

LOCATION MAP
1" = 2000'

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	2.14	5°41'41"	21.54	2.14	S 40°33'12" E	1.07
C2	49.82	13°36'59"	184.40	43.72	S 30°53'57" E	22.02
C3	55.51	9°57'02"	319.63	55.44	S 50°02'57" E	27.82
C4	111.05	30°55'59"	205.70	109.71	S 39°33'27" E	55.92

LINE	BEARING	DISTANCE
L1	S 37°42'27" E	23.03
L2	S 24°05'27" E	56.00
L3	S 55°01'27" E	36.00
L4	S 45°04'27" E	11.78
L5	N 28°38'35" N	50.46
L6	N 29°50'30" W	50.52
L7	N 31°03'25" W	30.29
L8	N 6°08'51" E	20.13
L9	N 24°31'32" N	45.58
L10	N 27°10'27" W	56.27
L11	N 27°01'21" W	102.77

STATE OF VIRGINIA, CITY OF WILLIAMSBURG:

I, Joan Babcock Lucas, 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 THE CITY OR COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 7th DAY OF Feb, 1997 MY COMMISSION EXPIRES: 2-28-2000

SIGNED: Joan Babcock Lucas

OWNERS CONSENT:

THIS PLAT / PLAN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.

SIGNED: Fred L. Frechette, Trustee

SIGNED: _____

SIGNED: _____

CERTIFICATE OF APPROVAL:

THIS PLAT / PLAN IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD.

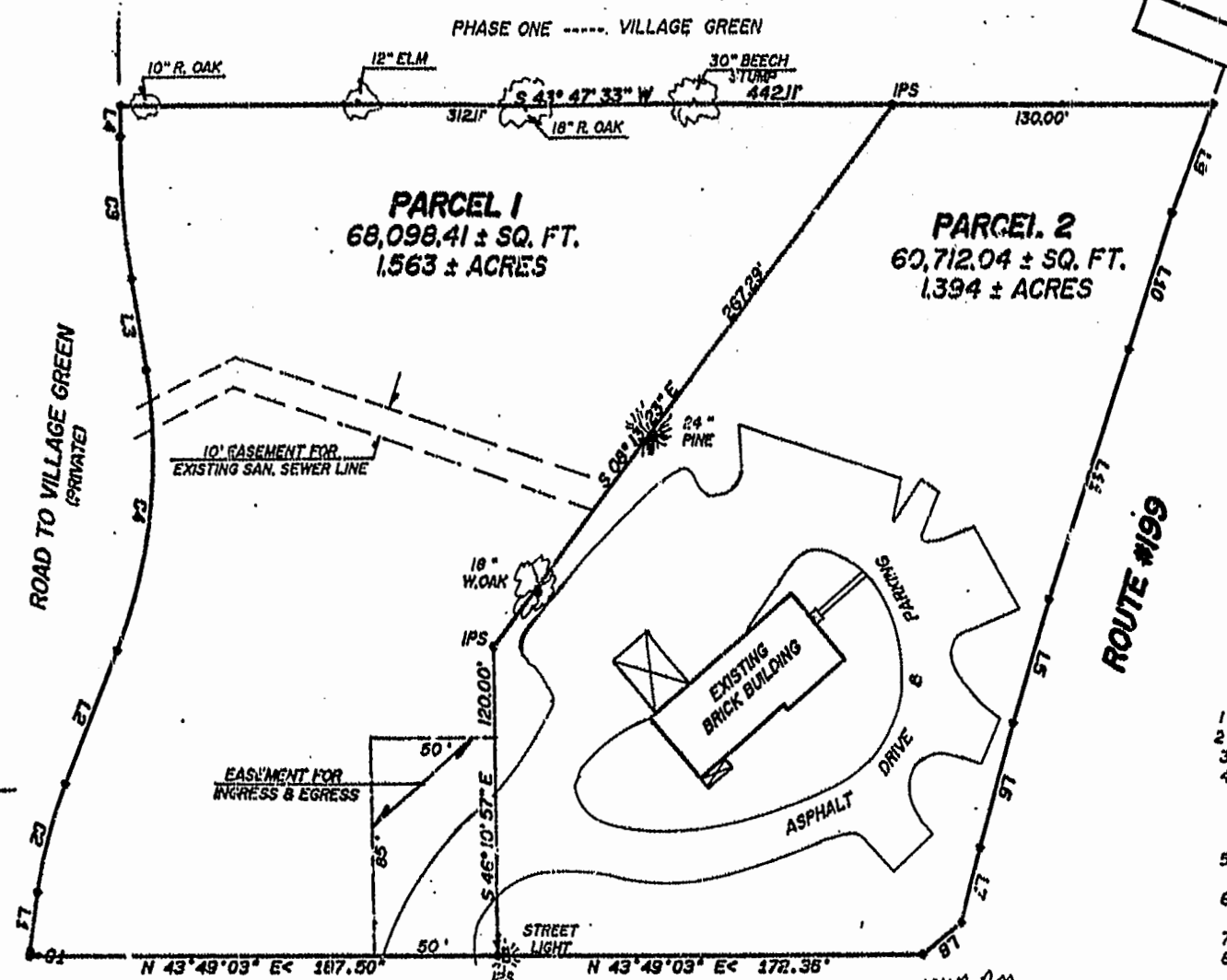
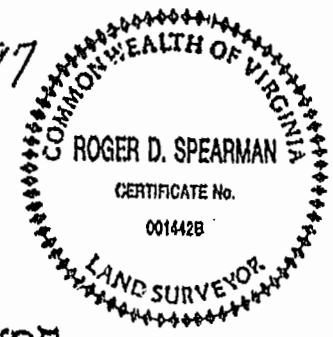
AGENT OF GOVERNING BODY:

SIGNED: Reed T. Hart DATE: 9/29/97

SURVEYORS CERTIFICATE:

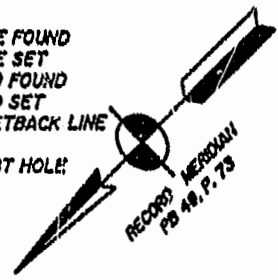
HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL THE CITY COUNCIL AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

SIGNED: Roger D. Spearman DATE: Feb. 19, 1997



LEGEND:

- IPF • IRON PIPE FOUND
- IPS • IRON PIPE SET
- IRF • IRON ROD FOUND
- IRS • IRON ROD SET
- BSL • BLDG. SETBACK LINE
- TXMP • TAXMAP
- ⊙ • SOIL TEST HOLE



DEVELOPMENT NOTES:

- 1.) PROPERTY ADDRESS: # 1186 JAMESTOWN ROAD (PRESENTLY)
- 2.) TAX MAP NUMBER = 552 (A-10) & 552 (A-11A)
- 3.) PROPERTY IS ZONED "LBR" (LIMITED BUS/RES)
- 4.) MINIMUM YARD REQUIREMENTS
FRONT BSL = 25'
SIDE BSL = 0 OR 10'
REAR BSL = 25'
- 5.) PROPERTY HAS PUBLIC WATER AND PUBLIC SEWER AVAILABLE.
- 6.) AVERAGE PARCEL SIZE EQUALS: 64,405 ± SQ.FT OR 1.479 ± ACRES.
- 7.) AREA SUBDIVIDED EQUALS: 2.958 ± ACRES
- 8.) MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 50 FEET.
- 9.) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 10.) NO MINIMUM LOT SIZE FOR USES OTHER THAN RESIDENTIAL.

JAMESTOWN ROAD

ROUTE #31

SOURCE OF TITLE:

PROPERTY SHOWN HEREON WAS CONVEYED BY DEED OF CONFIRMATION DATED JANUARY 2, 1996 FROM FRED LEON FRECHETTE, EXECUTOR UNDER THE WILL OF CAROLINE COLE GEDDY FRECHETTE IN WB 50, P. 328 AND RECORDED JANUARY 3, 1996 IN DEED BOOK 117, PAGE 246 AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY.

1:47 pm
Recorded 7 day of May 1997
DOCUMENT #: 970050510

Helen S. Ward Clerk
By Claudia H. Spilholz
By Clark



SPEARMAN & ASSOCIATES, P.C.
SURVEYING & PLANNING
5682-A MOORETOWN RD -- WILLIAMSBURG, VA 23188
(757) 253-8720

PLAT RECORDED IN
P.B. NO. 66 PAGE 50

PLAT OF SUBDIVISION
OF PROPERTY STANDING IN THE NAME OF
FRED L. FRECHETTE, TRUSTEE
UNDER THE WILL OF CAROLINE GEDDY FRECHETTE
BEING
2.958 ± ACRES
LOCATED
CITY OF WILLIAMSBURG, VIRGINIA
SCALE: 1" = 60'
DATE: FEB. 19, 1997