

OWNERS CERTIFICATE

202212125

BOUNDARY LINE ADJUSTMENT

OF THE PROPERTIES
STANDING IN THE NAMES OF
JOCELYN V. ROBERTSON,
TRUSTEE OF THE JOCELYN V. ROBERTSON
REVOCABLE TRUST DATED JANUARY 19, 2012

THIS BOUNDARY LINE ADJUSTMENT PLAT IS WITH THE
FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES
OF THE UNDERSIGNED OWNERS, PROPRIETOR AND/OR TRUSTEES.

PARCEL ID # 4720270008 (PARCEL I)
Signature: Jocelyn V. Robertson
Date: 7-19-2022
JOCELYN V. ROBERTSON, TRUSTEE OF THE JOCELYN V. ROBERTSON
REVOCABLE TRUST DATED JANUARY 19, 2012

PARCEL ID # 4720300015 (LOT 15)
Signature: Cameron P. Boone
Date: 7-19-22
CAMERON P. BOONE

Signature: Lauren M. Boone
Date: 7/19/22
LAUREN M. BOONE

AND
CAMERON P. BOONE AND LAUREN M. BOONE
PARCEL ID # 4720300015

PROPERTIES SHOWN ARE LOCATED
IN JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA

PARCEL ID # 4720270008 (PARCEL I)
1 TRAVIS LANE
WILLIAMSBURG, VIRGINIA

PARCEL ID # 4720300015 (LOT 15)
13 FOXCROFT ROAD
WILLIAMSBURG, VIRGINIA

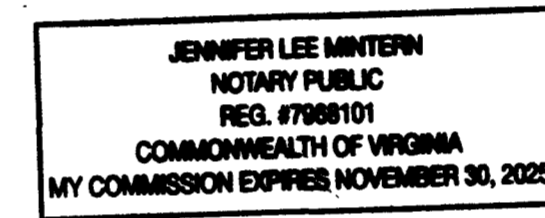
AREA COMPUTATIONS
ORIGINAL PARCEL I AREA: 39,717 SQ. FT. OR 0.9118 AC.
ORIGINAL LOT 15 AREA: 25,918 SQ. FT. OR 0.5950 AC.
ADJUSTED AREA OF PARCEL I-A: 29,158 SQ. FT. OR 0.6694 AC.
ADJUSTED AREA OF LOT 15-A: 36,477 SQ. FT. OR 0.8374 AC.
TOTAL AREA OF ADJUSTMENT: 10,559 SQ. FT. OR 0.2424 AC.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY / COUNTY OF JAMES CITY
I, Jennifer Lee Mintern, 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 HAVE
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY / COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 19 DAY OF July, 2022.
Signature: Jennifer Lee Mintern
MY COMMISSION EXPIRES 11/30/2025

NOTARY REGISTRATION NUMBER 7968101



PREPARED BY
HOGGARD-EURE & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
901 PORTCENTRE PARKWAY, SUITE 5
PORTSMOUTH, VIRGINIA
(757) 484-9670

PLAT DATE: JUNE 13, 2022



CERTIFICATE OF APPROVAL

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

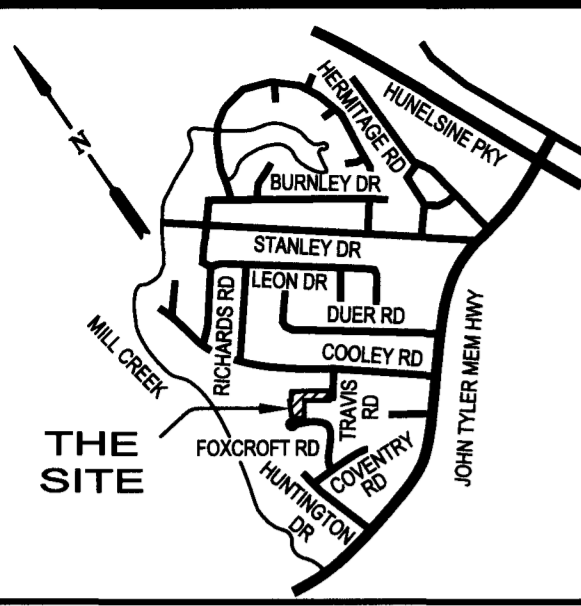
SUBDIVISION AGENT OF JAMES CITY COUNTY
Signature: [Signature]
DATE 28 July 2022

CLERK'S NOTE:

COMMONWEALTH OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY
OF JAMES CITY THE \_\_\_ DAY OF \_\_\_, 2022,
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE
LAW DIRECTS IN PLAT BOOK \_\_\_ PAGE \_\_\_
AND / OR INSTRUMENT NO. \_\_\_

TESTE: \_\_\_\_\_
CLERK

BY: \_\_\_\_\_



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

PLAT IS BASED ON A CURRENT FIELD SURVEY.
THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT
OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE
ALL ENCUMBRANCES ON THE PROPERTIES SHOWN.

PROPERTY IS ZONED R-1 (LIMITED RESIDENTIAL)
BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT FOR RIGHT OF WAYS OF 50' OR MORE: 35'
FRONT FOR RIGHT OF WAYS OF LESS THAN 50': 60' FROM CENTERLINE OF ROAD
REAR: 35'
SIDE: 15'

PROPERTIES SHOWN ARE NOT LOCATED IN A FLOOD HAZARD AREA.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE
WITH JAMES CITY COUNTY ORDINANCE 19-34 THROUGH 19-36.

LOTS SHOWN ARE SERVED BY PUBLIC SEWER AND WATER.
NO SUBSURFACE INVESTIGATION WAS PERFORMED. UTILITY LINES
ARE APPROXIMATE ONLY.

PARCELS SHOWN ARE LOCATED IN THE PRIMARY SERVICE AREA.

WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL
REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE
ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON
THIS PLAT SHALL REMAIN PRIVATE.

SOURCE OF TITLE

PARCEL # 4720270008 WAS CONVEYED BY JOCELYN V. ROBERTSON
TO JOCELYN V. ROBERTSON, TRUSTEE OF THE JOCELYN V. ROBERTSON
REVOCABLE TRUST DATED JANUARY 19, 2012, BY DEED DATED FEBRUARY 16, 2012,
RECORDED AS INSTRUMENT NO. 120005030 IN THE OFFICE OF THE CLERK
OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

PARCEL # 4720300015 WAS CONVEYED BY TERRI A. SIM, SOLE TRUSTEE OF THE
WILLIAM T. ALEXANDER, JR. REVOCABLE TRUST DATED NOVEMBER 5, 2014 TO
CAMERON P. BOONE AND LAUREN M. BOONE BY DEED DATED JUNE 19, 2017,
RECORDED AS INSTRUMENT NO. 170012821 IN THE OFFICE OF THE CLERK
OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT
COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS
AND JAMES CITY COUNTY ORDINANCES REGARDING THE PLATTING OF SUBDIVISIONS
WITHIN THE COUNTY AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE
VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED
LANDSCAPE ARCHITECTS.

Signature: J. Stephen Ferguson
DATE 07-15-22
J. STEPHEN FERGUSON L.S. # 002394 DATE

Large Small Plat(s) Recorded
Herewith as # 202212125

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
8-9-2022
at 11:51 AM PM, PG
Document # 202212125
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk