

202612623

BOUNDARY LINE ADJUSTMENT BETWEEN
LOT 99 AND LOT 100,
SECTION V-A "LISBURN"
STONEHOUSE

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 07/27/2026 JOB # 26-296

JCC-S-26-0018



LANDTECH RESOURCES, INC.
Engineering & Land Surveying Consultants
205-E Bullfants Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2

PROPERTY INFORMATION

PIN:0511400099
OWNER: CARLSON, ROBERT A
TRUSTEE & KATHLEEN
INST. #080027070 (DEED)
INST. #030021747 (PLAT)

ADDRESS:
9900 SWALLOW RIDGE
JAMES CITY COUNTY, VA

ZONING DISTRICT: PUD-R PLANNED
UNIT DEVELOPMENT RESIDENTIAL

PIN:0511400100
OWNER: SHAFFERY, DARLEEN &
HOULIHAN, MICHAEL
INST. #180017345 (DEED)
INST#030021747 (PLAT)

ADDRESS:
3540 SPLITWOOD ROAD
JAMES CITY COUNTY, VA

ZONING DISTRICT: PUD-R PLANNED
UNIT DEVELOPMENT RESIDENTIAL

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
LOT 99 - PIN:0511400099	13,649 S.F. / 0.3133 AC.	13,374 S.F. / 0.3070 AC.
LOT 100 - PIN:0511400100	11,764 S.F. / 0.2700 AC.	12,039 S.F. / 0.2764 AC.
TOTALS	25,413 S.F. / 0.5834 AC.	25,413 S.F. / 0.5834 AC.

CERTIFICATE OF SOURCE OF TITLE (LOT 99 - PIN:0511400099)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT STANDS IN THE NAME OF THE KATHLEEN CARLSON LIVING TRUST AND WAS ACQUIRED FROM ROBERT A. CARLSON AND KATHLEEN CARLSON BY THAT CERTAIN DEED DATED OCTOBER 20, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 080027070 ON NOVEMBER 5, 2008.

OWNERS CERTIFICATE:

THE SUBDIVISION 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.

Kathleen Carlson Sept. 3, 2026
SIGNATURE OF TRUSTEE DATE

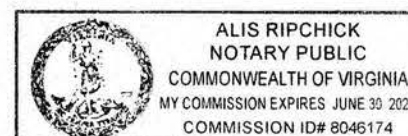
Kathleen Carlson
NAME PRINTED

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

AR CITY/COUNTY OF York, I, Alis Ripchick, 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 3 DAY OF September, 2026. MY COMMISSION EXPIRES June 30, 2027.

[Signature]
NOTARY PUBLIC
REGISTRATION NO. 8046174

CERTIFICATE OF SOURCE OF TITLE (LOT 100 - PIN:0511400100)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT STANDS IN THE NAME OF DARLEEN SHAFFERY AND MICHAEL HOULIHAN AND WAS ACQUIRED FROM McEWEN DEVELOPMENT COMPANY, A VIRGINIA CORPORATION BY THAT CERTAIN DEED DATED OCTOBER 4, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 180017345 ON OCTOBER 29, 2018.

OWNERS CERTIFICATE:

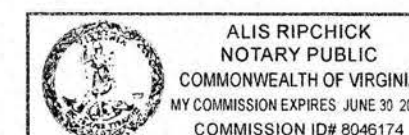
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] 9/3/26
SIGNATURE DATE

Darleen M. Shaffery
NAME PRINTED

[Signature] 9/3/26
SIGNATURE DATE

Michael J. Houlihan
NAME PRINTED

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

AR CITY/COUNTY OF York, I, Alis Ripchick, 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 3 DAY OF September, 2026. MY COMMISSION EXPIRES June 30, 2027.

[Signature]
NOTARY PUBLIC
REGISTRATION NO. 8046174

CERTIFICATE OF APPROVAL

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

09/10/2026 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

20 Large/Small Plat(s) Recorded
herewith as # 202612623

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 WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. LOTS SERVED BY EXISTING PUBLIC WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN ZONE "X" PER F.I.R.M. PANEL #51095C0033D DATED DECEMBER 16, 2015.
7. WETLANDS AND LANDS WITHIN RPA AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (C)(1) OF THE JAMES CITY COUNTY CODE.
8. UNLESS OTHERWISE NOTED, ANY DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. THIS PROPERTY IS SUBJECT TO THE SECOND AMENDED AND RESTATED STONEHOUSE PROFFERS, Z-1-99/MP-1-99, PR-029-F.

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.

07/27/2026
DATE

[Signature]
W. CHASE GROGG, LS

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 29 DAY OF September, 2026. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 12:33pm INSTRUMENT # 202612623

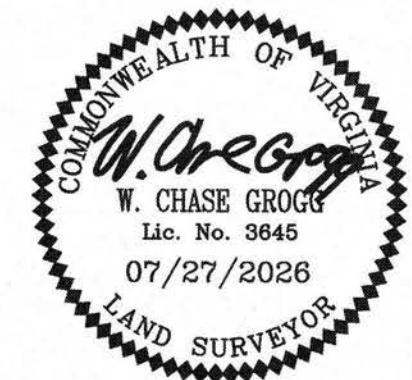
TESTE ELIZABETH E. O'CONNOR, CLERK

202612623

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LOT 99 AND LOT 100,
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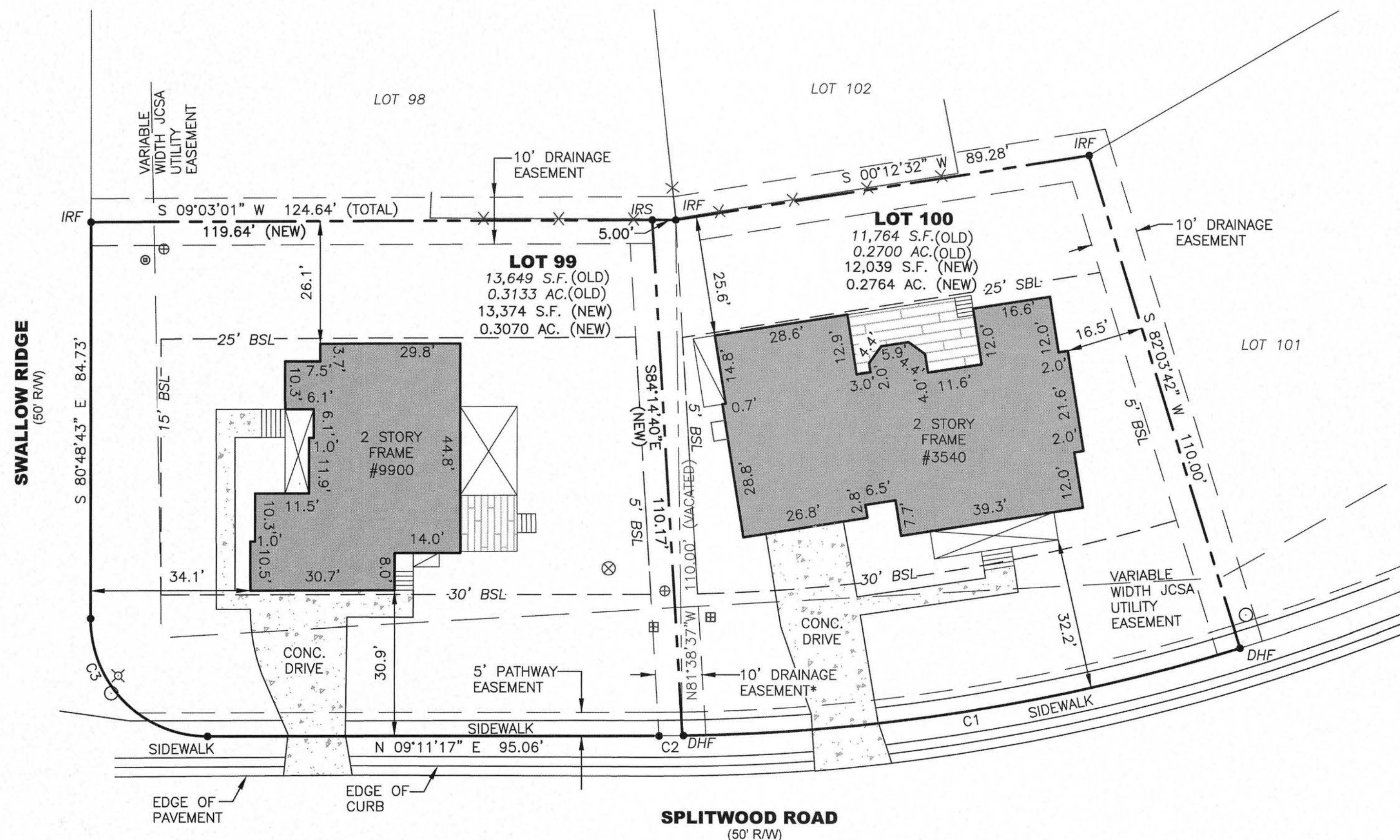
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SHEET 2 OF 2

LEGEND

IRF = IRON ROD FOUND
IRS = IRON ROD SET
NF = NAIL FOUND
DHF = DRILL HOLE FOUND

BUILDING SETBACK (SBL)

PER RECORD PLAT
FRONT: 30'
REAR: 25'
SIDE: 5'

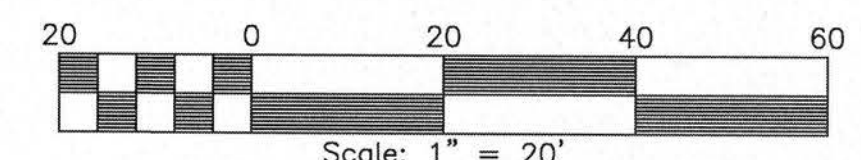


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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	425.00'	120.87'	120.46'	N 00°12'32" E	16°17'42"
C2	425.00'	6.17'	6.17'	N 08°46'20" E	0°49'55"
C3	25.00'	39.27'	35.36'	N 54°11'17" E	90°00'00"

*EXISTING 10' DRAINAGE EASEMENT
VACATED AND NEW 10' DRAINAGE
EASEMENT TO BE CENTERED ON NEW
PROPERTY LINE.



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
September 24, 2026
at 12:33 AM/PM, PB - PG -
Document # 202612623
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

2 Large/Small Plat(s) Recorded
herewith as # 202612623