

# SUMMARY OF APPLICATIONS

## MAJOR SUBDIVISION

Public Hearing Not Required

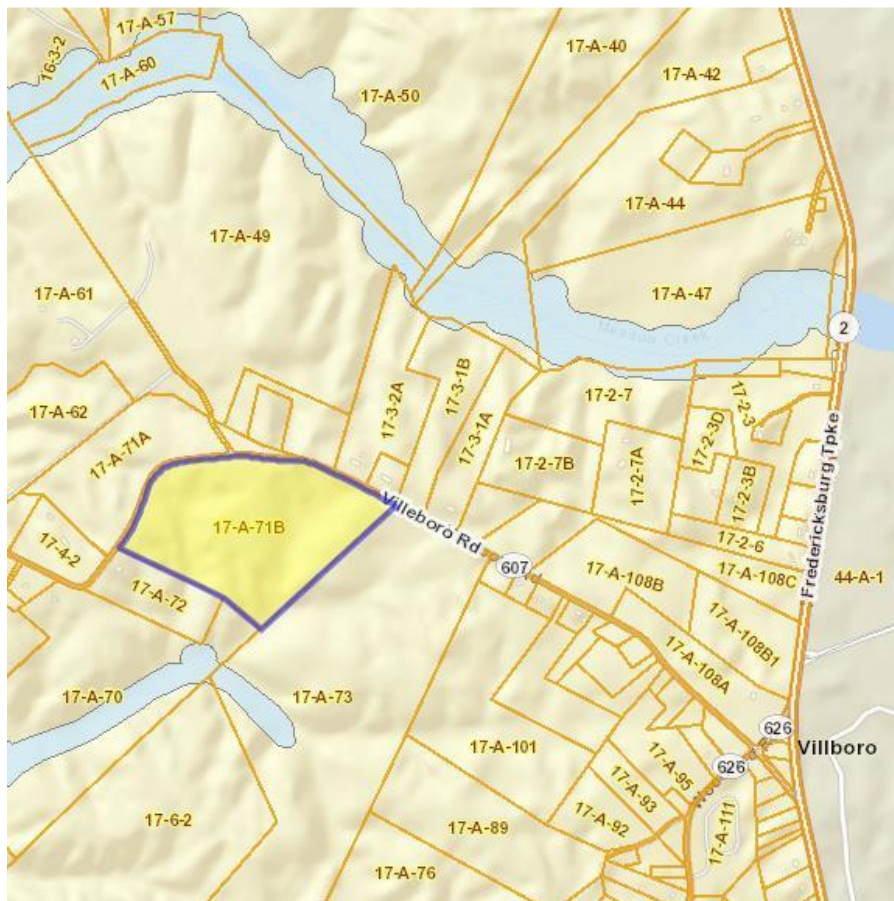
### Case #SB-06-2019: John & Billie Bordeaux (Villeboro Acres), Owner/Applicant

**Property Description/Location:** Tax Map 17-A-71B; Property is located on Villeboro Road, approx. 0.4 miles west of Fredericksburg Turnpike, Port Royal Voting District.

**Zoning:** The property is zoned Rural Preservations

**Action:** Applicant is seeking Preliminary/Final Plat Approval to create four (4) ten acre residential building lots.

**Required Approvals:** Planning Commission approval of the subdivision plat is required – the case is tentatively scheduled for the January 2020 Planning Commission Meeting.



NOTE:

NOTICE: This plat shall become null and void and be of no further force and effect if the plat is not recorded in accordance with the subdivision ordinance of Caroline County within six (6) months of the date of approval. Approval and/or recording of this plat does not constitute assurance that public sewer or public water service will be available to serve the land described on this plat at any particular time.

Any future subdivisions of the parent (residual) or subdivided tract will constitute a major subdivision subject to Planning Commission approval and all applicable standards of Section 5 of the Caroline County Subdivision Ordinance.

This property is not in the Chesapeake Bay Preservation Area based on the Caroline County GIS. However, for properties not in the CBPA, subsequent action by Caroline County may result in this property being designated as being subject to the Caroline County Chesapeake Bay Preservation Area Overlay District.

Property lies within area of minimal flood hazard, Zone X (unshaded), based on FEMA map #51033C0070C with an effective date 3/2/2009.

Contours are taken from USGS quadrangle "Guinea, VA - 2019" and are not based on a current field survey.

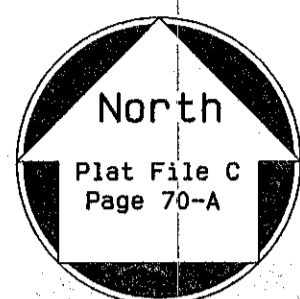
Lots are to be served by individual well and septic systems.

Level 1 Wetlands Evaluation was done by William Spencer, PhD, Wetland Science & Technology, LLC, on August 21, 2019.

Drainfield locations shown hereon are proposed drainfields taken from 2005 Drainfield Plat.

	ARC	DELTA	RADIUS	CHORD BEARING	CHORD
C1	346.47	16°16'01"	1220.35	N34°52'21"E	345.31
C2	346.50	63°18'11"	313.62	N58°23'26"E	329.15
C3	203.24	14°46'55"	787.76	S82°13'58"E	202.67
C4	95.00	6°22'39"	853.50	S78°01'51"E	94.95
C5	57.11	3°50'02"	853.50	S83°08'11"E	57.10
C6	201.53	26°40'40"	432.82	S71°42'53"E	199.71
C7	213.79	4°29'58"	2722.44	S56°07'34"E	213.74

	BEARING	DISTANCE
L1	N43°00'22"E	34.25
L2	N26°44'21"E	109.91
L3	N26°44'21"E	58.78
L4	S89°37'25"E	393.81
L5	S74°50'31"E	95.07
L6	S85°03'13"E	42.68
L7	S85°03'13"E	4.78
L8	S58°22'33"E	89.44
L9	S58°22'33"E	172.25
L10	S58°22'33"E	64.21
L11	S53°52'35"E	218.57



Owner's Consent and Dedication

Know all men by these presents, that the subdivision of land as shown on this plat, containing 42.393 acres, more or less, designated as "Villoboro Acres" Subdivision, situated in the Port Royal District, in Caroline County, Virginia, is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees. The said 42.393 acres of land hereby subdivided having been conveyed from Kevin H. Curtis & Judy M. Martin to John C. & Billie M. Bordeaux by deed recorded in the Clerk's Office of the Circuit Court of Caroline County, Virginia, in Deed Book 989, Page 720.

*John C. Bordeaux*  
John C. Bordeaux

*Billie M. Bordeaux*  
Billie C. Bordeaux

SOURCE OF TITLE:

JOHN C. & BILLIE M. BORDEAUX  
Deed Book 989 Page 720  
Existing TP# 17-A-71B  
Total Area: 42.393 Acres/1,846,639 sq ft

Owner's Address:  
3040 Patriot Lane  
Fredericksburg, VA 22408

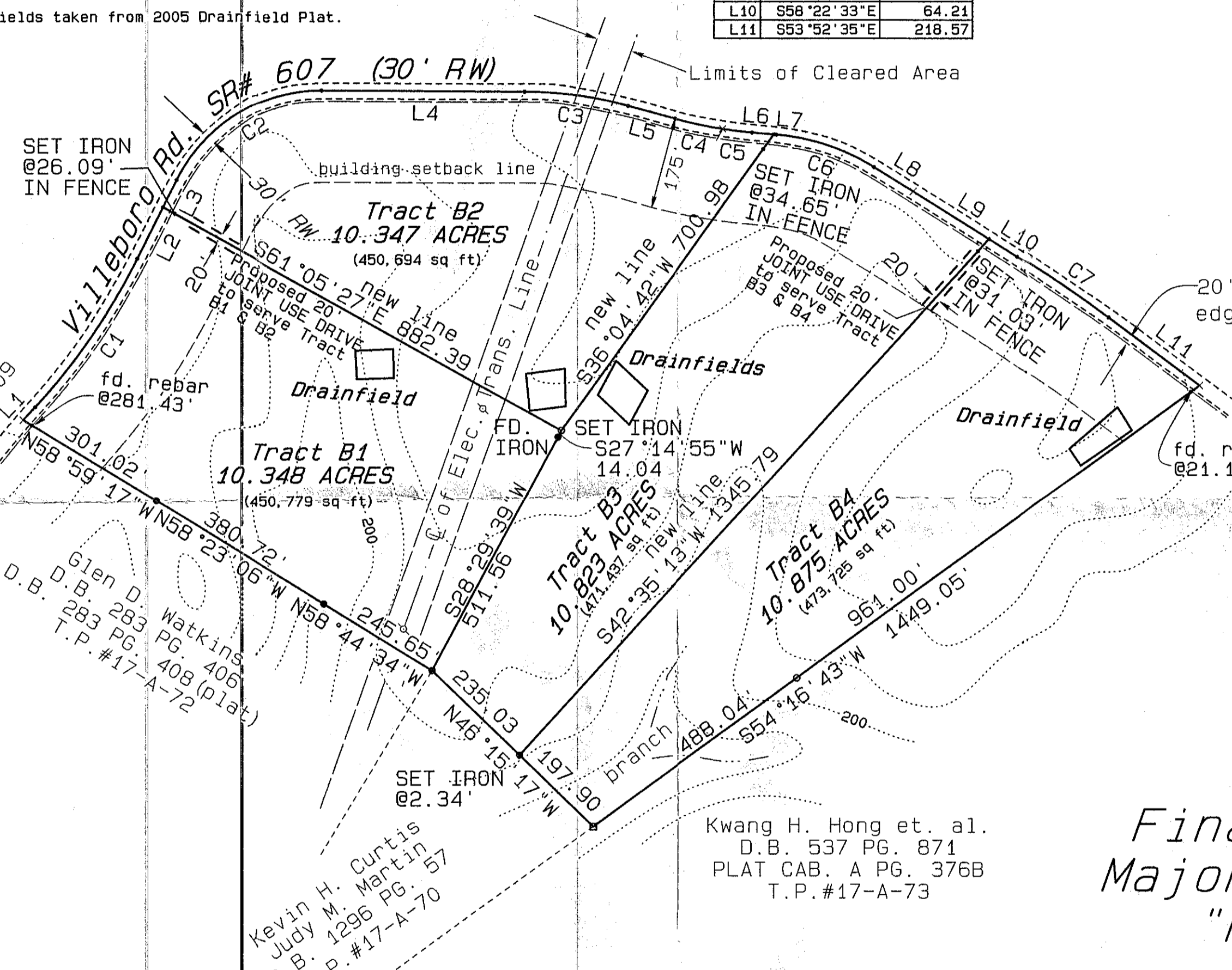
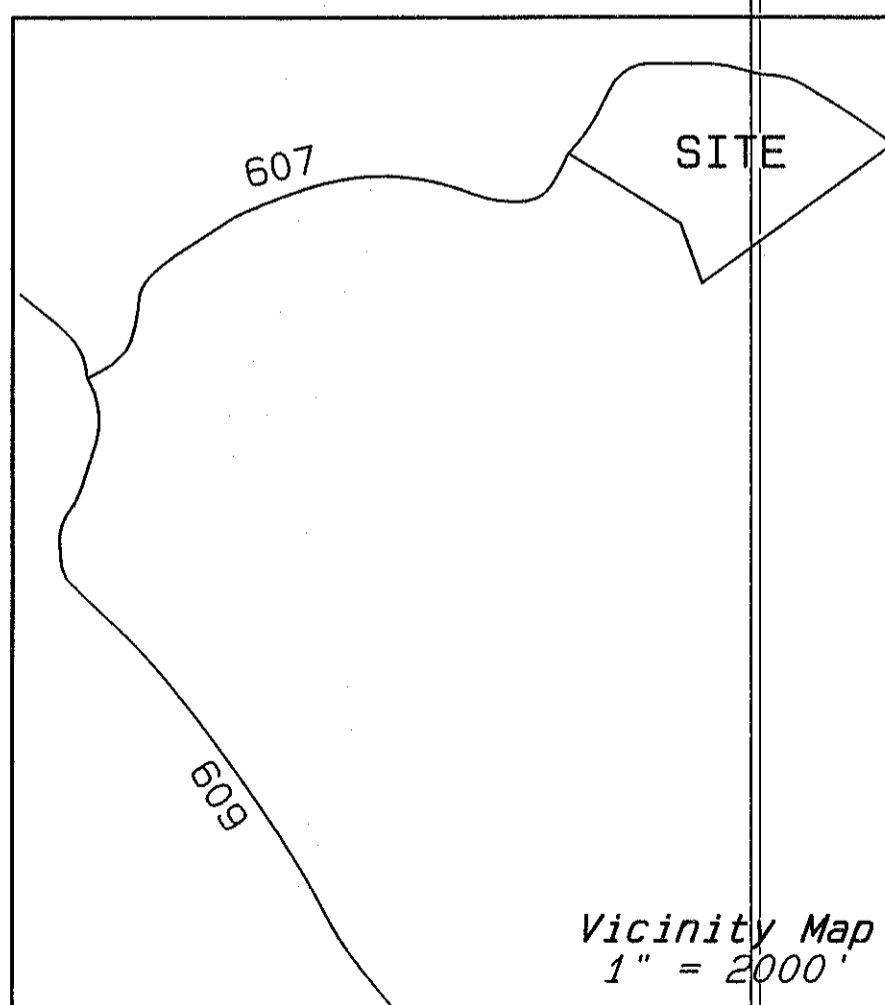
Subject and adjoining properties are zoned Rp-Rural Preservation District.

Setbacks

Front: 175' from road centerline  
Sides: 50'  
Rear: 50'

\*40' RW based on plat in Plat Cabinet A-76. Could not verify 40' RW by deed or through VDOT. Therefore, 30' Prescriptive is shown.

- \_\_\_\_\_  
Director of Planning
- \_\_\_\_\_  
Director of Public Utilities
- \_\_\_\_\_  
Virginia Dept of Transportation
- \_\_\_\_\_  
Virginia Dept of Health

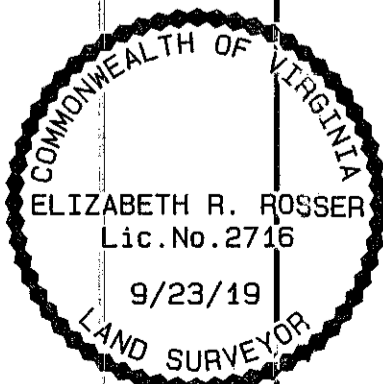


Surveyor's Certificate

I hereby certify that to the best of my knowledge and belief, all of the requirements of Caroline County and the Commonwealth of Virginia, regarding the platting of subdivisions, have been complied with and the source of title of the owner(s) of the land subdivided and the place of record of the last in the chain of title is as follows: Deed Book 989 Page 720. I further certify that the plat of which this certificate is a part is of land acquired from only one source of title or in the event this plat is of land acquired from more than one source of title, the outlines of the several tracts are indicated on this plat.

Given under my hand this 23rd day of September, 2019.

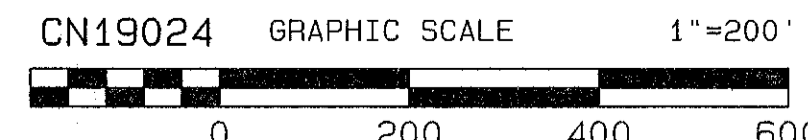
*Elizabeth R. Rosser*  
Elizabeth R. Rosser LS#2716



The "new lines" are based on a current field survey marked on the ground with the physical monuments indicated and was prepared without a title report. Therefore, all encumbrances, easements, and improvements may not be shown. All other information taken from record plats.

Legend

- set iron
- fd. rebar/iron
- fd. cedar stake
- ⊗ utility pole



Final Plat Showing  
Major Subdivision of  
"Mt. Pleasant"  
VILLEBORO ACRES Subdivision  
Port Royal District  
Caroline County, VA  
September 23, 2019  
For John Bordeaux

Southeast Survey Group, Ltd.

2292 Lynch Mill Road  
P.O. Box 90  
Altavista, VA 24517-0090  
434-309-1101