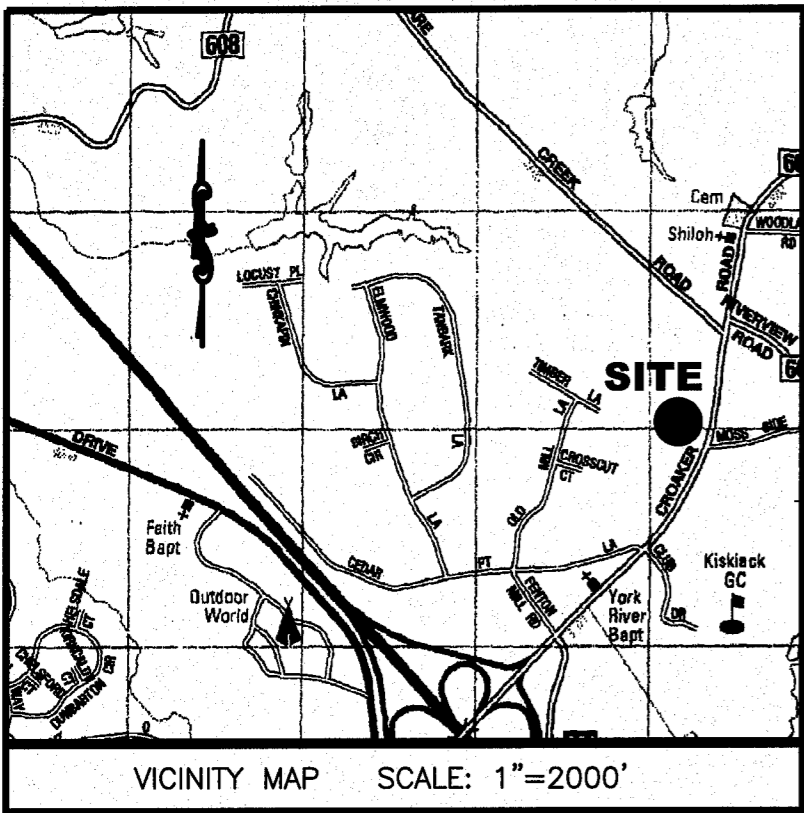


210004881



BOUNDARY LINE ADJUSTMENT BETWEEN LOT 3 SUBDIVISION OF PARCEL NO. 1, M.A. ROULAND ESTATE PROPERTY AND LOT 27, GLENWOOD ACRES JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA DATE: 11/24/2020 SCALE: 1"=100' JOB # 14-499

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

SHEET 1 OF 2 JCC-S-20-0055

OWNERS CERTIFICATE PARCEL NO. 1:

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.

David G. Johnson 12/18/20 Cindy B. Johnson 12-8-20

OWNERS CERTIFICATE LOT 27:

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.

Monique N. Sessler 12/03/2020

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF Williamsburg, Jessica L. Colson, 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 8th DAY OF December, 2020. MY COMMISSION EXPIRES 2/20/23

Jessica L. Colson Notary Public Commonwealth of Virginia Reg. #7848491 Commission Expires 2/20/23

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF James City, Rebecca L. Hardin, 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 3rd DAY OF December, 2020. MY COMMISSION EXPIRES 3/31/2024

Rebecca Leigh Hardin Notary Public Registration #7513195 Commonwealth of Virginia My Commission Expires March 31, 2024

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF DAVID G. & CINDY B. JOHNSON AND WAS ACQUIRED FROM DAVID JOHNSON BUILDER, L.L.C. BY THAT CERTAIN DEED DATED APRIL 6, 2017 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NUMBER 170008442.

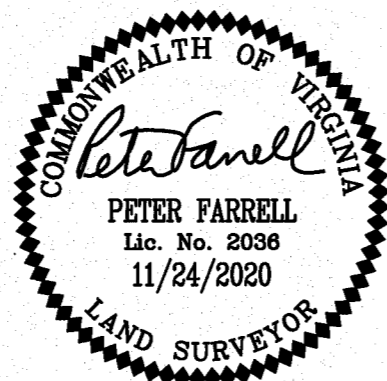
CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF MONIQUE N. SESSLER AND WAS ACQUIRED FROM WILLIAM H. FISHER & MONIQUE N. SESSLER & DIANA ELIZABETH ANNUNCIATA FISHER BY THAT CERTAIN DEED DATED JUNE 6, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NUMBER 140011501.

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.

11/24/2020 Peter Farrell PETER FARRELL, L.S. 2036



CERTIFICATE OF APPROVAL

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

17-Dec-2020 Donna Buede VIRGINIA DEPARTMENT OF HEALTH 15-Dec-2020 Virginia Department of Transportation 30-Dec-2020 Subdivision Agent of James City County

PROPERTY INFORMATION

LOT 3, M.A. ROULAND ESTATE OWNER: DAVID G. & CINDY B. JOHNSON INST. #170008442 (DEED) INST. #200001072 (PLAT) PIN: 1430800003

ADDRESS: #8301 CROAKER ROAD WILLIAMSBURG, VIRGINIA 23188 ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

LOT 27, GLENWOOD ACRES OWNER: MONIQUE N. SESSLER INST. #140011501 (DEED) P.B. 44, PG. 53-54 PIN: 1430600027

ADDRESS: #4508 CROSSCUT COURT WILLIAMSBURG, VIRGINIA 23188 ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

20 Large/Small Plat(s) Recorded herewith as # 210004881

AREA TABULATION

Table with 4 columns: PARCEL, PIN, OLD AREA, NEW AREA. Rows for LOT 3 and LOT 27.

TOTAL AREA = 276,386 S.F. / 6.345 AC.

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 15th DAY OF March, 2021 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:14pm INSTRUMENT # 210004881

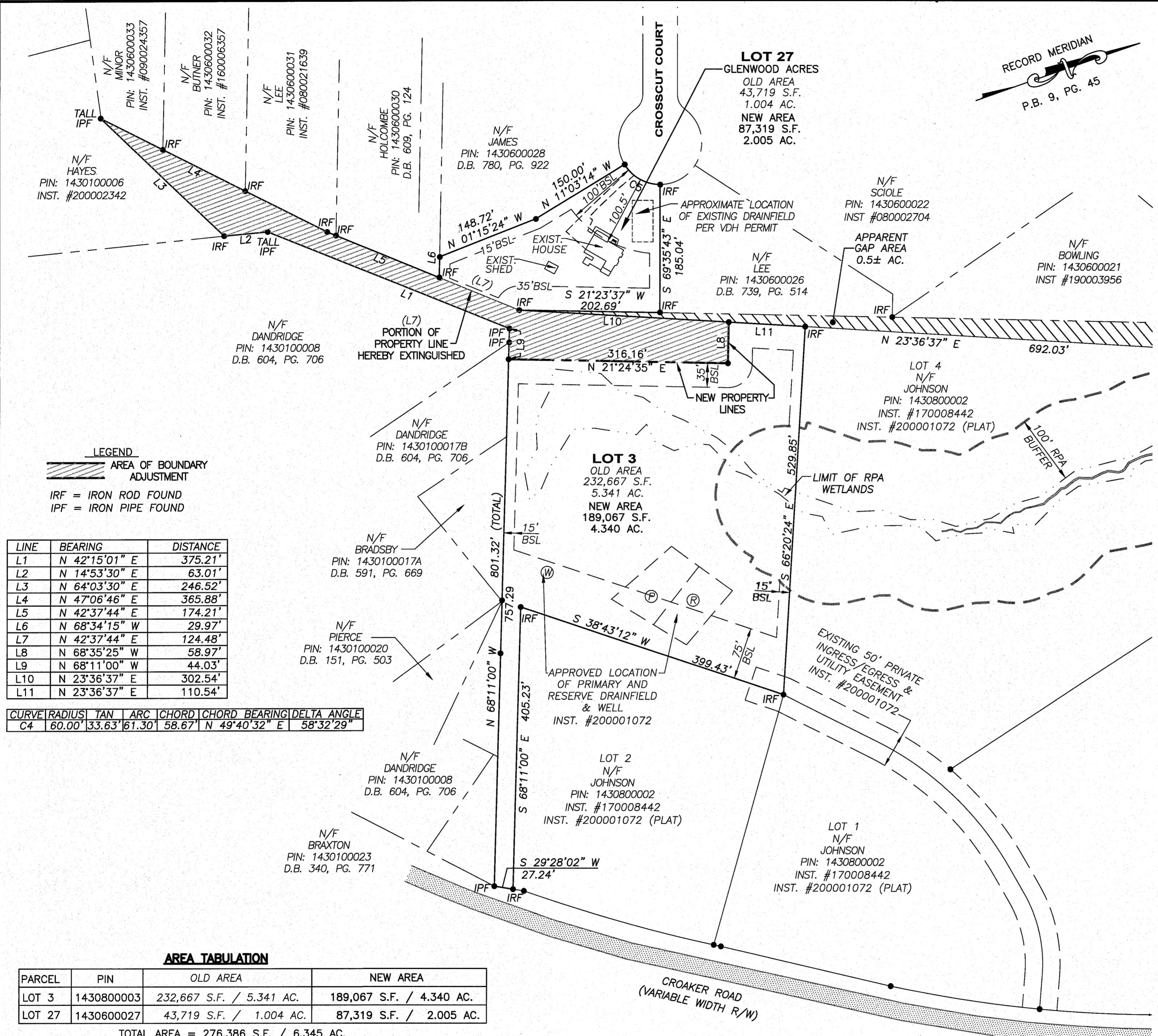
TESTE NOWA A. POLEY, CLERK

210004881

BOUNDARY LINE ADJUSTMENT
 BETWEEN
 LOT 3
 SUBDIVISION OF PARCEL NO. 1,
 M.A. ROULAND ESTATE PROPERTY
 AND
 LOT 27, GLENWOOD ACRES
 JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
 DATE: 11/24/2020 SCALE: 1"=100' JOB # 14-499

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SHEET 2 OF 2
JCC-S-20-0055



LEGEND
 AREA OF BOUNDARY ADJUSTMENT
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND

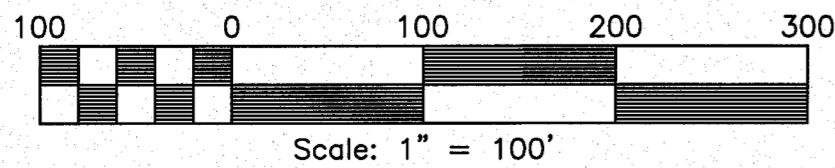
LINE	BEARING	DISTANCE
L1	N 42°15'01" E	375.21'
L2	N 14°53'30" E	63.01'
L3	N 64°03'30" E	246.52'
L4	N 47°06'46" E	365.88'
L5	N 42°37'44" E	174.21'
L6	N 68°34'15" W	29.97'
L7	N 42°37'44" E	124.48'
L8	N 68°35'25" W	58.97'
L9	N 68°11'00" W	44.03'
L10	N 23°36'37" E	302.54'
L11	N 23°36'37" E	110.54'

CURVE	RADIUS	TAN	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C4	60.00'	33.63'	61.30'	58.67'	N 49°40'32" E	58°32'29"

AREA TABULATION

PARCEL	PIN	OLD AREA	NEW AREA
LOT 3	1430800003	232,667 S.F. / 5.341 AC.	189,067 S.F. / 4.340 AC.
LOT 27	1430600027	43,719 S.F. / 1.004 AC.	87,319 S.F. / 2.005 AC.

TOTAL AREA = 276,386 S.F. / 6.345 AC.



Large Small Plat(s) Recorded
 herewith as # 210004881

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 March 15, 2021
 at 3:14 AM PM PG
 Document # 210004881
 MONA A. FOLEY, CLERK
 Clerk