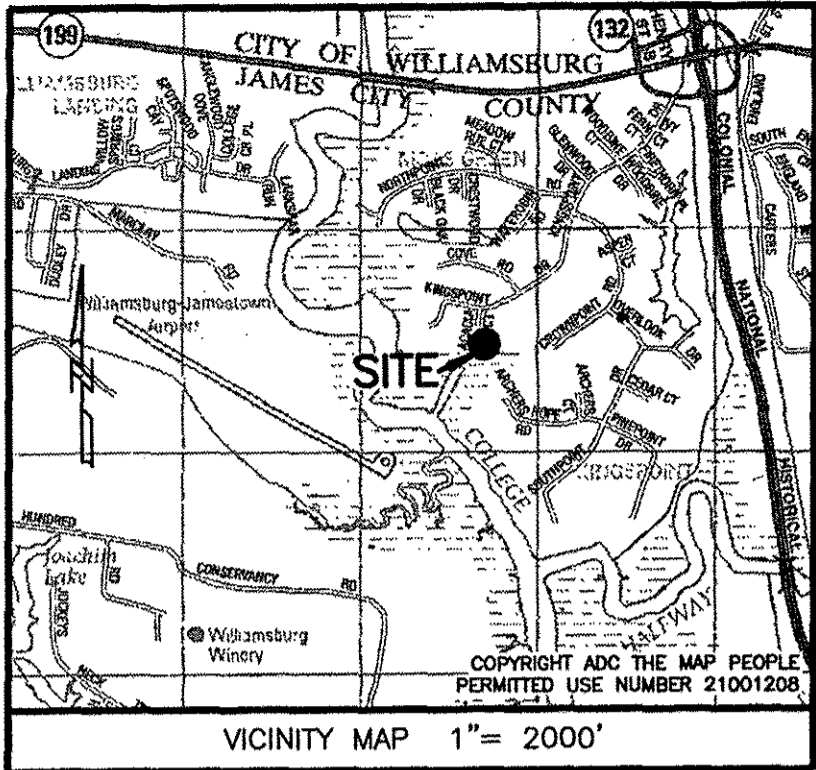


190008250



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:

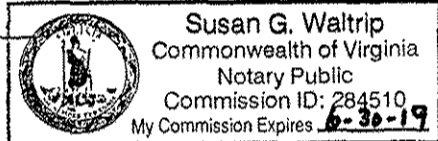
THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

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.

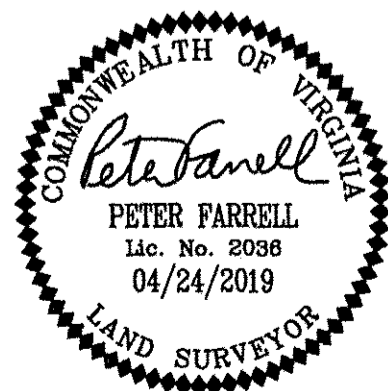
TOTAL AREA = 118,029 S.F. / 2.7095 AC.

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

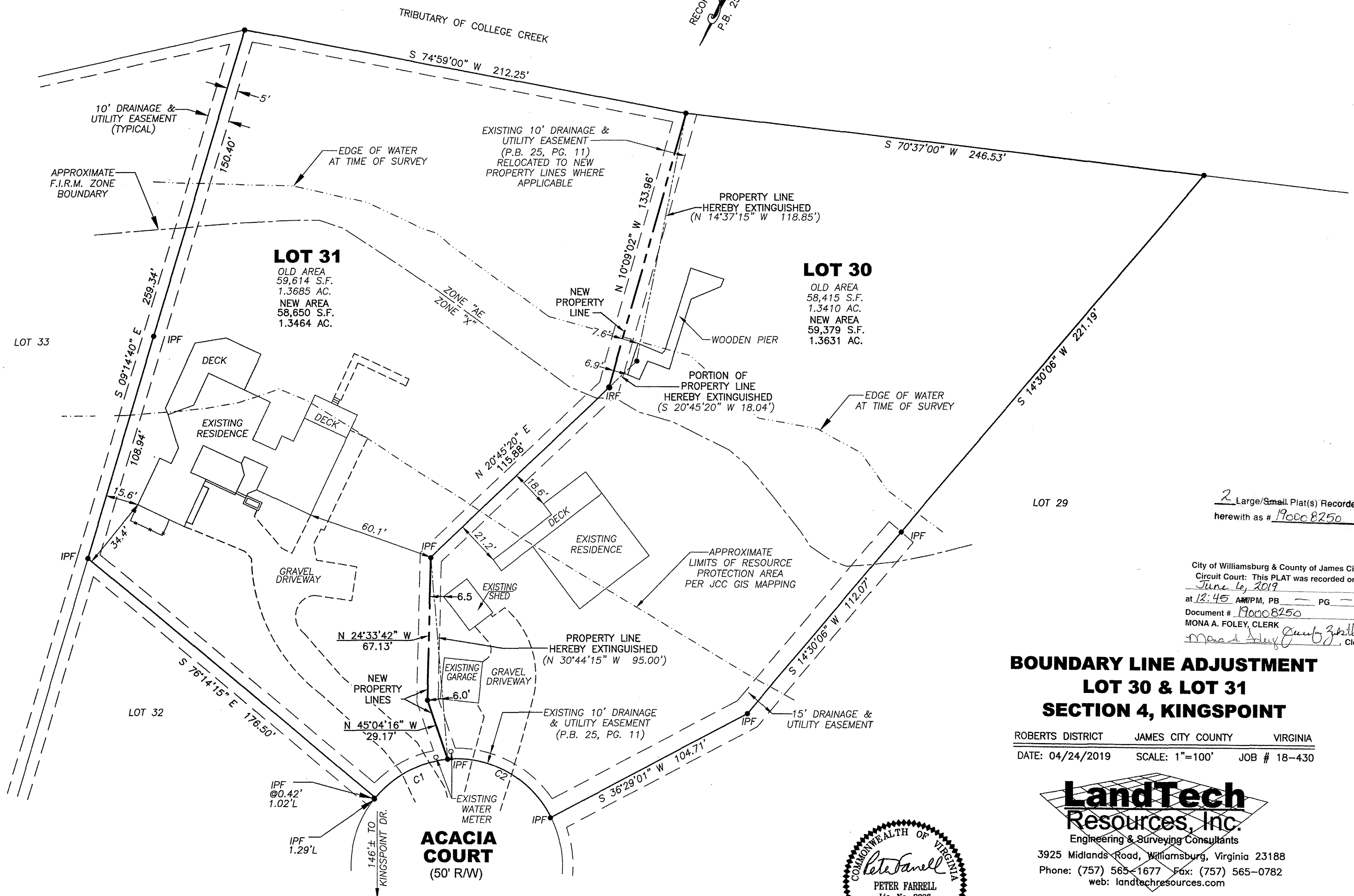
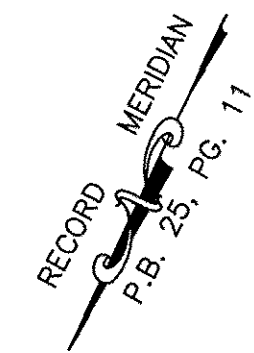
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 6th DAY OF June, 2019. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 12:45 p.m. INSTRUMENT # 190008250

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

190008250

NOTE:

RECORD SUBDIVISION PLAT DOES NOT MATHEMATICALLY CLOSE. PROPERTY LINES SHOWN HEREON ARE BASED ON PROPERTY CORNER MONUMENTATION FOUND AND MAY NOT MATCH RECORDED PLAT.



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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 14, 2019
at 12:45 AM/PM, PB PG
Document # 190008250
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

**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

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web: landtechresources.com



CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	50.00'	39.71'	38.66'	N 36°30'10" E	45°30'00"
C2	50.00'	59.25'	55.84'	S 86°46'57" E	67°53'50"

