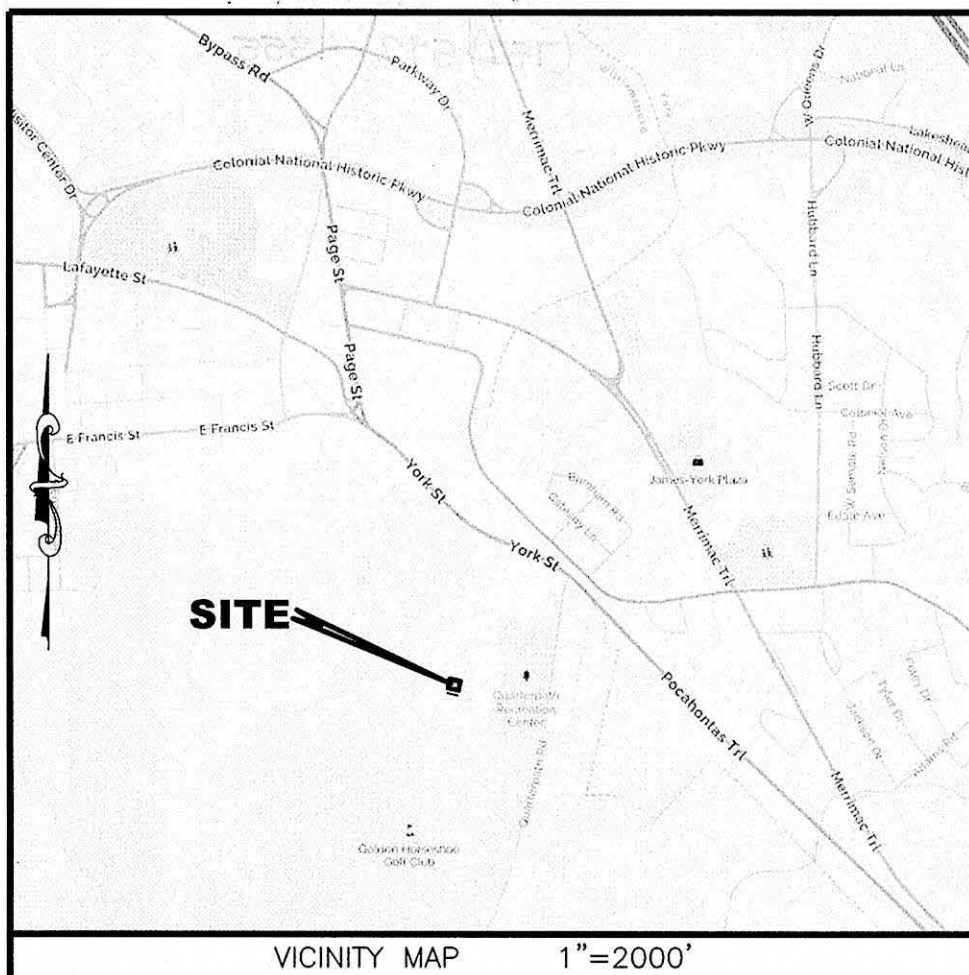


185860



**GENERAL NOTES:**

- NOTES:
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 2, PG. 45.
  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 #51095C0143D 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 PHYSICAL SURVEY PERFORMED 08/21/2018. PROPERTY LINES SHOWN ARE BASED ON MONUMENTATION FOUND. DIMENSIONS DO NOT NECESSARILY MATCH RECORD PLAT.
  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 13, LOT 14, BLOCK 14  
 AND PORTION OF ABANDONED STREET  
**"POWHATAN PARK"**  
 (BEING 602 POCAHONTAS STREET)  
 CITY OF WILLIAMSBURG, VIRGINIA  
 DATE: 10/23/18 SCALE: 1"=20' JOB #: 18-319  
**LandTech Resources, Inc.**  
 Engineering & Surveying Consultants  
 3925 Midlands Road, Williamsburg, Virginia 23188  
 Telephone: 757-565-1677 Fax: 757-565-0782  
 Web: landtechresources.com

**AREA TABULATION**

PARCEL	OLD AREA	NEW AREA
ABANDONED STREET	2,500 S.F. / 0.0574 AC.	_____
LOT 13	2,500 S.F. / 0.0574 AC.	_____
LOT 14	1,854 S.F. / 0.0426 AC.	6,854 S.F. / 0.1574 AC.
TOTAL AREA = 6,854 S.F. / 0.1574 AC.		

**CERTIFICATE OF SOURCE OF TITLE**  
 TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF GARROW DEVELOPMENT LLC AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. AS INSTRUMENT #184696

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

\_\_\_\_\_  
 SIGNATURE DATE  
 JAY EPSTEIN MANAGING MEMBER

**CERTIFICATE OF NOTARIZATION**  
 STATE OF VIRGINIA,  
 CITY/COUNTY OF Williamsburg, Karen 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 25<sup>th</sup> DAY OF October, 2018. MY COMMISSION EXPIRES \_\_\_\_\_.

Karen Kelly  
 NOTARY PUBLIC  
 366806  
 REGISTRATION NO.

MY COMMISSION EXPIRES: 8-31-2021

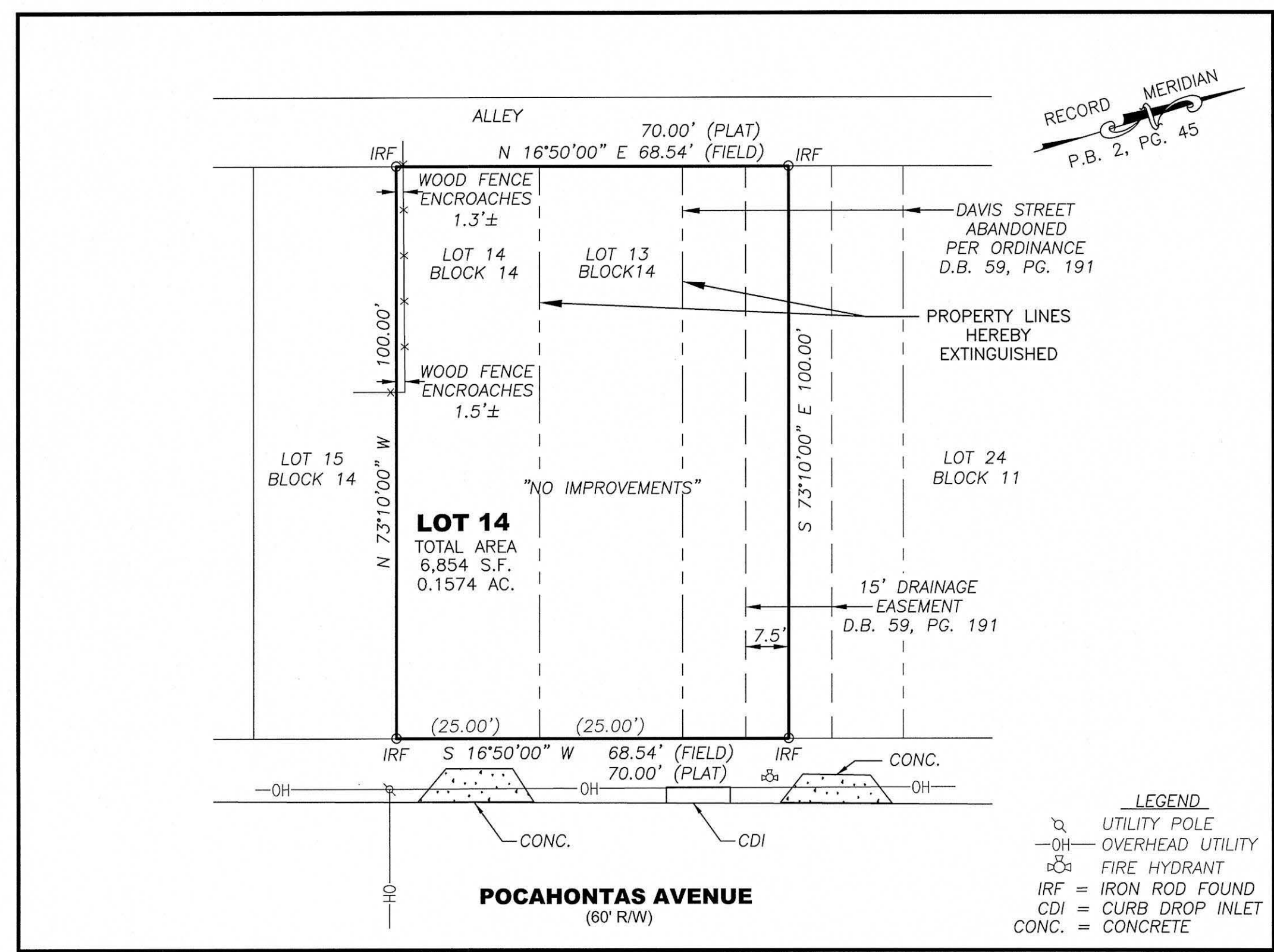
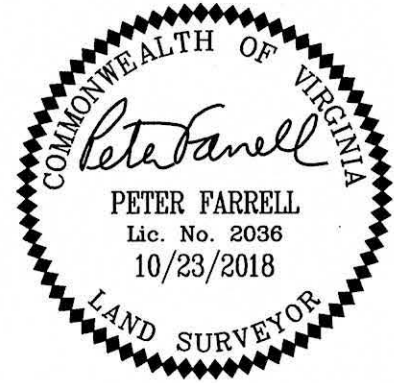


**CERTIFICATE OF APPROVAL**  
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

10-25-18 DATE Catalyn A. Murphy SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

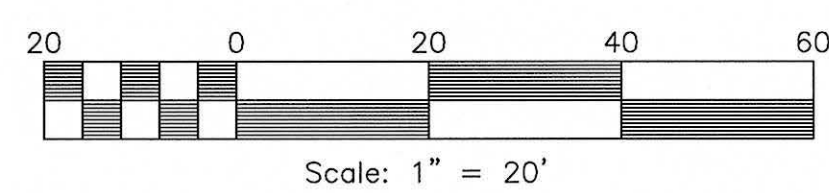
**ENGINEERS OR SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES FOR THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

10/23/2018 DATE Peter Farrell PETER FARRELL, L.S. LIC. NO. 2036



Large/Small Plat(s) Recorded herewith as # 185860

REFERENCES:  
 INST. #184696  
 P.B. 2, PG. 45



**STATE OF VIRGINIA, CITY OF WILLIAMSBURG**  
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 25 DAY OF Oct, 2018. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 185860

TESTE Monica Foley, CLERK  
 BY MONA A. FOLEY, CLERK, CLERK