

090022532

**OWNERS CERTIFICATE**

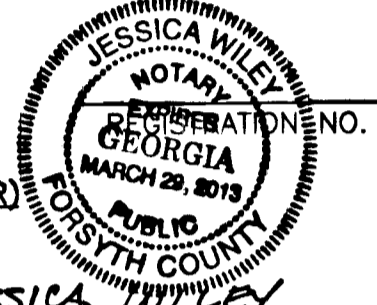
THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON THIS PLAT AND KNOWN AS LOTS 16 & 17, SECTION 8, KINGSPPOINT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Brink P. Miller 10 JULY 2009  
BRINK P. MILLER-OWNER DATE  
Sandra S. Miller 10 JULY 2009  
SANDRA S. MILLER-OWNER DATE

**CERTIFICATE OF NOTARIZATION (BRINK P. MILLER)**

STATE OF GEORGIA  
CITY/COUNTY OF FULTON, JESSICA WILEY  
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 10<sup>th</sup> DAY OF JULY, 2009. MY COMMISSION EXPIRES March 29, 2013.

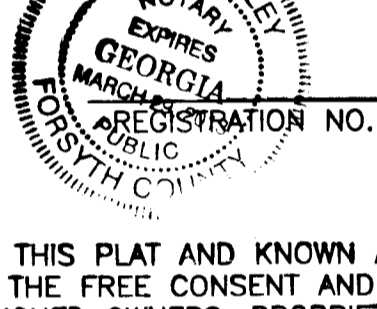
Jessica Wiley  
NOTARY PUBLIC



**CERTIFICATE OF NOTARIZATION (SANDRA S. MILLER)**

STATE OF GEORGIA  
CITY/COUNTY OF FULTON, JESSICA WILEY  
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 10<sup>th</sup> DAY OF JULY, 2009. MY COMMISSION EXPIRES March 29, 2013.

Jessica Wiley  
NOTARY PUBLIC



**OWNERS CERTIFICATE**

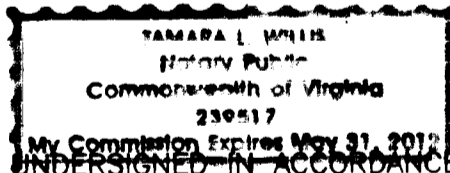
THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON THIS PLAT AND KNOWN AS LOTS 16 & 17, SECTION 8, KINGSPPOINT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Leo J. Perk 7/22/09  
LEO J. PERK DATE

**CERTIFICATE OF NOTARIZATION (LEO J. PERK)**

STATE OF VIRGINIA  
CITY/COUNTY OF Williamsburg, Tamara L. Willis  
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 22<sup>nd</sup> DAY OF July, 2009. MY COMMISSION EXPIRES 5-31-2012.

Tamara L. Willis - 239517  
NOTARY PUBLIC REGISTRATION NO.



**CERTIFICATE OF APPROVAL**

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

Bryan A. Willis 7/24/09  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
Matthew H. Connolly 7/27/09  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**STATE OF VIRGINIA - JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 6 DAY OF August, 2009. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:18 P.M.

INSTRUMENT # 090022532  
TESTE Peter B. Woolridge, Clerk Bryan A. Willis, D.C.

**CERTIFICATE OF SOURCE OF TITLE-LOT 17**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY LEO J. PERK TO BRINK P. MILLER AND SANDRA S. MILLER BY DEED DATED NOVEMBER 28TH, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #050028193.

**CERTIFICATE OF SOURCE OF TITLE - LOT 16**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY LEO J. PERK AND YVONNE E. PRICE TO LEO J. PERK BY DEED DATED JULY 24TH, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #040018553

**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.

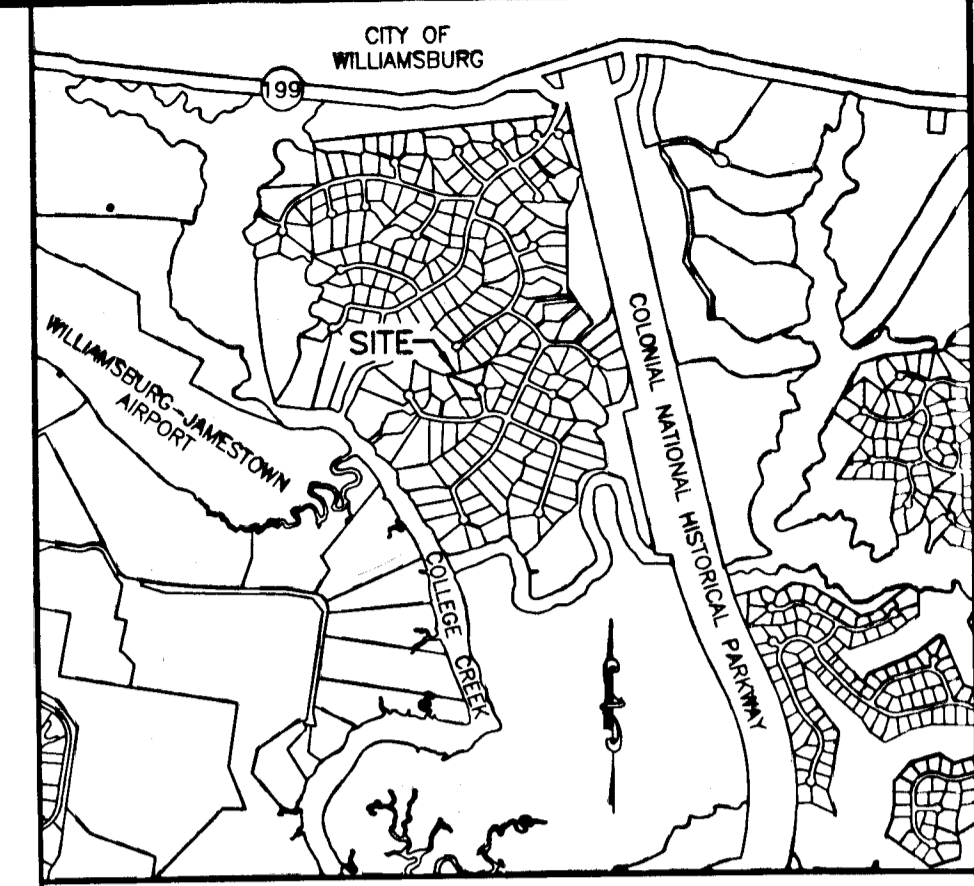
Matthew H. Connolly 3/05/2009  
MATTHEW CONNOLLY, L.S. LIC.#2053 DATE

**GENERAL NOTES**

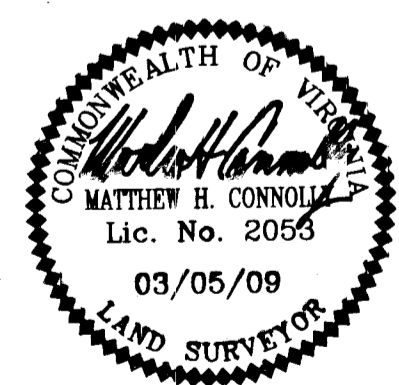
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS, ETC. AFFECTING PROPERTY.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY, HOWEVER, ALL IMPROVEMENTS MAY NOT BE SHOWN.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
5. PARCELS SHOWN ARE SERVED BY PUBLIC WATER AND SEWER.
6. PARCELS LIE IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C205C, DATED SEPTEMBER 28TH, 2007.
7. RPA SHOWN 100' FROM TOE OF SLOPE AND IS APPROXIMATE.
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
9. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19.33 OF THE JAMES CITY COUNTY CODE.
11. ALL NEW MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE.
12. BOTH LOT 16 & 17 SHALL REQUIRE A GRINDER PUMP.
13. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

**PROPERTY INFORMATION**

TOTAL AREA OF ADJUSTMENT = AS SHOWN  
PARCEL ID: LOT 17 - #4930280017  
LOT 16 - #4930280016  
ADDRESS : LOT 17 104 ARCHER'S COURT  
LOT 16 102 ARCHER'S COURT  
ZONING DISTRICT: R-1  
SETBACK REQUIREMENTS :  
FRONT YARD : 35'  
MINIMUM SIDE YARD = 15'  
MINIMUM REAR YARD = 100' RPA



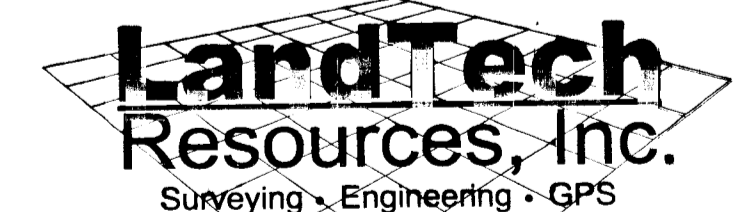
VICINITY MAP 1" = 2,000'



**BOUNDARY LINE ADJUSTMENT PLAT  
LOTS 16 & 17, SECTION 8  
KINGSPPOINT**

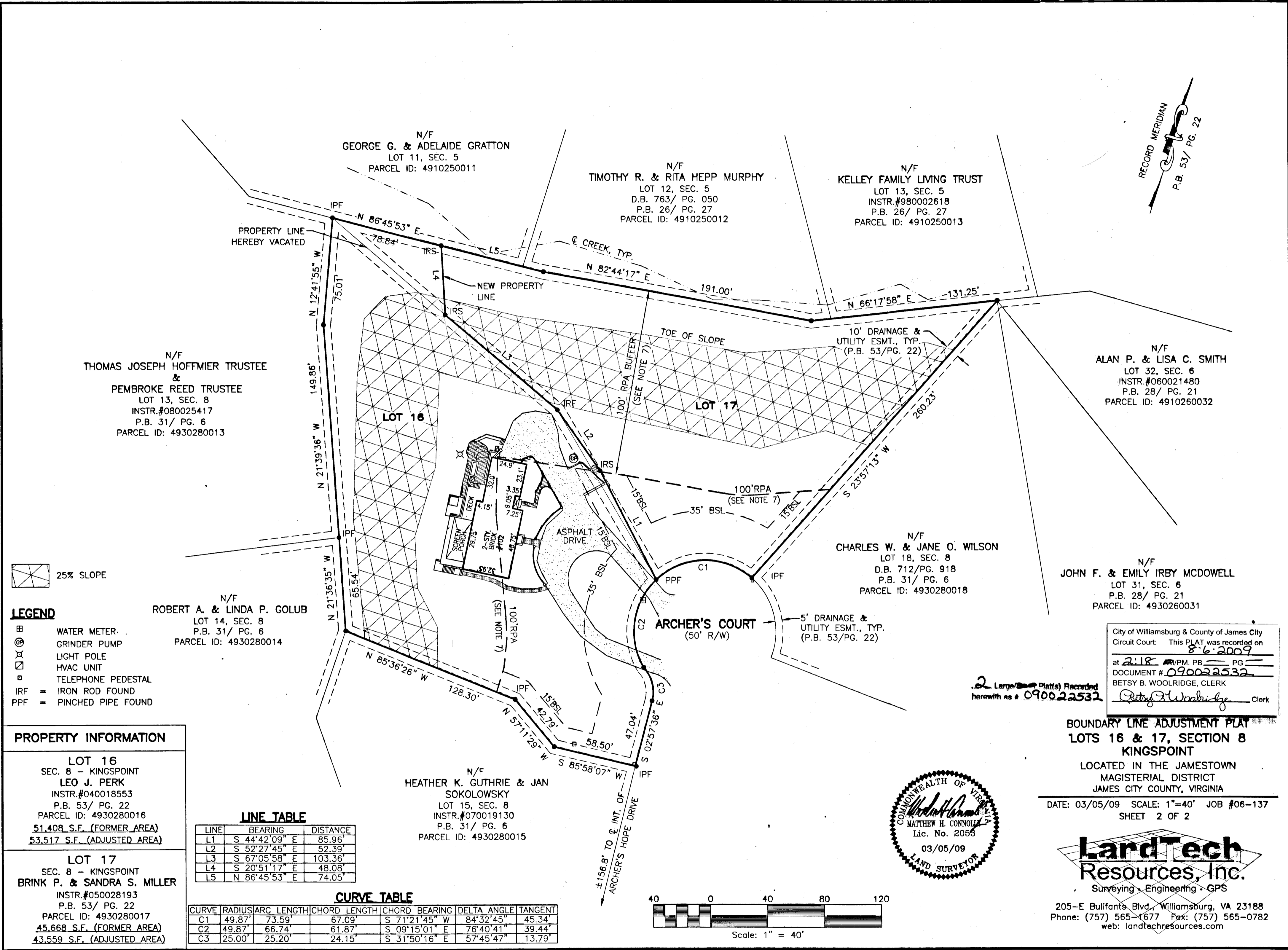
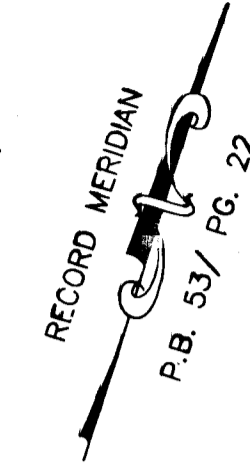
LOCATED IN THE JAMESTOWN  
MAGISTERIAL DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 03/05/09 SCALE: 1"=40' JOB #06-137  
SHEET 1 OF 2



205-E Bulifants Blvd., Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

2 Large/Small Plat(s) Recorded  
herewith as # 090022532



N/F  
 GEORGE G. & ADELAIDE GRATTON  
 LOT 11, SEC. 5  
 PARCEL ID: 4910250011

N/F  
 TIMOTHY R. & RITA HEPP MURPHY  
 LOT 12, SEC. 5  
 D.B. 763/ PG. 050  
 P.B. 26/ PG. 27  
 PARCEL ID: 4910250012

N/F  
 KELLEY FAMILY LIVING TRUST  
 LOT 13, SEC. 5  
 INSTR.#980002618  
 P.B. 26/ PG. 27  
 PARCEL ID: 4910250013

N/F  
 THOMAS JOSEPH HOFFMIER TRUSTEE  
 &  
 PEMBROKE REED TRUSTEE  
 LOT 13, SEC. 8  
 INSTR.#080025417  
 P.B. 31/ PG. 6  
 PARCEL ID: 4930280013

N/F  
 ALAN P. & LISA C. SMITH  
 LOT 32, SEC. 6  
 INSTR.#060021480  
 P.B. 28/ PG. 21  
 PARCEL ID: 4910260032

N/F  
 ROBERT A. & LINDA P. GOLUB  
 LOT 14, SEC. 8  
 P.B. 31/ PG. 6  
 PARCEL ID: 4930280014

N/F  
 CHARLES W. & JANE O. WILSON  
 LOT 18, SEC. 8  
 D.B. 712/PG. 918  
 P.B. 31/ PG. 6  
 PARCEL ID: 4930280018

N/F  
 JOHN F. & EMILY IRBY MCDOWELL  
 LOT 31, SEC. 6  
 P.B. 28/ PG. 21  
 PARCEL ID: 4930260031

N/F  
 HEATHER K. GUTHRIE & JAN  
 SOKOLOWSKY  
 LOT 15, SEC. 8  
 INSTR.#070019130  
 P.B. 31/ PG. 6  
 PARCEL ID: 4930280015

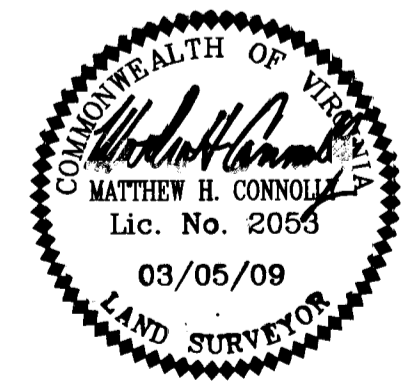
City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 8-6-2009  
 at 2:18 P.M. P.B. PG.  
 DOCUMENT # 090022532  
 BETSY B. WOOLRIDGE, CLERK  
 Betsy B. Woolridge Clerk

2 Large (8 1/2" x 11") Plats Recorded  
 herewith as # 090022532

**BOUNDARY LINE ADJUSTMENT PLAT**  
**LOTS 16 & 17, SECTION 8**  
**KINGSPPOINT**

LOCATED IN THE JAMESTOWN  
 MAGISTERIAL DISTRICT  
 JAMES CITY COUNTY, VIRGINIA

DATE: 03/05/09 SCALE: 1"=40' JOB #06-137  
 SHEET 2 OF 2



- LEGEND**
- ⊠ WATER METER
  - ⊙ GRINDER PUMP
  - ⊗ LIGHT POLE
  - ⊠ HVAC UNIT
  - ⊠ TELEPHONE PEDESTAL
  - IRF = IRON ROD FOUND
  - PPF = PINCHED PIPE FOUND

**PROPERTY INFORMATION**

**LOT 16**  
 SEC. 8 - KINGSPPOINT  
 LEO J. PERK  
 INSTR.#040018553  
 P.B. 53/ PG. 22  
 PARCEL ID: 4930280016  
 51,408 S.F. (FORMER AREA)  
 53,517 S.F. (ADJUSTED AREA)

**LOT 17**  
 SEC. 8 - KINGSPPOINT  
 BRINK P. & SANDRA S. MILLER  
 INSTR.#050028193  
 P.B. 53/ PG. 22  
 PARCEL ID: 4930280017  
 45,668 S.F. (FORMER AREA)  
 43,559 S.F. (ADJUSTED AREA)

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 44°42'09" E	85.96'
L2	S 52°27'45" E	52.39'
L3	S 67°05'58" E	103.36'
L4	S 20°51'17" E	48.08'
L5	N 86°45'53" E	74.05'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	49.87'	73.59'	67.09'	S 71°21'45" W	84°32'45"	45.34'
C2	49.87'	66.74'	61.87'	S 09°15'01" E	76°40'41"	39.44'
C3	25.00'	25.20'	24.15'	S 31°50'16" E	57°45'47"	13.79'

