

182532

**CERTIFICATE OF SOURCE OF TITLE**

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF DUNCAN B. SUTHERLAND & VERNELL M. SUTHERLAND AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. AS INSTRUMENT #150729

**OWNERS CERTIFICATE:**

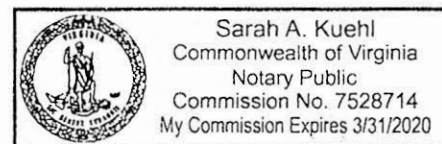
THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Duncan B. Sutherland 4/29/2018  
DUNCAN B. SUTHERLAND DATE  
Vernell M. Sutherland 4-29-2018  
VERNELL M. SUTHERLAND DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF Williamsburg, Sarah A. Kuehl, 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 CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 29<sup>th</sup> DAY OF April, 2018. MY COMMISSION EXPIRES 3/31/2020.

Sarah Kuehl  
NOTARY PUBLIC  
7528 714  
REGISTRATION NO.



MY COMMISSION EXPIRES: 3/31/2020

**CERTIFICATE OF APPROVAL**

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

1-29-18 Cassidy A. Murphy  
DATE SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

**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 FOR THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

04/17/2018 Peter Farrell  
DATE PETER FARRELL, L.S. LIC. NO. 2036



**STATE OF VIRGINIA. CITY OF WILLIAMSBURG**

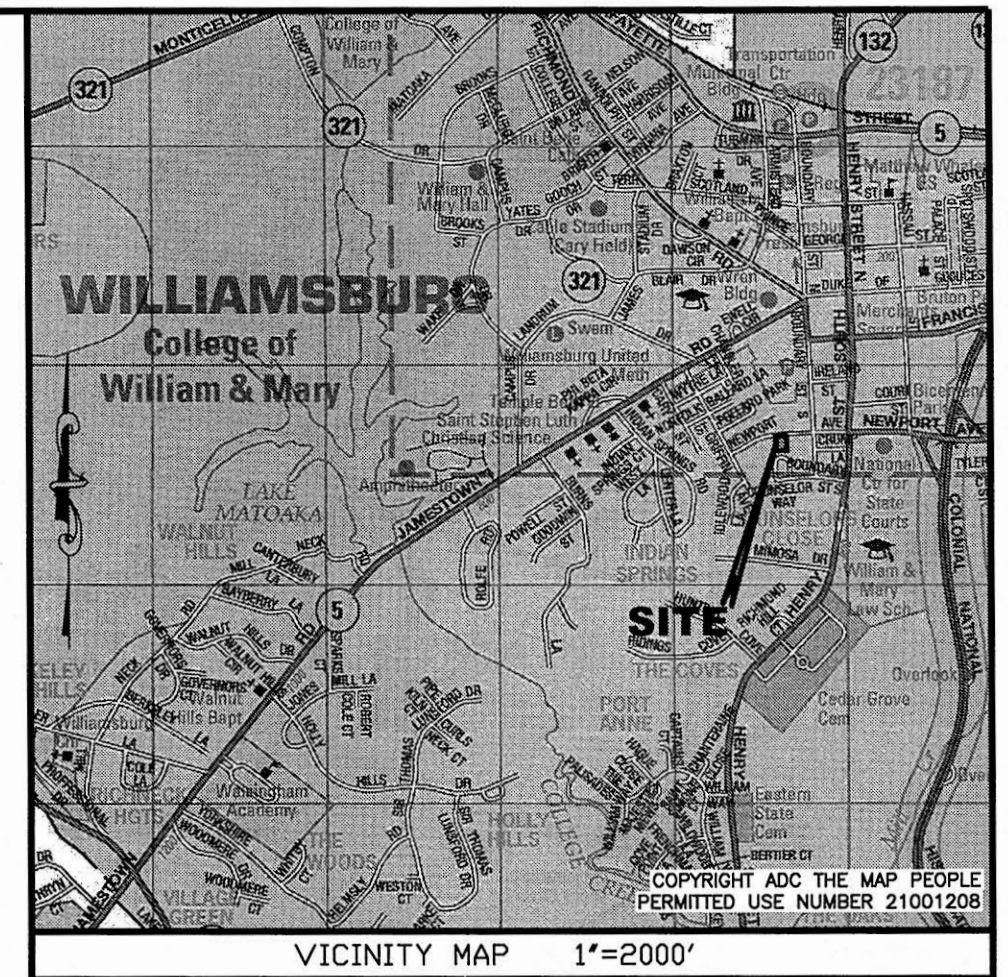
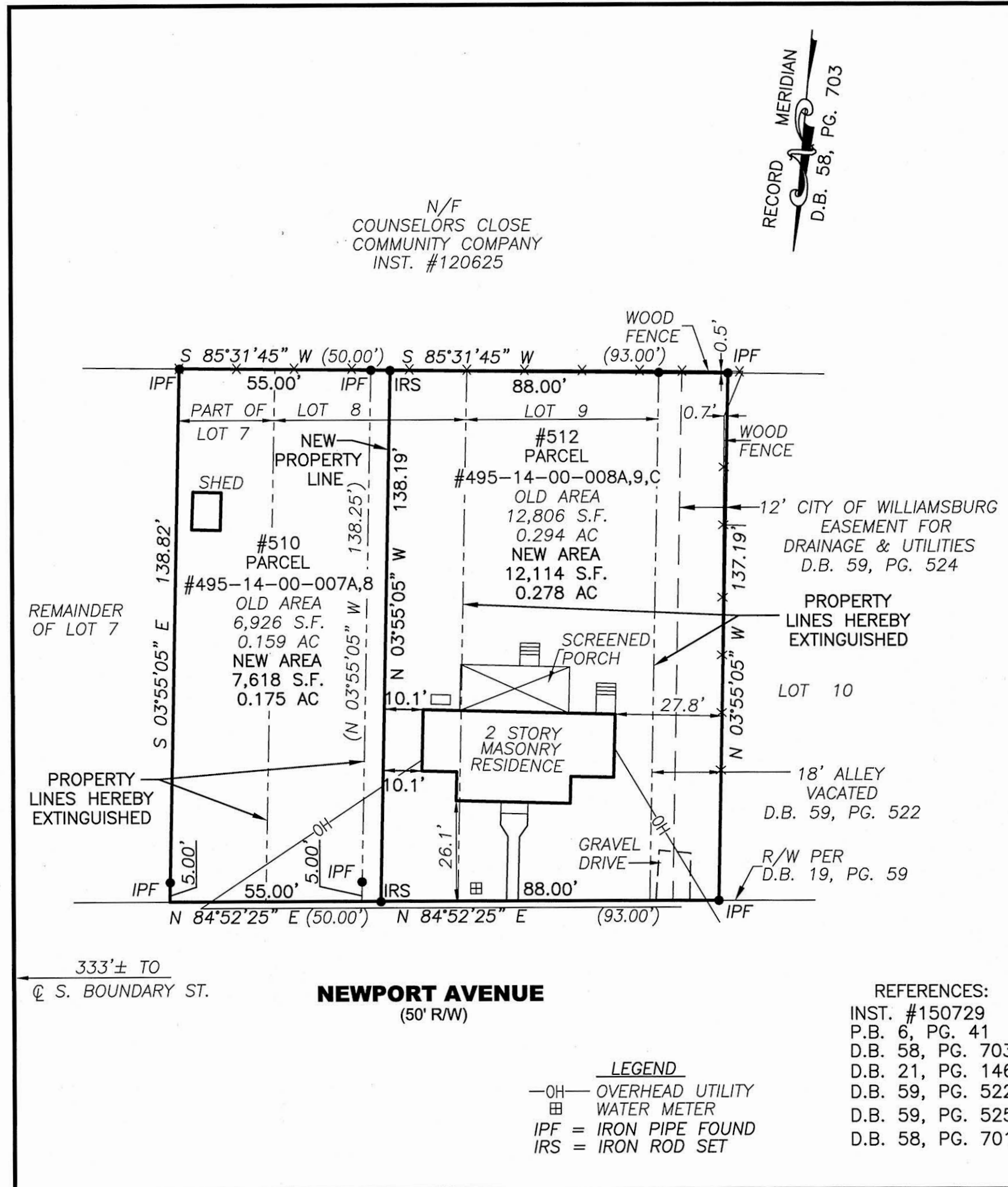
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 30 DAY OF April, 2018. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 182532

TESTE Monica A. Foley, Deputy  
BY MONICA A. FOLEY, CLERK, CLERK

1 Large/Small Plat(s) Recorded  
herewith as # 182532

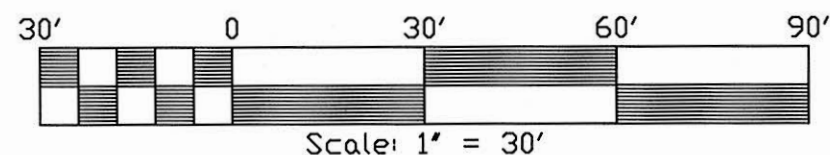
**GENERAL NOTES:**

- NOTES:
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN D.B. 40, PG. 217.
  2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
  3. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0139D DATED DECEMBER 16, 2015.
  4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
  5. UNDERGROUND UTILITIES WERE NOT LOCATED.
  6. THIS PLAT IS BASED ON A PHYSICAL SURVEY PERFORMED 05/14/2015.
  7. PROPERTY SHOWN HEREON IS ZONED RS-2 (SEE CURRENT ZONING ORDINANCE FOR DETAILS).  
FRONT SETBACK: 35'  
SIDE SETBACK: 10'  
REAR SETBACK: 25'
  7. PARCELS ARE SERVED BY PUBLIC WATER AND SEWER, NO WATER METER OR SANITARY CLEANOUT WERE FOUND FOR #510 NEWPORT AVENUE AT TIME OF SURVEY. NO SANITARY CLEANOUT WAS FOUND FOR #512 NEWPORT AVENUE AT TIME OF SURVEY



REFERENCES:  
INST. #150729  
P.B. 6, PG. 41  
D.B. 58, PG. 703  
D.B. 21, PG. 146  
D.B. 59, PG. 522  
D.B. 59, PG. 525  
D.B. 58, PG. 701

LEGEND  
-OH- OVERHEAD UTILITY  
⊕ WATER METER  
IPF = IRON PIPE FOUND  
IRS = IRON ROD SET



**BOUNDARY LINE ADJUSTMENT & EXTINGUISHMENT**

PART OF LOT 7,  
LOT 8, LOT 9 & VACATED 18' ALLEY  
(BEING 510 & 512 NEWPORT AVENUE)  
**GEORGE ROLLO SUBDIVISION**  
LOCATED IN THE  
CITY OF WILLIAMSBURG, VIRGINIA

DATE: 04/17/18 SCALE: 1"=30' JOB #: 15-088

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