

OWNER'S CONSENT AND DEDICATION

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

Essie J. Jenkins 1/31/01
 ESSIE J. JENKINS DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, COUNTY OF JAMES CITY, TO-WIT:

I, Pamela D. Callis A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY AND STATE AFORESAID

GIVEN UNTO MY HAND THIS 31 DAY OF January, 2001.

MY COMMISSION EXPIRES 8/31/02

Pamela Dawn Callis
 NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RICHARD S. MAHONE AND HELEN J. MAHONE TO ESSIE J. JENKINS BY DEED DATED SEPTEMBER 15, 1992, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 581, AT PAGES 575-576.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

G.T. Wilson, Jr. 1/23/01
 G.T. WILSON, Jr., C.L.S. DATE

CERTIFICATE OF APPROVAL

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

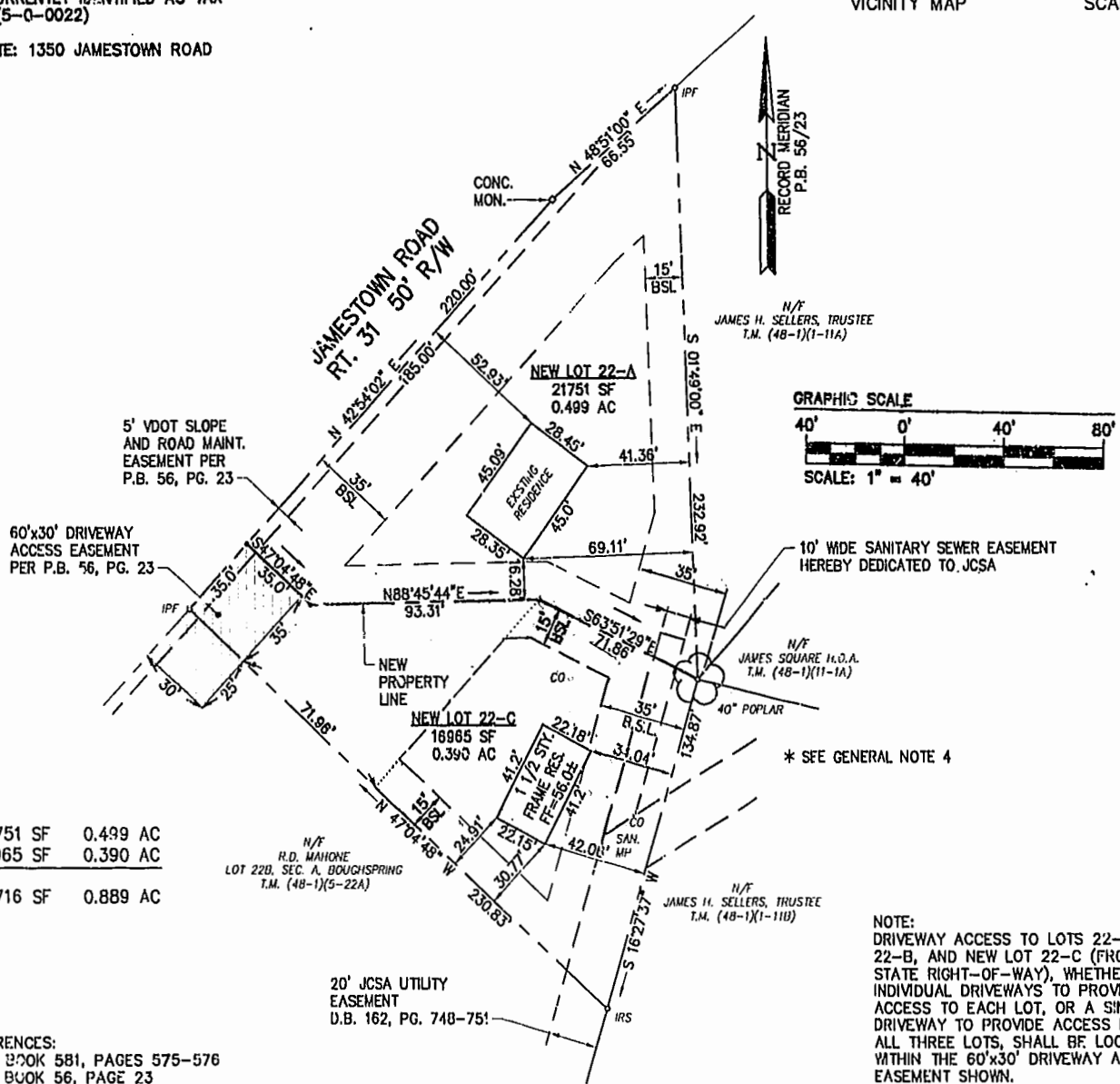
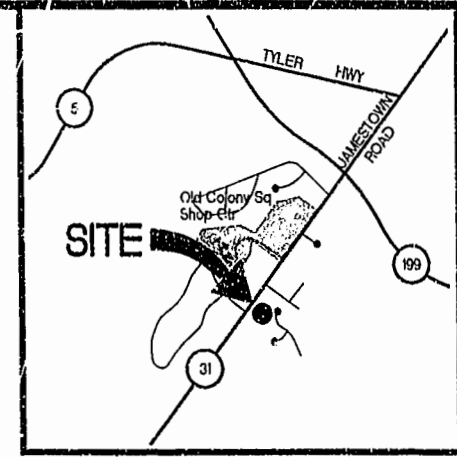
[Signature] 2/20/01
 SUBDIVISION AGENT OF DATE
 JAMES CITY COUNTY

[Signature] 2/14/01
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

GENERAL NOTES:

1. PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT. A PORTION OF THIS PROPERTY IS LOCATED IN THE AIRCRAFT APPROACH OVERLAY DISTRICT.
2. ALL UTILITIES TO BE PLACED UNDERGROUND.
3. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND BY PUBLIC STREETS.
4. UNDER CASE NO. ZA-21-00, A VARIANCE TO THE ZONING ORDINANCE WAS APPROVED ON JANUARY 29, 2001, TO ESTABLISH THE REAR YARD SETBACK AT 34.04 FEET FOR THE CONTINUED PLACEMENT OF AN EXISTING DWELLING.
5. BUILDING SETBACK LINES FOR INDIVIDUAL LOTS ARE SHOWN. BY ZONING ORDINANCE THE SETBACKS ARE:
 FRONT SETBACK: 35' MINIMUM
 SIDE SETBACK: 15' MINIMUM
 REAR SETBACK: 35' MINIMUM
6. PROPERTY IS CURRENTLY IDENTIFIED AS TAX PARCEL (48-1)(5-0-0022)
7. ADDRESS OF SITE: 1350 JAMESTOWN ROAD

Book 80 PAGE 55



AREA TABULATION

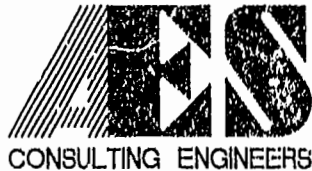
AREA OF NEW LOT 22-A	21751 SF	0.499 AC
AREA OF NEW LOT 22-C	16965 SF	0.390 AC
TOTAL AREA SUBDIVIDED (AREA OF FORMER LOT 22-A)	38716 SF	0.889 AC

Williamsburg/James City County
 3:52 PM
 31 day of January 2001
 DOCUMENT # 010002880
 [Signature] Clerk
 MFTSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

PLAT RECORDED IN
 P.B. NO. 80 PAGE 55

REFERENCES:
 DEED BOOK 581, PAGES 575-576
 PLAT BOOK 56, PAGE 23

NOTE:
 DRIVEWAY ACCESS TO LOTS 22-A, 22-B, AND NEW LOT 22-C (FROM STATE RIGHT-OF-WAY), WHETHER INDIVIDUAL DRIVEWAYS TO PROVIDE ACCESS TO EACH LOT, OR A SINGLE DRIVEWAY TO PROVIDE ACCESS FOR ALL THREE LOTS, SHALL BE LOCATED WITHIN THE 60'x30' DRIVEWAY ACCESS EASEMENT SHOWN.



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

RESUBDIVISION OF LOT 22-A
 SECTION "A"
 BOUGHSRING SUBDIVISION
 OWNED BY ESSIE J. JENKINS

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1.	2/1/01	REVISION PER JAMES CITY COUNTY	GTW

Designed VMB	Drawn SRL
Scale 1"=40'	Date 1/23/01
Project No. 22820	
Drawing No. 1 of 1	