

CERTIFICATION OF SOURCE OF TITLE

#426 SOUTH HENRY STREET - TAX ASSESSOR'S PARCEL #495-0A-00-055

THE PROPERTY SHOWN ON THIS PLAT AS #426 SOUTH HENRY STREET WAS CONVEYED BY THE COLONIAL WILLIAMSBURG FOUNDATION, A VIRGINIA NON-STOCK NON-PROFIT CORPORATION (FORMERLY KNOWN AS COLONIAL WILLIAMSBURG, INCORPORATED), TO GEORGE C. VALASHINAS AND SUSAN R. VALASHINAS, HUSBAND AND WIFE, BY DEED DATED DECEMBER 13, 2017 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON DECEMBER 15, 2017 AS INSTRUMENT NO. 176641.

#430 SOUTH HENRY STREET - TAX ASSESSOR'S PARCEL 495-0A-00-056

THE PROPERTY SHOWN ON THIS PLAT AS #430 SOUTH HENRY STREET WAS CONVEYED BY C. THOMAS TURBEVILLE, SINGLE, JOHN DAVID WILLIAMS, MARRIED, D.R. DANSBY AND MARY CYNTHIA DANSBY, HUSBAND AND WIFE, TO GEORGE C. VALASHINAS AND SUSAN R. VALASHINAS, HUSBAND AND WIFE, BY DEED DATED AUGUST 27, 2018 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON SEPTEMBER 4, 2018 AS INSTRUMENT NO. 184777.

OWNER'S CERTIFICATE

THE PROPERTY LINE VACATION AND CONSOLIDATION OF TAX ASSESSOR'S PARCEL'S 495-0A-00-055 AND 495-0A-00-056 AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE(S).

George C. Valashinas 10-17-18
DATE
Susan R. Valashinas 10/17/18
DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City County

I, Elisabeth Bays Barr A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17th DAY OF October, 2018.

MY COMMISSION EXPIRES 7/31/2019

Elisabeth Bays Barr
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7123871



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

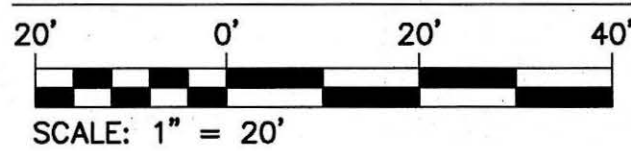
Samuel J. Bickers, L.S. 9-26-2018
DATE

CERTIFICATE OF APPROVAL

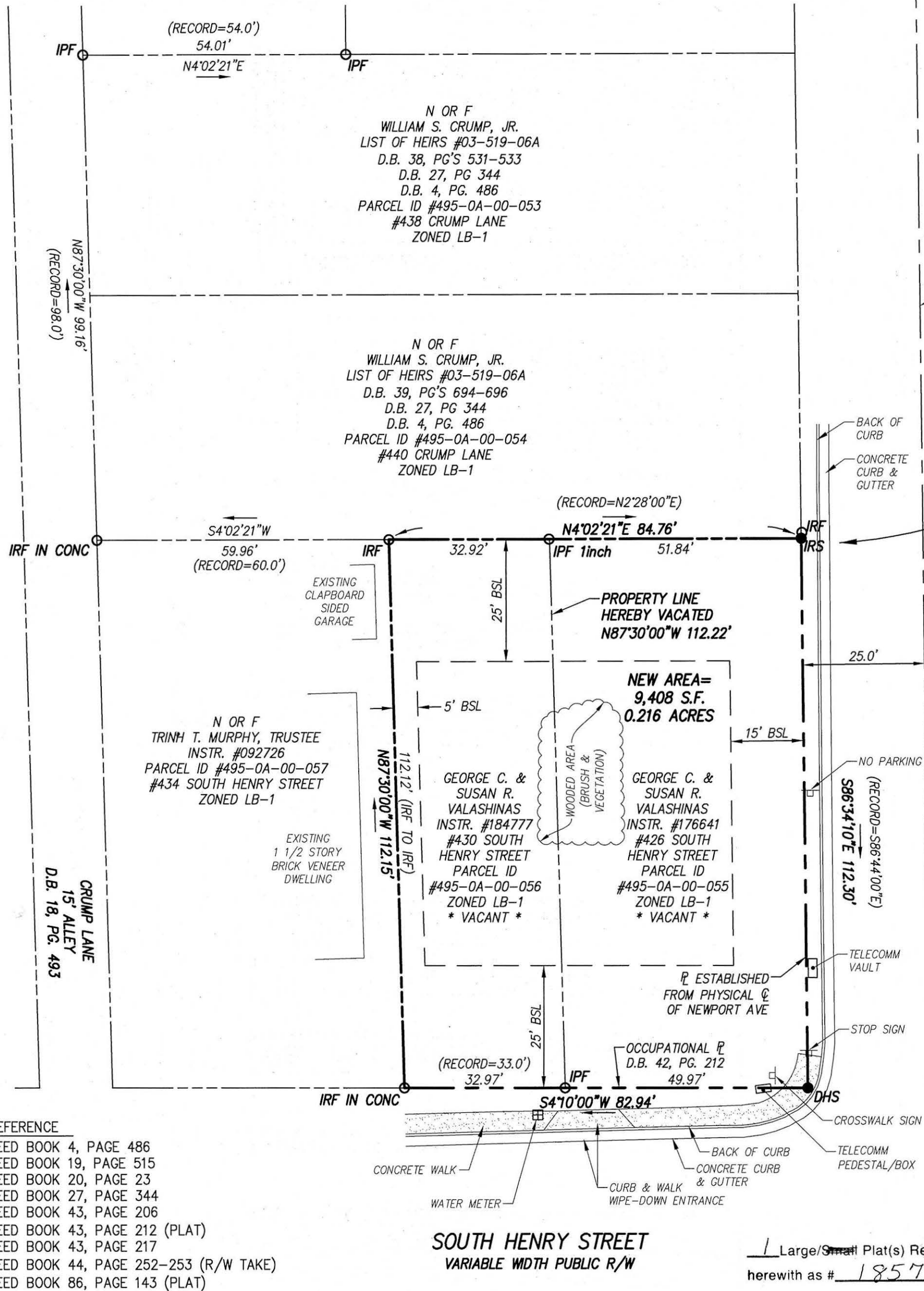
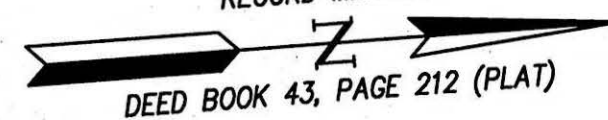
THIS PROPERTY LINE VACATION AND CONSOLIDATION OF TAX ASSESSOR'S PARCEL'S 495-0A-00-055 AND 495-0A-00-056 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Christopher A. Murphy 10-18-18
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG DATE

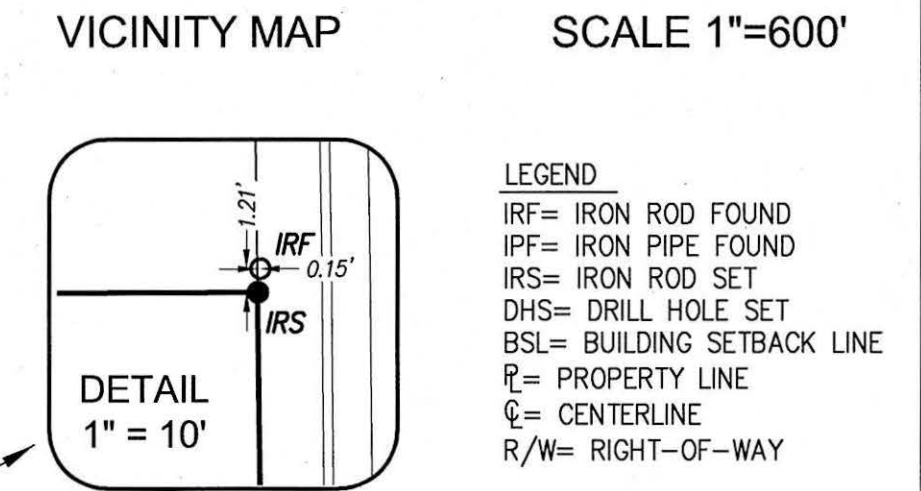
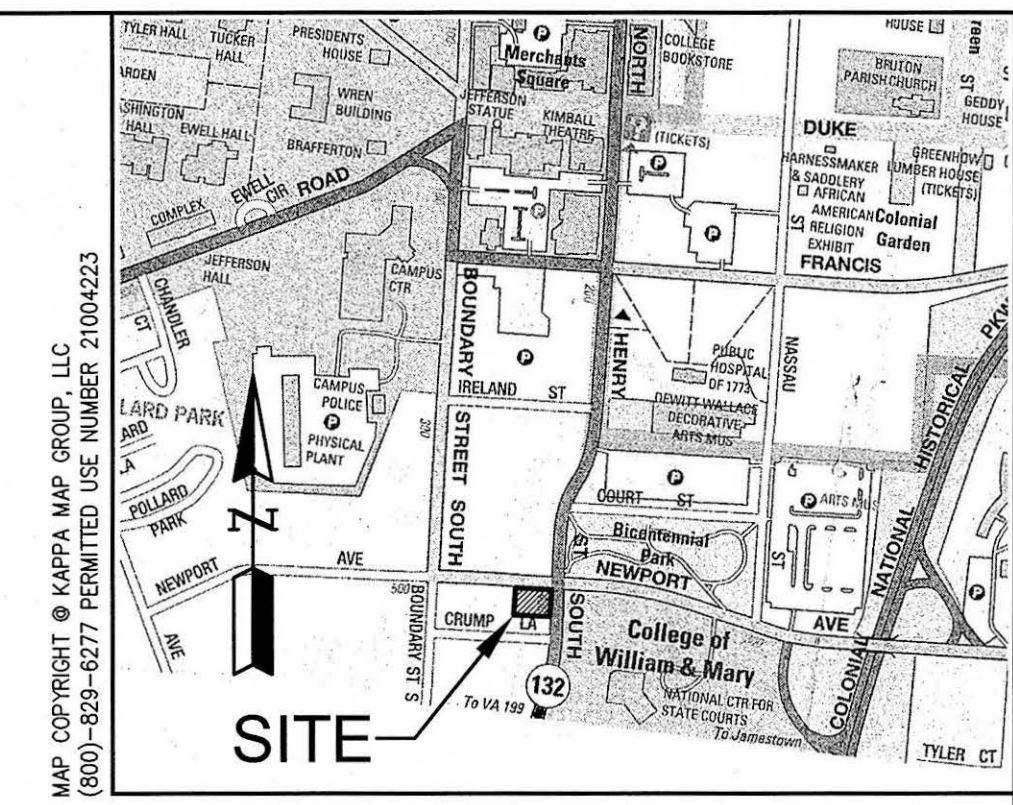
GRAPHIC SCALE



RECORD MERIDIAN



- REFERENCE
- DEED BOOK 4, PAGE 486
 - DEED BOOK 19, PAGE 515
 - DEED BOOK 20, PAGE 23
 - DEED BOOK 27, PAGE 344
 - DEED BOOK 43, PAGE 206
 - DEED BOOK 43, PAGE 212 (PLAT)
 - DEED BOOK 43, PAGE 217
 - DEED BOOK 44, PAGE 252-253 (R/W TAKE)
 - DEED BOOK 86, PAGE 143 (PLAT)



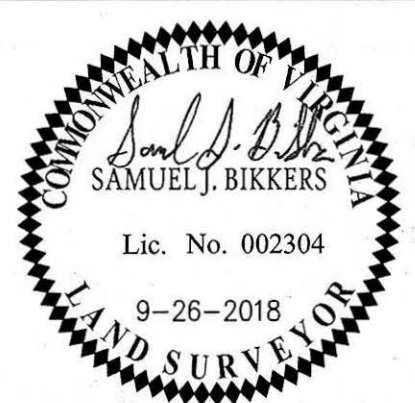
- LEGEND
- IRF= IRON ROD FOUND
 - IPF= IRON PIPE FOUND
 - IRS= IRON ROD SET
 - DHS= DRILL HOLE SET
 - BSL= BUILDING SETBACK LINE
 - R= PROPERTY LINE
 - C= CENTERLINE
 - R/W= RIGHT-OF-WAY

- GENERAL NOTES:
1. THE PROPERTIES ARE ZONED LB-1.
 2. THE PROPERTIES SHALL BE SERVED BY PUBLIC WATER AND SEWER.
 3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
 4. THIS PROPERTY LIES IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER F.I.R.M. #51095C0139D, MAP REVISED DECEMBER 16, 2015. REFERENCE IS HEREBY MADE TO HISTORIC F.I.R.M. #510294 0050 B, MAP REVISED MARCH 2, 1994.
 5. BUILDING SETBACK AND YARD REQUIREMENTS PER ZONING ORDINANCE FOR LB-1 ARE AS FOLLOWS,
FRONT = 25' (SOUTH HENRY STREET)
SIDE = 5'
SIDE STREET = 15' (NEWPORT AVENUE)
REAR = 25'
 6. PER INSTRUMENT #176641, REFERENCE IS HEREBY MADE TO EXHIBIT A, COVENANTS AND RESTRICTIONS FOR 426 S. HENRY STREET, PERMITTED USES FOR 426 S. HENRY ST....

AREA TABULATION		
TAX PARCEL 494-0A-00-055	5,707 S.F.	0.131 ACRES
TAX PARCEL 494-0A-00-056	3,701 S.F.	0.085 ACRES
TOTAL AREA WITHIN CONSOLIDATION	9,408 S.F.	0.216 ACRES

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 22 DAY OF October, 2018, THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
@ 1:00 AM / PM, INSTRUMENT # 185773
TESTE: Elisabeth O'Connor D.C.
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By



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PLAT OF SURVEY SHOWING PROPERTY LINE VACATION AND CONSOLIDATION OF TAX ASSESSOR'S PARCEL'S 495-0A-00-055 AND 495-0A-00-056 BEING THE PROPERTY OWNED BY: GEORGE C. VALASHINAS AND SUSAN R. VALASHINAS
CITY OF WILLIAMSBURG VIRGINIA

Project Contacts: SJB / CMA
Project Number: W10525-01
Scale: 1" = 20'
Date: 09-26-2018
Sheet Number
1 OF 1