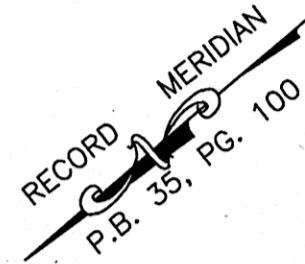


GENERAL NOTES:

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. 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. LOTS LIE 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 FIELD SURVEY PERFORMED 01/22/2019. PROPERTY LINES SHOWN ARE BASED ON MONUMENTATION FOUND. DIMENSIONS DO NOT NECESSARILY MATCH RECORDED PLATS OR DESCRIPTIONS.
 7. PROPERTY SHOWN HEREON IS ZONED RS-2 (SEE CURRENT ZONING ORDINANCE FOR DETAILS).
- FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 25'



BOUNDARY LINE ADJUSTMENT

LOT 13, LOT 12, LOT 3 & LOT 1
WELTON PARK
(P.B. 35, PG. 100)

CITY OF WILLIAMSBURG, VIRGINIA

DATE: 02/05/19 SCALE: 1"=40' JOB #: 19-008

LandTech Resources, Inc.
Engineering & Surveying Consultants

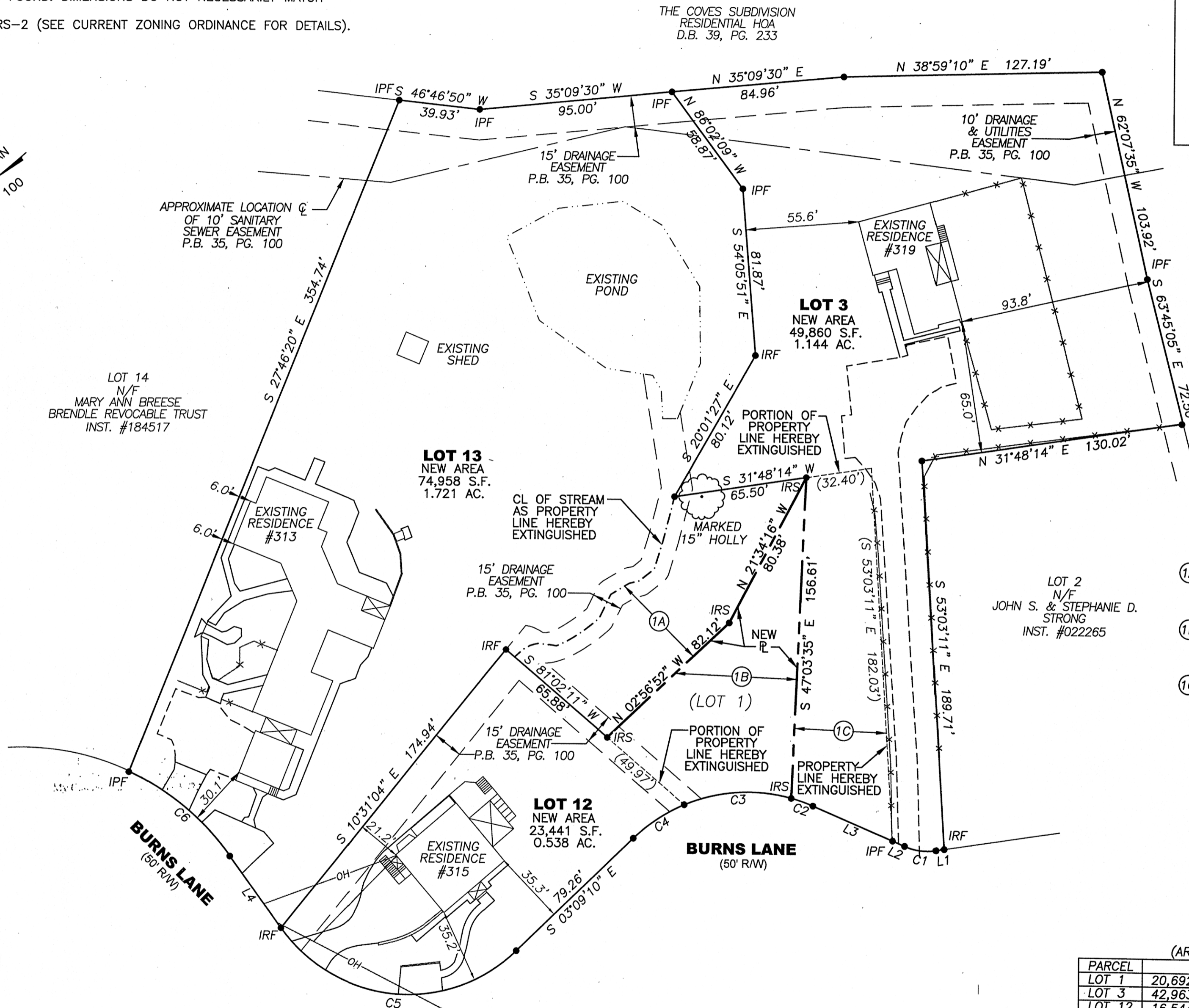
3925 Midlands Road, Williamsburg, Virginia 23188

Telephone: 757-565-1677 Fax: 757-565-0782

Web: landtechresources.com

SHEET 1 OF 2

PARCEL A
N/F
JOHN S. & STEPHANIE
D. STRONG
INST. #142246



- (1A) PORTION OF LOT 1 TO BECOME PART OF LOT 13
6,897± S.F. / 0.158± AC.
- (1B) PORTION OF LOT 1 TO BECOME PART OF LOT 12
6,897 S.F. / 0.158 AC.
- (1C) PORTION OF LOT 1 TO BECOME PART OF LOT 3
6,897 S.F. / 0.158 AC.

LEGEND
IRF = IRON ROD FOUND
IRS = IRON ROD TO BE SET
IPF = IRON PIPE FOUND
P = PROPERTY LINE
CL = CENTERLINE

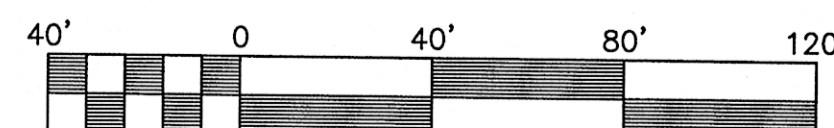
AREA TABULATION
(AREAS BASED ON FIELD SURVEY)

PARCEL	OLD AREA	NEW AREA	OLD AREA
LOT 1	20,692 S.F. / 0.475 AC.		0 S.F. / 0 AC.
LOT 3	42,963 S.F. / 0.986 AC.	49,860 S.F. / 1.144 AC.	
LOT 12	16,544 S.F. / 0.380 AC.	23,441 S.F. / 0.538 AC.	
LOT 13	68,060 S.F. / 1.562 AC.	74,958 S.F. / 1.721 AC.	
TOTAL AREA: 148,259 / 3.403 AC.			

LINE	BEARING	DISTANCE
L1	N 31°58'50" E	4.00'
L2	S 63°26'50" W	6.46'
L3	N 63°26'50" E	42.66'
L4	S 85°39'10" E	43.00'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	28.60'	15.71'	15.51'	S 47°42'50" W	31°27'57"
C2	81.75'	11.32'	11.31'	S 59°28'44" W	7°56'03"
C3	81.75'	53.70'	52.74'	N 36°41'38" E	37°38'11"
C4	81.75'	30.00'	29.83'	S 07°21'36" W	21°01'31"
C5	77.30'	131.53'	116.23'	S 45°35'50" W	97°29'42"
C6	127.30'	64.99'	64.29'	S 79°45'45" W	29°15'05"

2 Large/Small Plat(s) Recorded
herewith as # 191496



Scale: 1" = 40'

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 20 2019
at 9:34 AM/PM, PB PG
Document # 191496
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk