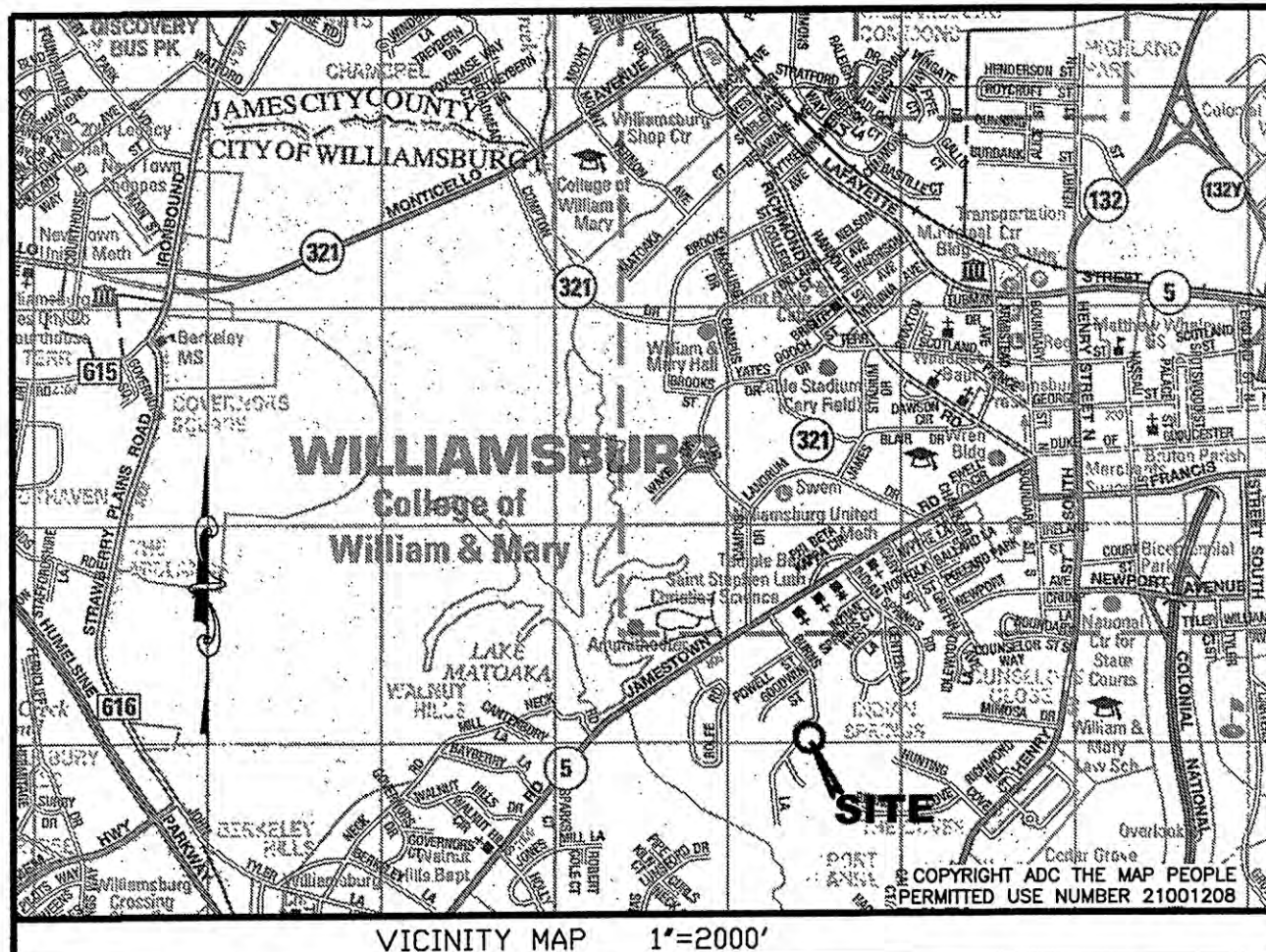


191496



VICINITY MAP 1"=2000'

CERTIFICATE OF SOURCE OF TITLE - LOT 13

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF GEORGE T. JONES & DENISE A. JONES AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. AS INSTRUMENT #166684.

OWNERS CERTIFICATE:

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

George T. Jones 2/25/19 DATE
GEORGE T. JONES
Denise A. Jones 2/25/19 DATE
DENISE A. JONES

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Linda Vergakis, 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 25TH DAY OF February, 2019. MY COMMISSION EXPIRES AUGUST 31, 2022.

Linda Vergakis
NOTARY PUBLIC
Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22
7623437
REGISTRATION NO.

MY COMMISSION EXPIRES: AUGUST 31, 2022

CERTIFICATE OF APPROVAL

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

3-6-19 DATE
Carolyn A. Murphy
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.

02/05/2019 DATE
Peter Farrell
PETER FARRELL, L.S. LIC. NO. 2036



CERTIFICATE OF SOURCE OF TITLE - LOT 12

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF JON C. STRANDBERG & MARGARET S. REID AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. AS INSTRUMENT #151429

OWNERS CERTIFICATE:

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

Jon C. Strandberg 2/25/19 DATE
JON C. STRANDBERG
Margaret S. Reid 2/25/19 DATE
MARGARET S. REID

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Linda Vergakis, 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 25TH DAY OF February, 2019. MY COMMISSION EXPIRES AUGUST 31, 2022.

Linda Vergakis
NOTARY PUBLIC
Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22
7623437
REGISTRATION NO.

MY COMMISSION EXPIRES: AUGUST 31, 2022

CERTIFICATE OF SOURCE OF TITLE - LOT 3

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF HAROLD H. PHILIPSEN & TRACY L. SHACKELFORD, TRUSTEES OF THE PHILIPSEN/SHACKELFORD LIVING TRUST AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. AS INSTRUMENT #176494

OWNERS CERTIFICATE:

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

Harold H. Philipsen 2/26/2019 DATE
HAROLD H. PHILIPSEN
Tracy L. Shackelford 2/26/2019 DATE
TRACY L. SHACKELFORD

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Linda Vergakis, 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 26TH DAY OF February, 2019. MY COMMISSION EXPIRES AUGUST 31, 2022.

Linda Vergakis
NOTARY PUBLIC
Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22
7623437
REGISTRATION NO.

MY COMMISSION EXPIRES: AUGUST 31, 2022

BOUNDARY LINE ADJUSTMENT

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

CITY OF WILLIAMSBURG, VIRGINIA

DATE: 02/05/2019 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

PROPERTY INFORMATION

LOT 13 PROPERTY OWNERS:
GEORGE T. & DENISE A. JONES
INST. #16684
PROPERTY ADDRESS:
313 BURNS LANE
WILLIAMSBURG, VIRGINIA 23185
ZONING DISTRICT: RS-2
PARCEL NO. 524-13-00-13

LOT 12 PROPERTY OWNERS:
JON C. STRANDBERG & MARGARET S. REID
INST. #151429
PROPERTY ADDRESS:
315 BURNS LANE
WILLIAMSBURG, VIRGINIA 23185
ZONING DISTRICT: RS-2
PARCEL NO. 524-13-00-12

LOT 3 PROPERTY OWNERS:
PHILIPSEN/SHACKELFORD LIVING TRUST
INST. #176494
PROPERTY ADDRESS:
319 BURNS LANE
WILLIAMSBURG, VIRGINIA 23185
ZONING DISTRICT: RS-2
PARCEL NO. 524-13-00-003

2 Large Plat(s) Recorded
herein Inst. 191496

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 20th DAY OF March, 2019. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 191496

TESTE WONA A. FOLEY, CLERK
BY Robert Hamler deputy, CLERK

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

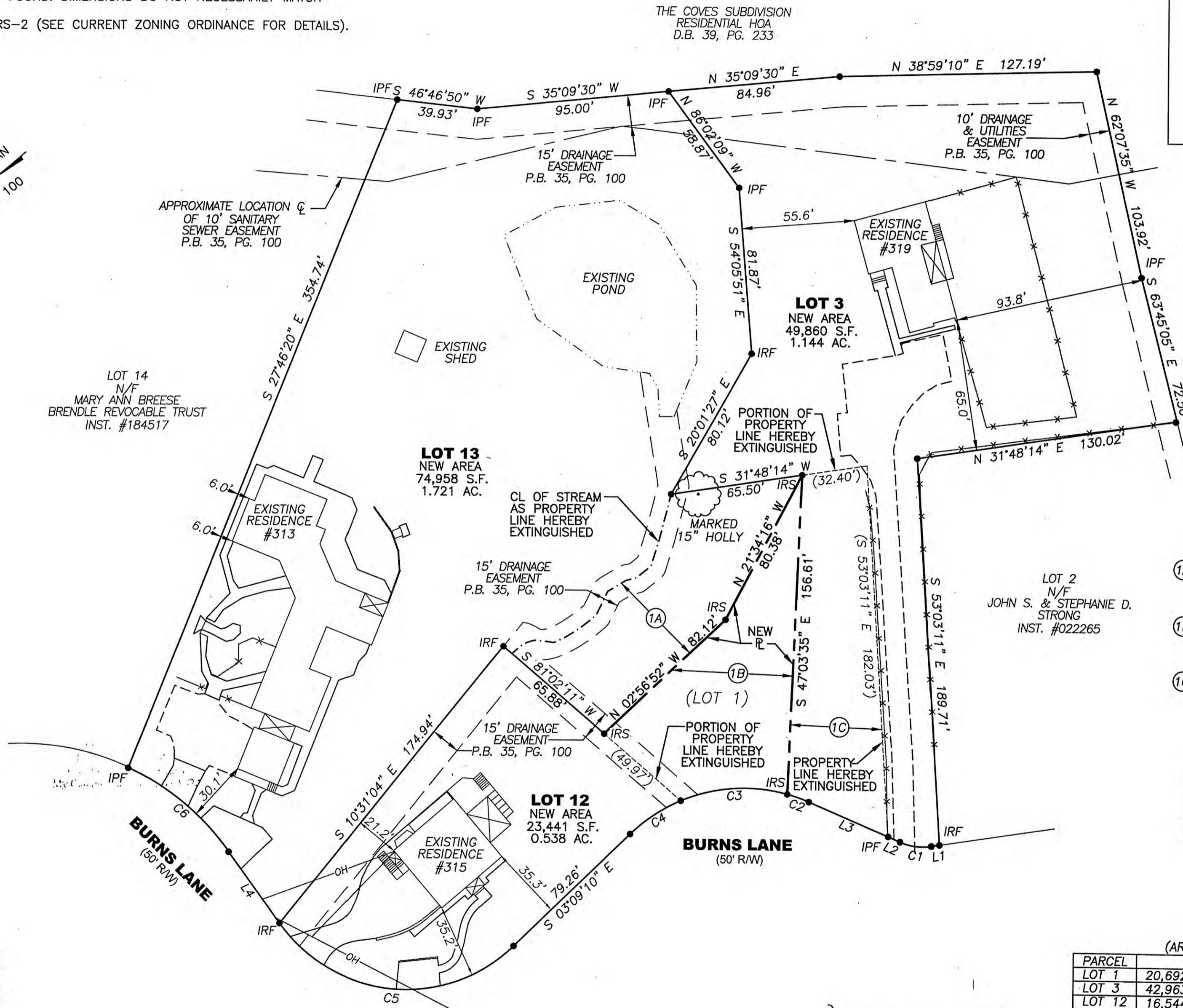
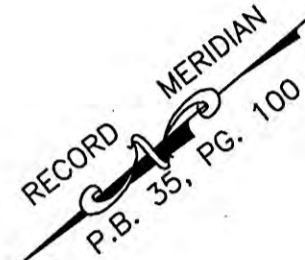
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SHEET 1 OF 2



- (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)

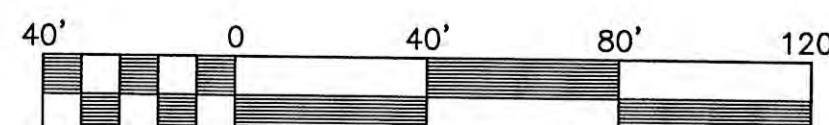
PARCEL	OLD AREA	NEW AREA	OLD AREA
LOT 1	20,692 S.F. / 0.475 AC.	0 S.F. / 0 AC.	0 S.F. / 0 AC.
LOT 3	42,963 S.F. / 0.986 AC.	49,860 S.F. / 1.144 AC.	49,860 S.F. / 1.144 AC.
LOT 12	16,544 S.F. / 0.380 AC.	23,441 S.F. / 0.538 AC.	23,441 S.F. / 0.538 AC.
LOT 13	68,060 S.F. / 1.562 AC.	74,958 S.F. / 1.721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



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

LOT 2
N/F
JOHN S. & STEPHANIE D.
STRONG
INST. #022265

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 20 2019
at 9:34 AM/PM, PG. 1
Document # 191496
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk