

210016346

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL 4830100017 AND 4830100017B IS IN THE NAMES OF ROBERT AND PATRICIA GOTT, AND PATRICK AND KRISTEN DUFFELER, AND WAS ACQUIRED FROM FLORA W. SCOTT AND BARBARA J. WALTRIP BY DEED DATED OCTOBER 3, 2018, AND RECORDED AS INSTRUMENT 180016249 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CERTIFICATE

THIS SUBDIVISION OF LAND SHOWN ON THIS PLAT AND TITLED "PLAT OF BOUNDARY SURVEY AND BOUNDARY LINE ADJUSTMENT" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

PATRICK G. DUFFELER, II DATE 4-29-2021

KRISTEN M. DUFFELER DATE 4-29-2021

CERTIFICATION OF NOTARIZATION

STATE OF VIRGINIA

CITY / COUNTY OF Williamsburg



I, Lauren E. Smith, 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY / COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 29th DAY OF April, 2021.

MY COMMISSION EXPIRES 11/20/24, NO. 7866720

SIGNATURE [Signature]

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE VDOT LAND DEVELOPMENT OFFICE

AREA LAND USE ENGINEER DATE 22 Apr 2021

VDOT, WILLIAMSBURG RESIDENCY

OWNER'S CERTIFICATE

THIS SUBDIVISION OF LAND SHOWN ON THIS PLAT AND TITLED "PLAT OF BOUNDARY SURVEY AND BOUNDARY LINE ADJUSTMENT" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

ROBERT J. GOTT DATE 4-29-2021

PATRICIA A. GOTT DATE 4/29/2021

CERTIFICATION OF NOTARIZATION

STATE OF VIRGINIA

CITY / COUNTY OF Williamsburg



I, Lauren E. Smith, 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY / COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 29th DAY OF April, 2021.

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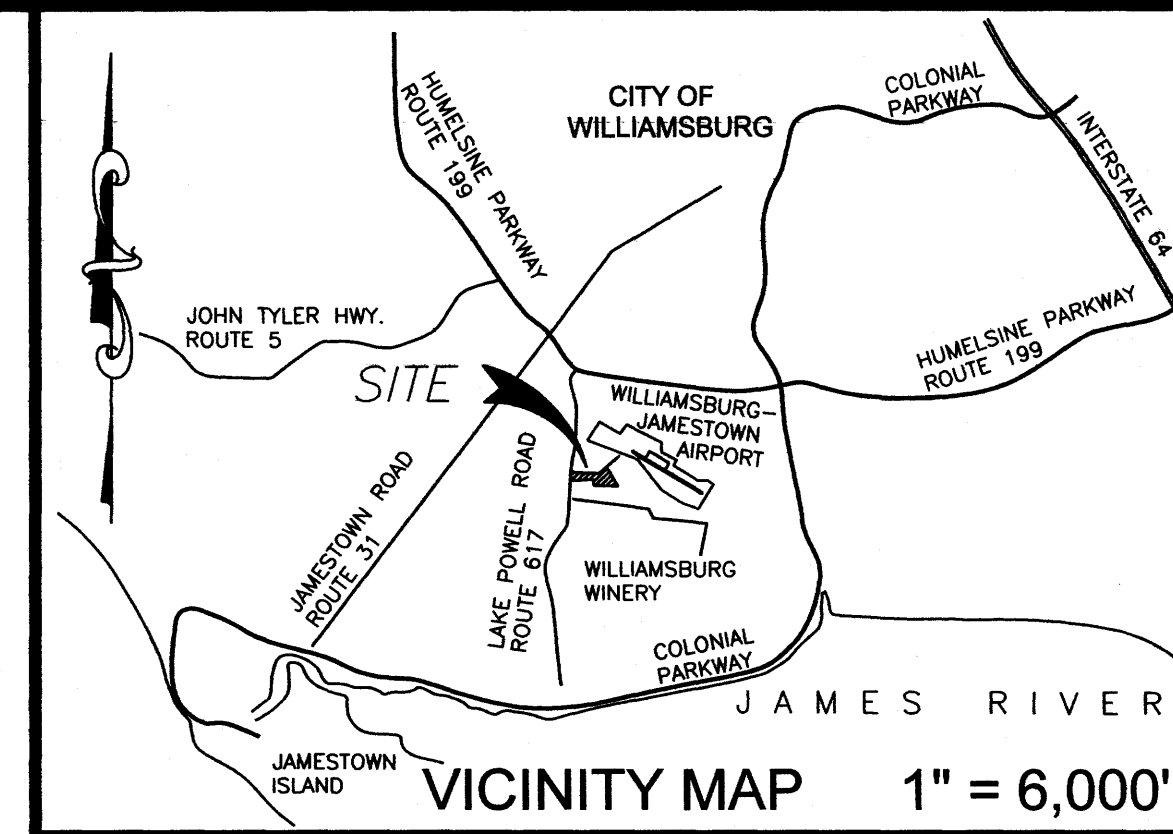
CERTIFICATE OF APPROVAL

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

DATE 30 Apr 2021

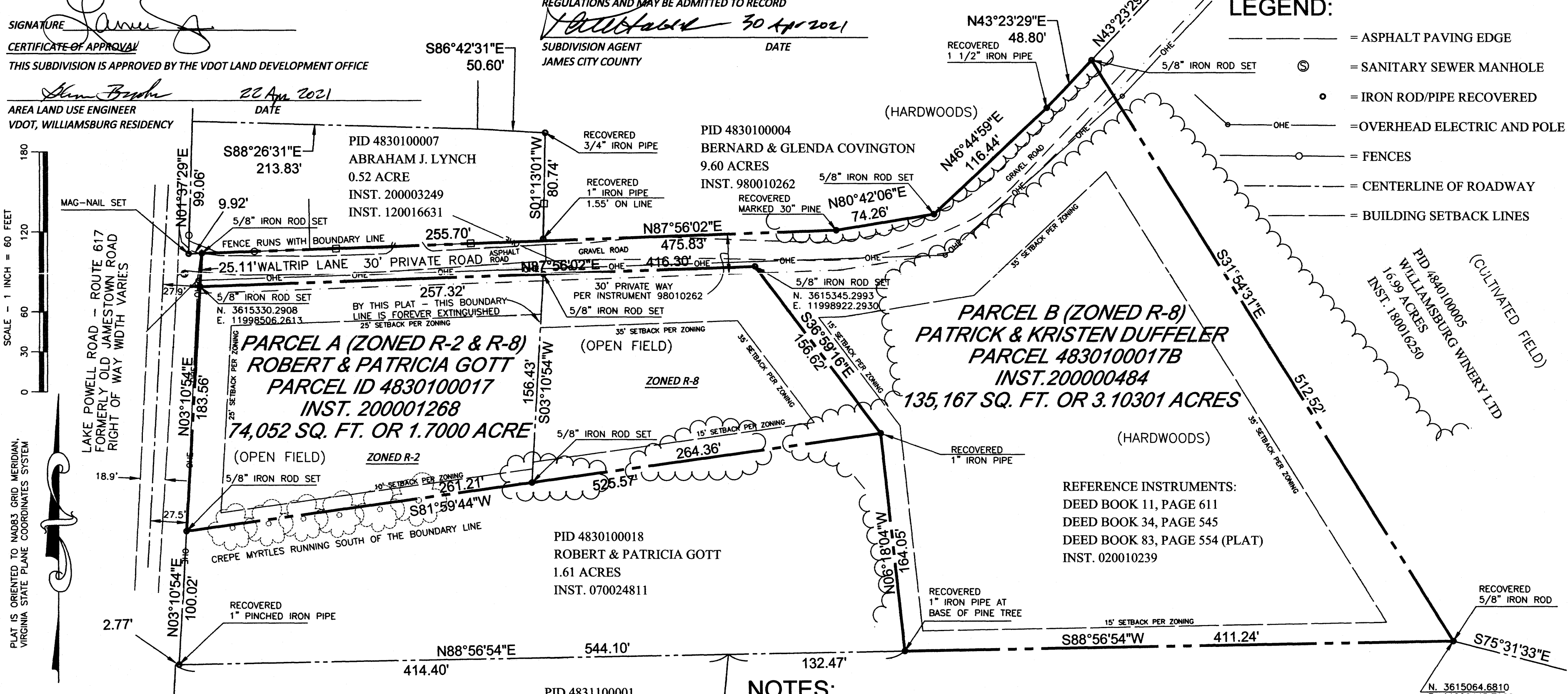
SUBDIVISION AGENT DATE

JAMES CITY COUNTY



LEGEND:

- ASPHALT PAVING EDGE
SANITARY SEWER MANHOLE
IRON ROD/PIPE RECOVERED
OVERHEAD ELECTRIC AND POLE
FENCES
CENTERLINE OF ROADWAY
BUILDING SETBACK LINES



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

JOHN S. CLAYTOR, L.S. #002288 DATE APRIL 19, 2021

THIS BOUNDARY SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, JOHN S. CLAYTOR, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON JULY 19, 2019, UPDATED JANUARY 22, 2021; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

THE HORIZONTAL COORDINATE SYSTEMS REFERENCED IN THIS FILE WERE ACHIEVED WITH RTK-GPS SURVEYING TECHNIQUE UTILIZING MULTIPLE AND REDUNDANT OBSERVATIONS VERIFIED TO BE ACCURATE AND WITHIN THE STANDARD ESTABLISHED IN 18 VAC 10-20-370 FOR BOUNDARY SURVEYS PREPARED IN THE COMMONWEALTH OF VIRGINIA.

PID 483110001 BECK INVESTMENT CO 1.21 ACRES INST. 080017160 (PLAT)

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on August 10, 2021 at 2:09 AM/PM, PG Document # 210016346 MONA A. FOLEY, CLERK

NOTES:

- 1. BEARING BASIS: NAD83 (2011) VIRGINIA STATE PLANE COORDINATES, GRID VALUES, SOUTH ZONE.
2. COORDINATES INDICATED HERE ARE IN GRID VALUES BASED ON THE VIRGINIA STATE PLANE COORDINATES SYSTEM, NAD83, SOUTH ZONE, U.S. SURVEY FEET.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, AND IS SUBJECT TO ANY EASEMENT, ENCUMBRANCE OR OTHER INFORMATION THAT WOULD BE DISCLOSED BY SUCH A REPORT.
4. THE SURVEYOR HAS NO INFORMATION REGARDING THE RIGHTS TO INGRESS/EGRESS OR ANY OTHER RIGHT OR EASEMENT RELATED TO WALTRIP LANE.
5. RECORDS RESEARCH WAS PERFORMED ON THE ORIGINAL PARENT PARCEL (4830100017 AND 4830100017B) AND ALL OF THE ADJOINING PARCELS TO ASCERTAIN THE TRUE BOUNDARY LINES IN THE OPINION OF THE SURVEYOR.
6. EVIDENCE OF ENCROACHMENTS KNOWN TO THE SURVEYOR ARE SHOWN HEREON.
7. THE PRESENCE OF PUBLIC UTILITIES ARE SHOWN HEREON.
8. THE SITE ADDRESSES OF THE SUBJECT PARCEL IS: 2754 LAKE POWELL ROAD (PARCEL A), 120 WALTRIP LANE (PARCEL B)
9. PROPOSED PARCEL A IS CURRENTLY SPLIT ZONED ZONED R-2 AND R-8 AND PARCEL B IS ZONED R-8
10. THE SUBJECT PREMISES ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP 51095C02010, EFFECTIVE 12/16/2015.
11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

PID 4831100003 HOPE D. BECK (TRUSTEE) 9.21 ACRES INST. 130022128

REFERENCE JAMES CITY COUNTY SUBMITTAL 5-21-0024

AMT A. MORTON THOMAS & ASSOCIATES, INC. CONSULTING ENGINEERS 100 GATEWAY CENTRE PARKWAY, SUITE 200 RICHMOND, VA 23235 PH: 804-276-6231, FAX: 804-276-6233 EMAIL: AMT@AMTENGINEERING.COM



PLAT OF BOUNDARY SURVEY AND LAND BOUNDARY ADJUSTMENT ROBERT AND PATRICIA GOTT - PARCEL A PATRICK AND KRISTEN DUFFELER - PARCEL B 4.80301 ACRES (OVERALL) JAMES CITY COUNTY, VIRGINIA

Table with 2 columns: Field Name and Value. Fields include DATE (APRIL 19, 2021), SCALE (1" = 60'), COMP (JSC), DRAWN (JSC), CHK (MDD), FILE NO (19-0435.001), SHEET (Sheet 1 of 1).