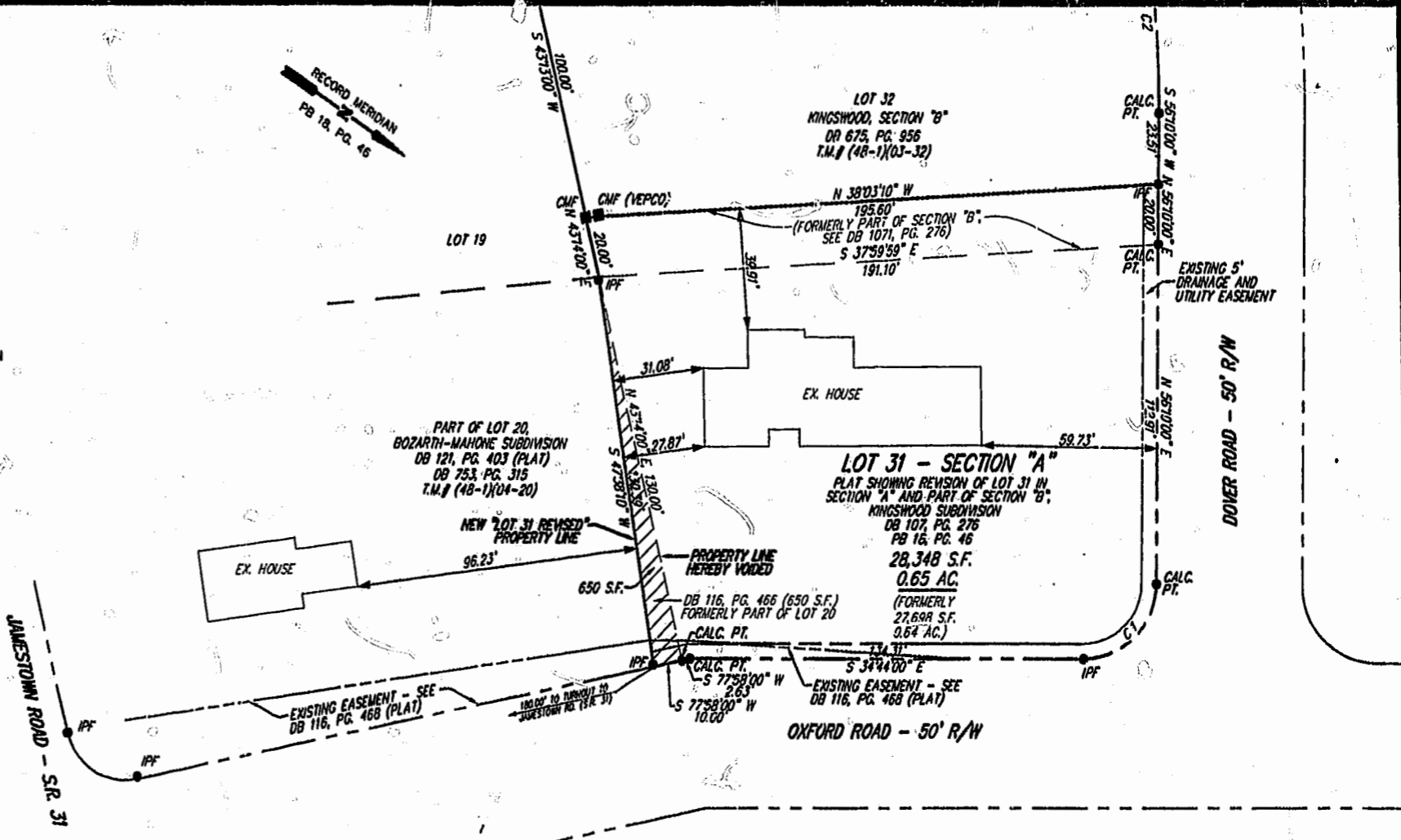
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

6/14/01 DATE [Signature]
 SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 13th DAY OF August, 2001. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 82, PAGE 87.

TESTE Betsy B. Woolridge, Clerk
 By Dawn R. Martin, Deputy, CLERK



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD	DIRECTION	CHORD LENGTH
C1	89°06'00"	25.00	38.88	24.61	11.79	S 79°42'00" W	35.08
C2	161°2'00"	391.53	110.02	55.37	5.48	S 48°07'00" W	109.66

SITE DATA

- LOT AREA (LOT 31 REVISED): 27,698 S.F./ 0.64 AC.
- LOT AREA (A PORTION OF LOT 20): 650 S.F./ 0.01 AC.
- TOTAL AREA: 28,348 S.F./ 0.65 AC. (LOT 31 REVISED & A PORTION OF LOT 20 COMBINED)
- TAX MAP: (48-1)(03-31)
- ZONING DISTRICT: R1
- BUILDING SETBACKS: FRONT = 3, REAR = 35, SIDE = 15'

LEGEND:

- CMF = CONCRETE MONUMENT FOUND
- IRS = IRON ROD SET
- IPF = IRON PIPE FOUND
- PB = PLAT BOOK
- DB = DEED BOOK
- CALC. PT. = CALCULATED POINT
- S.F. = SQUARE FEET
- AC. = ACRES
- T.M. = TAX MAP

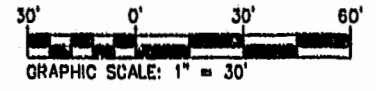
NOTES:

- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- RECORDED REFERENCES:
 DEED BOOK 103, PAGE 505
 DEED BOOK 107, PAGE 273
 DEED BOOK 116, PAGE 466
 DEED BOOK 121, PAGE 401
 DEED BOOK 675, PAGE 956
 DEED BOOK 753, PAGE 315
 PLAT BOOK 18, PAGE 46
 PLAT BOOK 23, PAGE 9
 OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
- ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
- NFIP ZONE X. SEE F.I.R.M. #310201-0045-B, EFFECTIVE DATE FEBRUARY 6, 1991.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- UNDERGROUND UTILITIES NOT LOCATED.
- LOTS WILL BE SERVED BY PUBLIC SEWER AND PRIVATE WELL.
- PHYSICAL IMPROVEMENTS NOT LOCATED.

I CERTIFY THAT THIS BOUNDARY SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO EASEMENTS, SCRIVENERS' & COVENANTS ON RECORD. BOUNDARY SURVEY SHOWN IS BASED ON A CURRENT WELL SURVEY.

Dawn R. Martin, Dep. Clerk

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on August 13, 2001 at 1:32 AM in PLAT BOOK 82, PAGE 87. DOCUMENT # 01001494



1 OF 1
 SHEET NUMBER
6408
 COMMISSION NUMBER

BOUNDARY LINE ADJUSTMENT
 LOT 31 REVISED, SECTION "A" & A PART OF SECTION "B", KINGSWOOD, AND A 650 S.F. PARCEL OF LAND BEING PART OF LOT 20, BOZARTH-MAHONE SUBDIVISION
 STANDING IN THE NAME OF
MERLE E. BOUNDS AND WIFE NANCY H. BOUNDS
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

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NO.	DATE	DESCRIPTION
1	6/14/01	PER JCC COMMENTS



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