

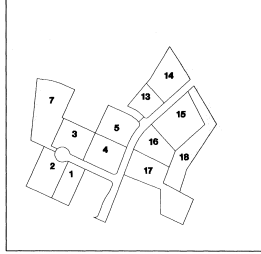
20001710003393435P 04g
King George County Circuit Court
1/21/2005 9:42:00 AM L4 0M

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT CONTAINING 19.0280 ACRES, AND DESIGNATED AS FIRST LADY'S CENTRE SECTION ONE SUBDIVISION, SITUATED IN RAPPAHANNOCK MAGISTERIAL DISTRICT, IN THE COUNTY OF KING GEORGE, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF, ALL STREETS AND EASEMENTS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE.

THE SAID 20.6347 ACRES OF LAND HEREBY SUBDIVIDED HAVING BEEN CONVEYED TO ARNOLD'S CORNER INVESTMENTS, L.C. BY KING GEORGE LUMBER COMPANY, INC. BY DEED DATED AUGUST 20, 1999, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF KING GEORGE COUNTY, VIRGINIA, IN DEED BOOK 338, PAGE 592.

ARNOLD'S CORNER INVESTMENTS, LLC
By: Ruby B. Meekins (SEAL) MEMBER
By: Ray N. Johnson MEMBER



SUBDIVISION KEY PLAN
SCALE: 1" = 500'

AREA TABULATION

NUMBER OF LOTS = 12
AREA IN LOTS = 18.3476 ACRES
AREA IN ROADS = 2.2871 ACRES
TOTAL OF AREA = 20.6347 ACRES

COMMONWEALTH OF Virginia
CITY/COUNTY OF FREDERICKSBURG-TO-WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RUBY B. MEEKINS & RAY N. JOHNSON, MANAGING MEMBERS OF ARNOLD'S CORNER INVESTMENTS, LLC THIS 10th DAY OF MAY, 2005. MY COMMISSION EXPIRES: 9/30/05
Jackie D. Skelton
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS FIRST LADY'S CENTRE SECTION ONE SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

Robert L. Davis 6/13/05
HIGHWAY OFFICIAL DATE

Ray N. Johnson 5/10/05
AGENT FOR KING GEORGE COUNTY GOVERNING BODY DATE

DEVELOPERS CERTIFICATE

I HEREBY CERTIFY THAT ALL REQUIREMENTS OF ARTICLE 4, SECTION 15.2-2126-2133 OF THE CODE OF VIRGINIA HAVE BEEN MET REGARDING THE INSTALLATION OF THE WATER SYSTEM OF THE SUBDIVISION KNOWN AS FIRST LADY'S CENTRE SECTION ONE

ARNOLD'S CORNER INVESTMENTS LLC
By: Ruby B. Meekins 5/10/05 DEVELOPER DATE
By: Ray N. Johnson 5-10-05 MEMBER DATE

SURVEYOR'S CERTIFICATE

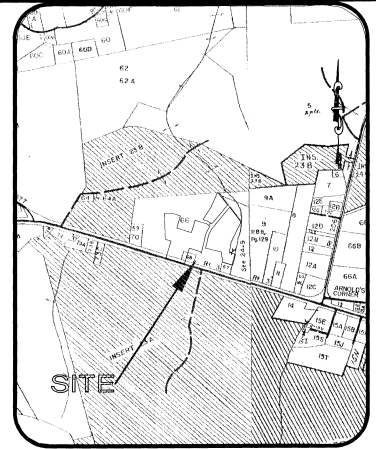
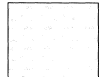
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE GOVERNING BODY AND ORDINANCES OF THE COUNTY OF KING GEORGE, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN MET.

THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAT IS ARNOLD'S CORNER INVESTMENTS, L.C. WHO OBTAINED TITLE BY DEED DATE AUGUST 20, 1999 AND RECORDED IN THE THE KING GEORGE COUNTY CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 338 AT PAGE 592.

GIVEN UNDER MY HAND THIS 8th DAY OF JANUARY, 2005.



THE FOREGOING PLAT IS NOT APPROVED UNTIL ALL SIGNATURES HAVE BEEN OBTAINED



VICINITY MAP SCALE: 1" = 1,200'

DRAINAGE EASEMENT NOTES

- 1. DRAINAGE EASEMENT FOR THE CONVENIENCE OF THE DEVELOPER AND OR FUTURE PROPERTY OWNER'S, V.D.O.T. ASSUMES NO MAINTENANCE RESPONSIBILITIES
- 2. DRAINAGE EASEMENT MAINTAINED BY V.D.O.T. ONLY TO THE EXTENT NECESSARY TO SERVE ROADWAY PURPOSES

GENERAL NOTES

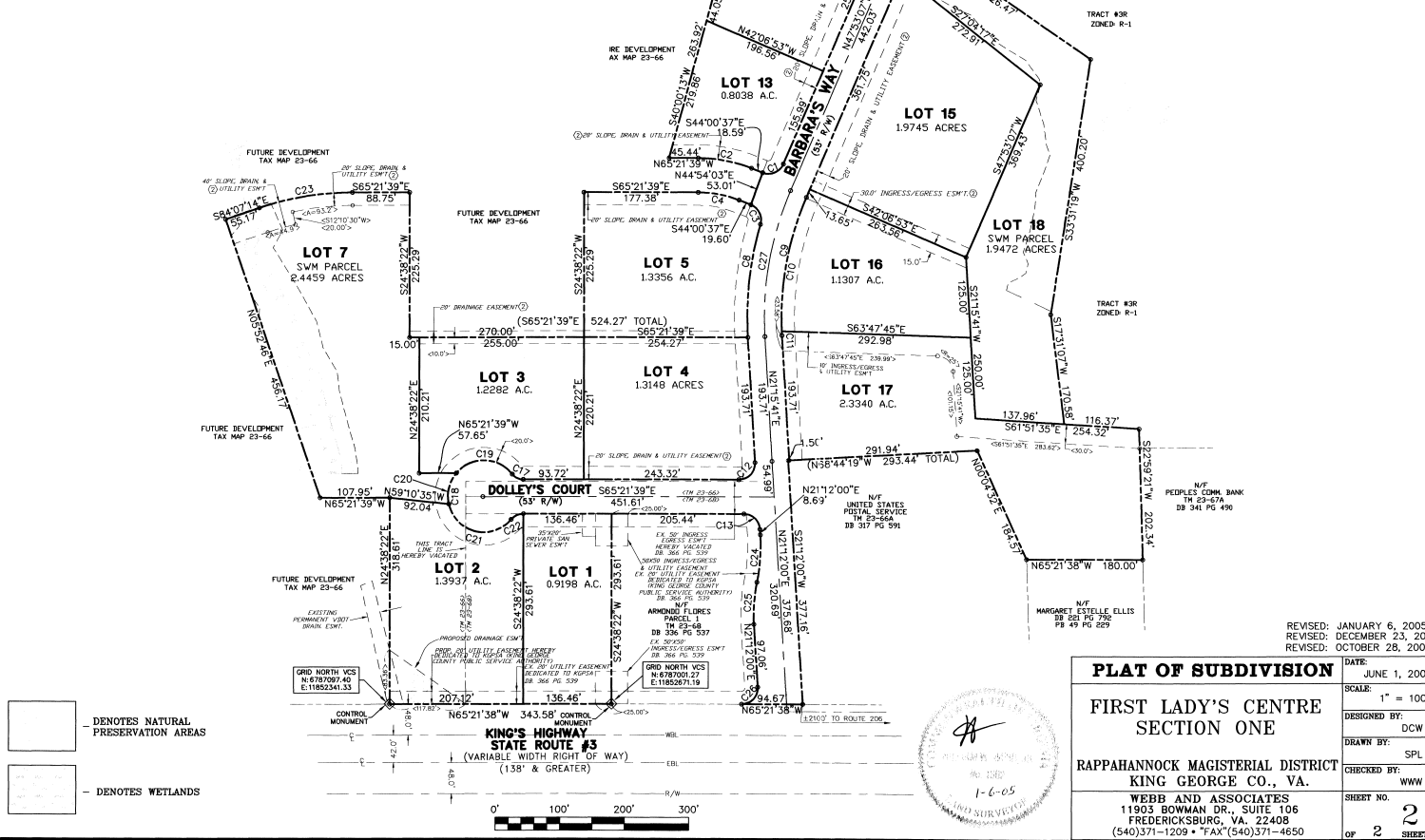
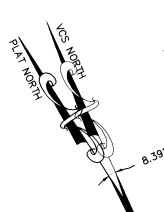
- 1. PARCEL ZONING: C-2
- 2. PUBLIC WATER AND SEWER TO BE PROVIDED BY THE KING GEORGE COUNTY SERVICE AUTHORITY.
- 3. IN ADDITION TO EASEMENTS ALREADY SHOWN, THERE IS A 10' EASEMENT ALONG THE FRONT & REAR LINES AND A 5' EASEMENT ALONG THE SIDE LINES OF EACH LOT IN THIS SUBDIVISION FOR GENERAL UTILITIES AND DRAINAGE DEDICATED TO PUBLIC USE.
- 4. THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
- 5. THIS SURVEY DOES NOT ADDRESS TOXIC OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES, ETC... BEEN FURNISHED TO THIS SURVEYOR OTHER THAN THOSE NOTED.
- 6. LOTS WITHIN THIS SUBDIVISION ARE NOT WITHIN A SPECIAL FLOOD HAZARD AREA. LOTS ARE WITHIN ZONE "X", AREAS OUTSIDE OF 500 YEAR FLOODPLAIN AS PER COMMUNITY PANEL NO. 510312 0025 B, DATED: DEC. 15, 1990.
- 7. LANDOWNER/DEVELOPER: ARNOLD'S CORNER INVESTMENTS, L.L.C. 2215 JEFFERSON DAVIS HIGHWAY FREDERICKSBURG, VA. 22401 PHONE: (540) 373-8444
- 8. WETLANDS FIELD DELINEATED BY ENVIRODATA INC. ON JUNE 5 AND JULY 16, 1996.
- 9. ASSESSORS PARCEL NUMBER: A PORTION OF T.M. 23-66 & 23-68
- 10. ALL EASEMENTS HAVE BEEN SHOWN AS LISTED ON TITLE REPORT POLICY NUMBER: 47 0338 106 00001188 PREPARED BY CHICAGO TITLE INSURANCE COMPANY ON AUGUST 26, 1999.
- 11. ALL REQUIRED MONUMENTS WILL BE PROVIDED IN ACCORDANCE WITH SECTION 6.5 OF THE KING GEORGE COUNTY SUBDIVISION ORDINANCE, OCTOBER 1, 1987.
- 12. THIS SURVEY HAS BEEN REFERENCED TO THE VIRGINIA STATE GRID (NORTH ZONE) NAD 83/93 DATUM AND IS BASED UPON KING GEORGE COUNTY CONTROL MONUMENT 0462. THE CONVERGENCE ANGLE FOR THIS SURVEY IS 00° 48' 19" EAST OF TRUE NORTH. THE SCALE FACTOR FOR THIS SURVEY IS 0.999965416.

REVISED: JANUARY 6, 2005
REVISED: DECEMBER 23, 2004
REVISED: OCTOBER 28, 2004

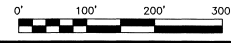
PLAT OF SUBDIVISION	
DATE:	JUNE 1, 2004
SCALE:	AS SHOWN
DESIGNED BY:	DCW
DRAWN BY:	SPL
CHECKED BY:	WWW
SHEET NO. 1	
OF 2 SHEETS	

WEBB AND ASSOCIATES
11903 BOWMAN DR., SUITE 106
FREDERICKSBURG, VA. 22408
(540)371-1209 • FAX (540)371-4650

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	38.44'	34.77'	N88°03'45"W	88°06'16"	24.19'
C2	226.90'	84.40'	83.91'	S54°41'08"E	21°21'02"	42.70'
C3	25.00'	36.93'	33.65'	S91°41'22"E	84°38'51"	23.76'
C4	173.50'	64.65'	64.28'	S54°41'08"E	21°21'02"	32.71'
C5	200.00'	74.53'	74.10'	S54°41'08"E	21°21'02"	37.70'
C6	500.00'	232.34'	230.25'	N34°34'24"E	28°37'26"	118.30'
C7	500.00'	16.54'	16.54'	N46°56'15"E	01°53'44"	8.27'
C8	500.00'	215.80'	214.12'	N33°37'32"E	24°43'42"	109.60'
C9	473.50'	220.02'	218.05'	N34°34'24"E	28°37'26"	112.03'
C10	473.50'	213.49'	211.69'	N34°34'24"E	28°37'26"	108.59'
C11	473.50'	6.53'	6.53'	N21°39'23"E	00°47'24"	3.26'
C12	25.00'	40.74'	36.38'	S67°57'01"W	9°32'40"	26.92'
C13	25.00'	37.77'	34.28'	S22°04'49"E	86°33'39"	23.54'
C14	22.00'	19.70'	19.06'	N39°42'07"W	51°19'04"	10.57'
C15	55.58'	273.41'	70.07'	N95°57'00"E	281°50'54"	45.13'
C16	55.58'	99.09'	86.48'	S64°12'05"E	102°09'12"	68.82'
C17	55.58'	31.11'	49.33'	N58°22'43"E	52°41'13"	27.56'
C18	55.58'	133.20'	99.48'	N51°28'08"W	127°00'23"	111.50'
C19	25.00'	21.65'	20.88'	N89°49'59"E	49°38'44"	11.55'
C20	448.50'	146.88'	146.19'	S174°42'28"E	18°45'35"	74.99'
C21	282.00'	73.57'	73.36'	S28°40'24"W	14°56'49"	36.99'
C22	250.00'	65.22'	65.03'	N28°40'24"E	14°56'49"	32.80'
C23	25.00'	40.77'	36.40'	S67°57'01"W	9°32'40"	26.55'
C24	282.00'	73.57'	73.36'	S28°40'24"W	14°56'49"	36.99'
C25	250.00'	65.22'	65.03'	N28°40'24"E	14°56'49"	32.80'
C26	25.00'	40.77'	36.40'	S67°57'01"W	9°32'40"	26.55'
C27	500.00'	232.34'	230.25'	N34°34'24"E	28°37'26"	118.30'



- DENOTES NATURAL PRESERVATION AREAS
- DENOTES WETLANDS



PLAT OF SUBDIVISION
FIRST LADY'S CENTRE SECTION ONE
 RAPPAHANNOCK MAGISTERIAL DISTRICT
 KING GEORGE CO., VA.

WEBB AND ASSOCIATES
 11903 BOWMAN DR., SUITE 106
 FREDERICKSBURG, VA. 22408
 (540)371-1209 • "FAX" (540)371-4650

DATE: JUNE 1, 2004
 SCALE: 1" = 100'
 DESIGNED BY: DCW
 DRAWN BY: SPL
 CHECKED BY: WWW
 SHEET NO. 2
 OF 2 SHEETS

REVISED: JANUARY 6, 2005
 REVISED: DECEMBER 23, 2004
 REVISED: OCTOBER 28, 2004

P:\M.G. LUMBERY\FIRST LADY'S CENTRE\SUBD - PLAT DOLLY COURT\24-65899.dwg Thu Jun 06 16:56:43 2005 WEBB & ASSOCIATES

03C35385P
03-C-353