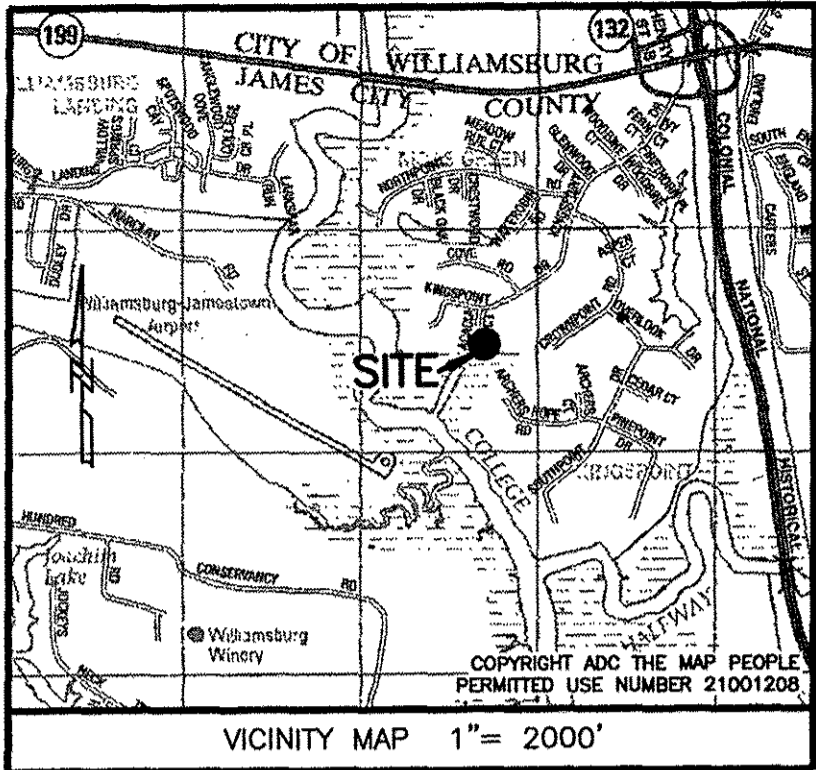


190008250



**PROPERTY INFORMATION**

LOT 30  
PIN: 491024030  
ADDRESS:  
#104 ACACIA COURT  
WILLIAMSBURG, VIRGINIA 23185  
ZONING DISTRICT: R-1 (LIMITED RESIDENTIAL)

LOT 31  
PIN: 4910240031  
ADDRESS:  
#102 ACACIA COURT  
WILLIAMSBURG, VIRGINIA 23185  
ZONING DISTRICT: R-1 (LIMITED RESIDENTIAL)

**BOUNDARY LINE ADJUSTMENT  
LOT 30 & LOT 31  
SECTION 4, KINGSPPOINT**

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 04/24/2019 SCALE: 1"=100' JOB # 18-430

**LandTech Resources, Inc.**  
Engineering & Surveying Consultants  
3925 Midlands Road, Williamsburg, Virginia 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

SHEET 1 OF 2

**JCC-S-19-0022**

**OWNERS CERTIFICATE - LOT 31:**

THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Gail K. Burger April 30, 2019  
GAIL K. BURGER DATE

**OWNERS CERTIFICATE - LOT 30:**

THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

William C. Fuqua, Trustee 29 April 2019  
WILLIAM C. FUQUA DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF Williamsburg, Susan G. Waltrip, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 30th DAY OF April, 2019. MY COMMISSION EXPIRES 06/30/2019.

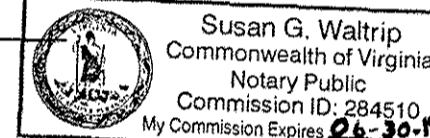
Susan G. Waltrip  
NOTARY PUBLIC  
REGISTRATION NO. 284510



**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF Williamsburg, Susan G. Waltrip, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 29th DAY OF April, 2019. MY COMMISSION EXPIRES 06/30/2019.

Susan G. Waltrip  
NOTARY PUBLIC  
REGISTRATION NO. 284510



**CERTIFICATE OF SOURCE OF TITLE - LOT 31**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: GAIL K. BURGER TO GAIL K. BURGER, TRUSTEE OF THE GAIL K. BURGER REVOCABLE TRUST AGREEMENT BY DEED DATED FEBRUARY 2, 2017 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #170002266.

**CERTIFICATE OF SOURCE OF TITLE - LOT 30**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: WILLIAM C. FUQUA TO WILLIAM C. FUQUA, TRUSTEE OF THE W.C. FUQUA REVOCABLE LIVING TRUST BY DEED DATED FEBRUARY 1, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #000004564

**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLAND LOCATION SHOWN PER DELINEATIONS BY ROUGH ENVIRONMENTAL.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCELS LIE IN FIRM ZONES "AE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0202D, DATED 12/16/2015.
7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
8. RESOURCE PROTECTION AREA (RPA) SHOWN HEREON IS BASED ON JAMES CITY COUNTY GIS MAPPING. PRIOR TO ANY FURTHER DEVELOPMENT ON THE PROPERTIES SHOWN HEREON A SITE SPECIFIC WETLAND DELINEATION WILL BE REQUIRED.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
12. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
13. BUILDING SETBACKS

FRONT SETBACK: 35'  
SIDE YARD: 15'  
REAR YARD: 35'

**CERTIFICATE OF APPROVAL**

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

5/3/19 Ellen Lott  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**AREA TABULATION**

PARCEL	OLD AREA	NEW AREA
LOT 30	58,415 S.F. / 1.3410 AC.	59,379 S.F. / 1.3631 AC.
LOT 31	59,614 S.F. / 1.3685 AC.	58,650 S.F. / 1.3464 AC.

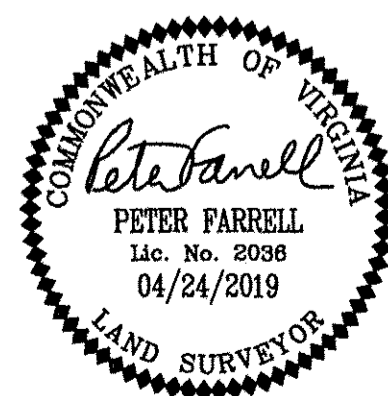
TOTAL AREA = 118,029 S.F. / 2.7095 AC.

2 Large/Small Plat(s) Recorded  
herewith as # 190008250

**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.

04/24/2019 Peter Farrell  
DATE PETER FARRELL, L.S. 2036



**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 6th DAY OF June, 2019. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 12:45 p.m. INSTRUMENT # 190008250

TESTE MONA A. FOLEY, CLERK Janet Z. Vay, DC.