

GENERAL NOTES:

- 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. LOT LIES 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 09/13/2018. 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 EXTINGUISHMENT
LOT 1 & LOT 2
MAY P. WOODY SUBDIVISION
(BEING 405 GRIFFIN AVENUE)
CITY OF WILLIAMSBURG, VIRGINIA
DATE: 09/18/18 SCALE: 1"=20' JOB #: 18-394
LandTech Resources, Inc.
Engineering & Surveying Consultants
3925 Midlands Road, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF FREDRIC W. ROJEK & TAMMY M. ROJEK AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. AS INSTRUMENT #063484

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.

Fredric W. Rojek 9/21/18
FREDRIC W. ROJEK DATE

Tammy M. Rojek 9/21/18
TAMMY M. ROJEK DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg, Karen C. Kelly, 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 21st DAY OF September, 2018. MY COMMISSION EXPIRES _____

Karen C. Kelly
NOTARY PUBLIC
366806
REGISTRATION NO.
MY COMMISSION EXPIRES: 8/31-2021



CERTIFICATE OF APPROVAL

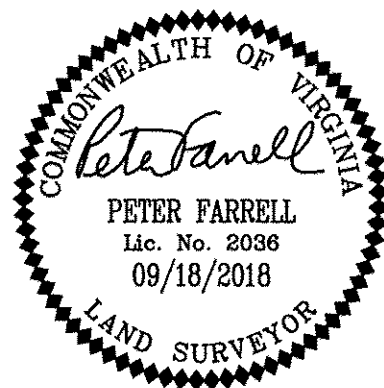
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

9-21-18 Candace A. Murphy
DATE SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

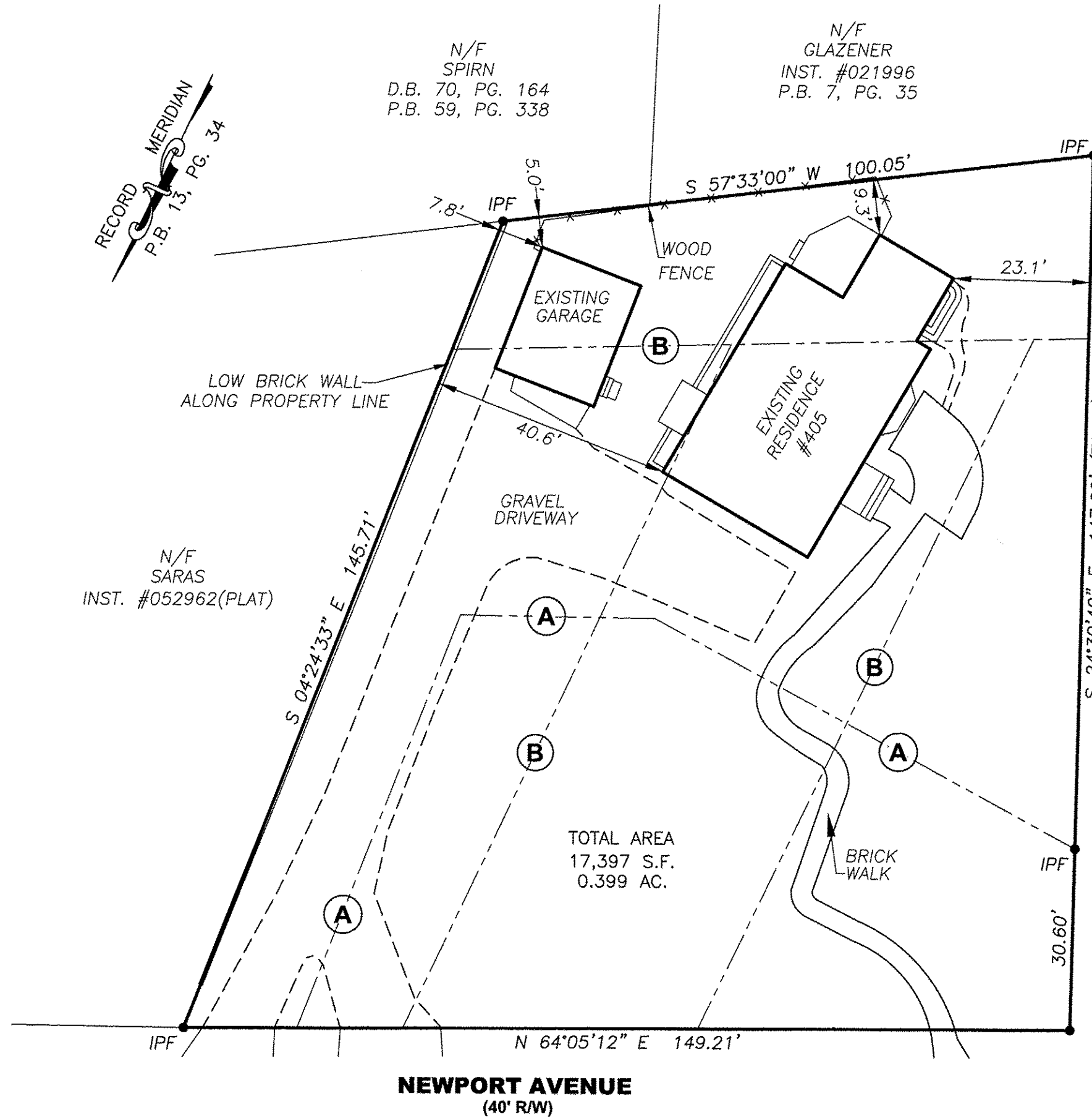
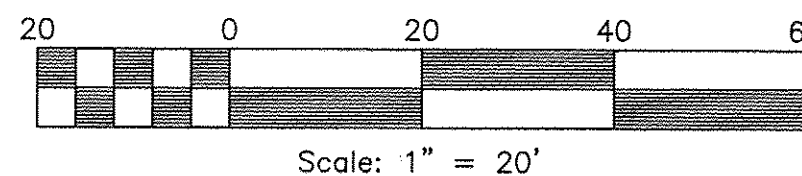
ENGINEERS OR SURVEYORS CERTIFICATE

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.

09/18/2018 Peter Farrell
DATE PETER FARRELL, L.S. LIC. NO. 2036



REFERENCES:
INST. #051284
P.B. 6, PG. 41
P.B. 13, PG. 34



GRIFFIN AVENUE
(45' R/W)

PROPERTY INFORMATION

PROPERTY OWNERS:
FREDRIC W. ROJEK & TAMMY M. ROJEK
INST. #063484
PROPERTY ADDRESS:
405 GRIFFIN AVENUE
WILLIAMSBURG, VIRGINIA 23185
ZONING DISTRICT: RS-2
PARCEL NO. 495-28-00-001,2

**INTERIOR LOT LINES
HEREBY EXTINGUISHED**

- (A) LOT 1 AND LOT 2
PER P.B. 13, PG. 34
- (B) PART OF LOT 15,
LOT 16 & LOT 17
PER P.B. 6, PG. 41

1 Large/Small Plat(s) Recorded
herewith as # 185189

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 21 DAY OF September, 2018, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 185189 at 1:30 pm

TESTE MONA A. FOLEY, CLERK Jeanne Swafford CLERK