

202604288

PROPERTY INFORMATION

LOT 75
OWNER: JONES, TIMOTHY P & EMMA R
INST. #202414029

ADDRESS:
303 ELMWOOD LANE
WILLIAMSBURG, VIRGINIA 23185

PARCEL ID: 1320200075
ZONING DISTRICT: R6 (LOW DENSITY RESIDENTIAL)

REFERENCES:
P.B. 31 PG. 30-31

SETBACKS PER R-6 ZONING:
FRONT: 50' *PER ELMWOOD SECTION ONE
RESTRICTIVE COVENANTS (D.B.148 PG.747)
SIDE: 15'
REAR: 35'

LOT 76
OWNER: JONES, TIMOTHY P & EMMA R
INST. #202414029

ADDRESS:
301 ELMWOOD LANE
WILLIAMSBURG, VIRGINIA 23185

PARCEL ID: 1320200076
ZONING DISTRICT: R6 (LOW DENSITY RESIDENTIAL)

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
LOT 75	71,969 S.F. / 1.6522 AC.	
LOT 76	70,441 S.F. / 1.6171 AC.	142,410 S.F. / 3.2693 AC.

**BOUNDARY LINE EXTINGUISHMENT
BETWEEN
LOT 75 & LOT 76, SECTION ONE
ELMWOOD**

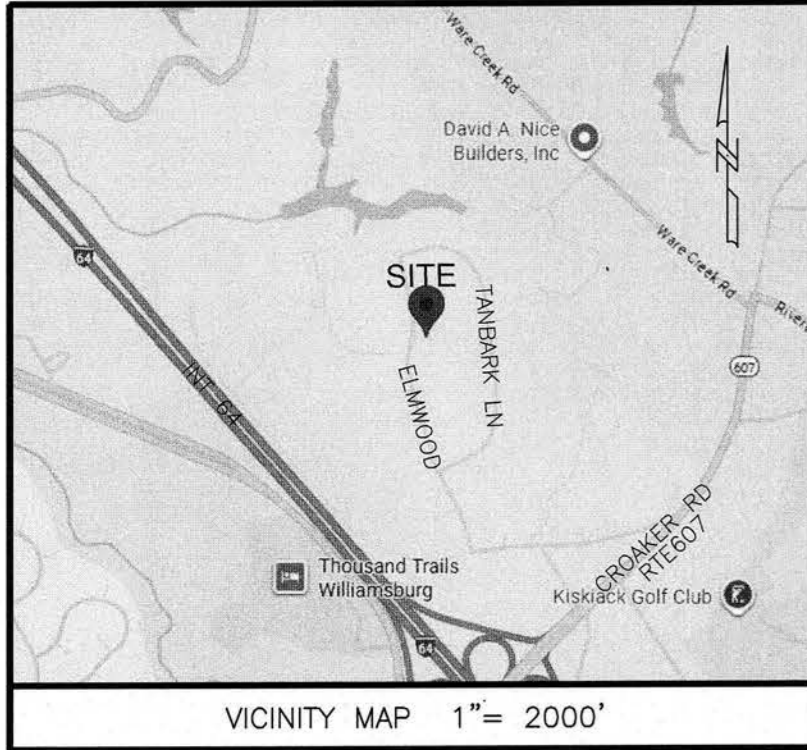
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 01/09/2026 JOB # 25-086

LandTech
Resources, Inc.
Engineering & Surveying Consultants
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2

JCC-S-25-0033



OWNERS CERTIFICATE: (LOT 75 & LOT 76)

THE BOUNDARY LINE EXTINGUISHMENT 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.

Timothy P. Jones 02/12/2026
TIMOTHY P. JONES DATE

Emma R. Jones 02/12/2026
EMMA R. JONES DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Grace Dudley, 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 12 DAY OF February, 2026.
MY COMMISSION EXPIRES March 31, 2029.

Grace Dudley
NOTARY PUBLIC
REGISTRATION NO. 00358399



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT LOT 75 AND LOT 76 OF SECTION ONE ELMWOOD
SUBDIVISION STANDS IN THE NAME OF TIMOTHY P. JONES AND EMMA R. JONES AND
WAS ACQUIRED FROM: PAUL JEFFREY ENGBERSEN, SUCCESSOR TRUSTEE OF THE
FAYE ENGBERSEN REVOCABLE TRUST DATED JULY 20, 1993 BY THAT CERTAIN DEED
DATED OCTOBER 11, 2024 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT OF JAMES CITY COUNTY, VIRGINIA ON OCTOBER 24, 2024 AS INSTRUMENT
202414029.

CERTIFICATE OF APPROVAL

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

2/13/2026 [Signature]
DATE HEALTH DEPARTMENT

2/19/2026 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

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.

01/09/2026 [Signature]
DATE WALKER CHASE GROGG, L.S. 3645

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. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. THE PROPERTY IS SERVED BY EXISTING PRIVATE WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PER JAMES CITY COUNTY VA FIRM INDEX PANEL #51095C0044D, DATED DECEMBER 16, 2015; LOT DOES NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE (PANEL NOT PRINTED).
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
9. ANY WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.

VDH SUBDIVISION APPROVAL STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING REGULATIONS (12 VAC 5-620-20 et seq., THE "REGULATIONS")
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS.
THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ADAM HERMAN, AOSE NO. 1940001109, PHONE NO. 757-344-6270
ADDRESS: 4516 MISTY CT., WILLIAMSBURG, VA 23185.
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. PURSUANT TO SEC. 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.



2 Large/Small Plat(s) Recorded
herewith as # 202604288

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 14 DAY OF April, 2026.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:49 AM
INSTRUMENT # 202604288
TESTE ELIZABETH E. O'CONNOR, CLERK

202604288

BOUNDARY LINE EXTINGUISHMENT
BETWEEN
LOT 75 & LOT 76, SECTION ONE
ELMWOOD

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 01/09/2026 JOB # 25-086

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SHEET 2 OF 2
JCC-S-25-0033



RECORD MERIDIAN
 P.B. 31, PG. 31

2 Large Small Plat(s) Recorded
 herewith as # 202604288

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 April 14, 2026
 at 10:49 AM PM, PG
 Document # 202604288
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk

LEGEND

- ⊕ CABLE PEDESTAL
- GUY WIRE
- ⊘ UTILITY POLE
- ⊙ WELL
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- NS = NAIL SET
- X — WOOD FENCE
- OHP — OVERHEAD UTILITY LINE
- /// EDGE OF PAVEMENT
- PROPANE TANK
- GEN. GENERATOR
- ST SEPTIC TANK
- SB1 ⊗ SOIL BORING

CURVE/ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	123.95'	925.00'	7°40'41"	N 14°27'40" E 123.86'
C2	199.33'	925.00'	12°20'48"	N 04°26'56" E 198.94'
C3	323.28'	925.00'	20°01'28"	N 08°17'16" E 321.64'

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
LOT 75	71,969 S.F. / 1.6522 AC.	
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