

176747

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY WILLIAMSBURG RESTORATION, INCORPORATED, A VIRGINIA CORPORATION TO COLONIAL WILLIAMSBURG, INCORPORATED, A VIRGINIA CORPORATION BY DEED DATED JUNE 30, 1970 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG IN DEED BOOK 46, PG. 39 AND BEING THE SAME PROPERTY CONVEYED BY C. C. HALL AND BEULAH B. HALL, G. T. BROOKS AND CHARLOTTE S. BROOKS, T. C. HALL AND ELSIE G. HALL TO WILLIAMSBURG RESTORATION, INCORPORATED A VIRGINIA CORPORATION BY DEED DATED JUNE 14, 1950 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK IN DEED BOOK 78, PG. 105.

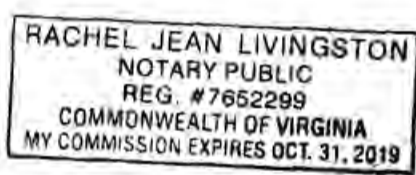
OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Signature: Jeffrey A. Duncan VP Real Estate
FOR THE COLONIAL WILLIAMSBURG FOUNDATION (SEE NOTE 12)
DATE: 11/21/17

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Williamsburg
I, Rachel Jean Livingston A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNTO MY HAND THIS 29th DAY OF November, 2017.
MY COMMISSION EXPIRES: October 31, 2019
NOTARY REGISTRATION NUMBER: 7652299
Signature: Rachel Jean Livingston
NOTARY PUBLIC SIGNATURE



AREA TABULATION OF PARCELS

Table with 3 columns: Parcel Description, Area in S.F.±, Area in AC.±. Rows include Existing Area of Tax Parcel 406-0A-00-001, Parcel 1, Parcel 1A, and Total Area Subdivided.

GENERAL NOTES

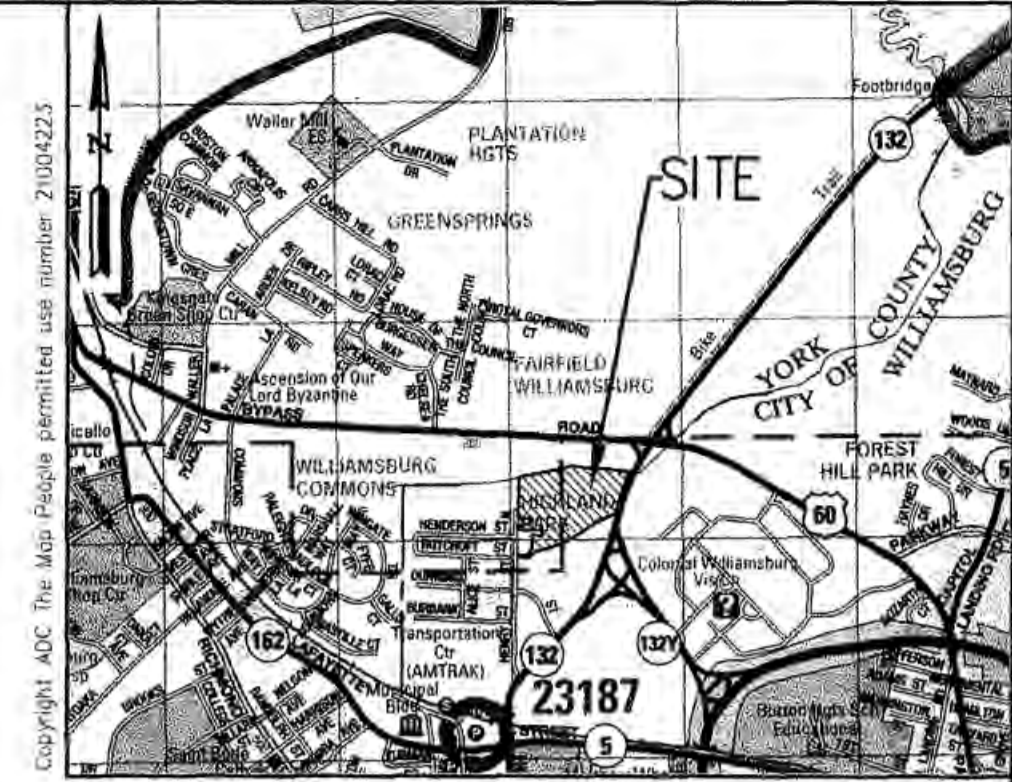
- 1. TOTAL AREA SUBDIVIDED = 551,696 S.F.± OR 12.665 AC.±
2. PROPERTY SHOWN HEREON IS ALL OF TAX MAP PARCEL NO. 406-0A-00-001.
3. PROPERTY IS CURRENTLY ZONED "RS-2"-RESIDENTIAL.
4. PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. THIS DRAWING IS BASED UPON PLATS OF RECORD AND A CURRENT FIELD SURVEY.
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
8. THERE MAY BE EASEMENTS AND OTHER ENCUMBERANCES THAT MAY AFFECT THIS PROPERTY THAT HAVE NOT BEEN SHOWN.
9. PHYSICAL IMPROVEMENTS ARE NOT SHOWN.
10. ALL NEW UTILITIES WILL BE PLACED UNDERGROUND UNLESS OTHERWISE INDICATED.
11. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP NUMBERS 51095C0-137-D AND 51095C0-139-D FOR JAMES CITY COUNTY VIRGINIA AND INDEPENDENT CITY OF WILLIAMSBURG BOTH DATED DECEMBER 16, 2015.
12. FEBRUARY 15, 1934 - THE WILLIAMSBURG HOLDING CORPORATION BECOMES WILLIAMSBURG RESTORATION, INC.
JUNE 30, 1970 - WILLIAMSBURG RESTORATION, INC. WAS DISSOLVED AND ALL ASSETS, ETC. TRANSFERRED TO COLONIAL WILLIAMSBURG, INC.
JULY 1, 1970 - COLONIAL WILLIAMSBURG, INC. BECAME THE COLONIAL WILLIAMSBURG FOUNDATION.
ALL AS SHOWN PER DOCUMENTATION FILED WITH THE COMMONWEALTH OF VIRGINIA STATE CORPORATION COMMISSION.

SEC. 21-166. - LOT WIDTH.
THE LOT WIDTH REQUIREMENTS IN THE SINGLE-FAMILY DWELLING DISTRICT RS-2 ARE AS FOLLOWS:

- (1) SINGLE-FAMILY DETACHED DWELLINGS: THE MINIMUM LOT WIDTH AT THE BUILDING LINE FOR A SINGLE-FAMILY DETACHED DWELLING SHALL BE 80 FEET AND THE LOT WIDTH SHALL NOT BE LESS THAN 25 FEET AT THE STREET LINE.
(2) OTHER USES: THE MINIMUM LOT WIDTH AT THE BUILDING LINE FOR OTHER USES SHALL BE 100 FEET AND THE LOT WIDTH SHALL NOT BE LESS THAN 25 FEET AT THE STREET LINE.

SEC. 21-167. - YARDS.
THE YARD REQUIREMENTS IN THE SINGLE-FAMILY DWELLING DISTRICT RS-2 ARE AS FOLLOWS:

- (1) FRONT: THERE SHALL BE A FRONT YARD OF NOT LESS THAN 35 FEET, EXCEPT: WHERE 40 PERCENT OR MORE OF THE FRONTAGE ON ONE SIDE OF THE STREET WITHIN THE SAME BLOCK IS IMPROVED WITH BUILDINGS, NO BUILDING ON THAT SIDE OF THE STREET WITHIN THE SAME BLOCK SHALL BE REQUIRED TO HAVE A FRONT YARD GREATER THAN THE AVERAGE FRONT YARD OF THE EXISTING BUILDINGS. HOWEVER, WHEN THERE ARE BUILDINGS ON THE ADJACENT LOTS ON BOTH SIDES, THE FRONT YARD SHALL NOT BE REQUIRED TO BE GREATER THAN THE AVERAGE OF THE FRONT YARDS OF THE BUILDINGS ON THE ADJACENT LOTS. THE SIDE LINE OF A BUILDING ON A CORNER LOT SHALL NOT BE A FACTOR IN THESE CALCULATIONS.
(2) SIDE: SINGLE-FAMILY DETACHED DWELLINGS: THERE SHALL BE A SIDE YARD OF NOT LESS THAN TEN FEET. OTHER USES: THERE SHALL BE SIDE YARDS OF NOT LESS THAN 15 FEET.
(3) REAR: THERE SHALL BE A REAR YARD OF NOT LESS THAN 25 FEET.



VICINITY MAP
SCALE 1"=2000'

SURVEYOR'S 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 CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
Signature: Preston C. Judson
DATE: 10/24/17
PRESTON C. JUDSON, L.S. #003130

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
Signature: Carolyn S. Murphy
DATE: 11/30/17
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 20 DAY OF December, 2017.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:47 AM/PM
INSTRUMENT # 176747
TESTE: Monica A. Foley, Clerk

Table with columns for Revision, Date, and Description.



Logo for A/S Consulting Engineers, 5248 Oldie Towne Road, Suite 1, Williamsburg, Virginia 23185. Phone: (757) 253-0040, Fax: (757) 220-8894, www.aesva.com.

PLAT OF SUBDIVISION
PROPERTY OWNED BY
THE COLONIAL WILLIAMSBURG FOUNDATION
BEING A TOTAL OF 12.665 AC.±
ON NORTH HENRY STREET
CITY OF WILLIAMSBURG, VIRGINIA