

**BOUNDARY LINE EXTINGUISHMENT  
& SUBDIVISION PLAT  
OF  
LOTS 1-3  
CREATING  
LOT 1 & LOT 1A  
HITCHENS SUBDIVISION**

CITY OF WILLIAMSBURG, VIRGINIA

DATE: 3/15/2023 SCALE: 1"=20' JOB # 22-382

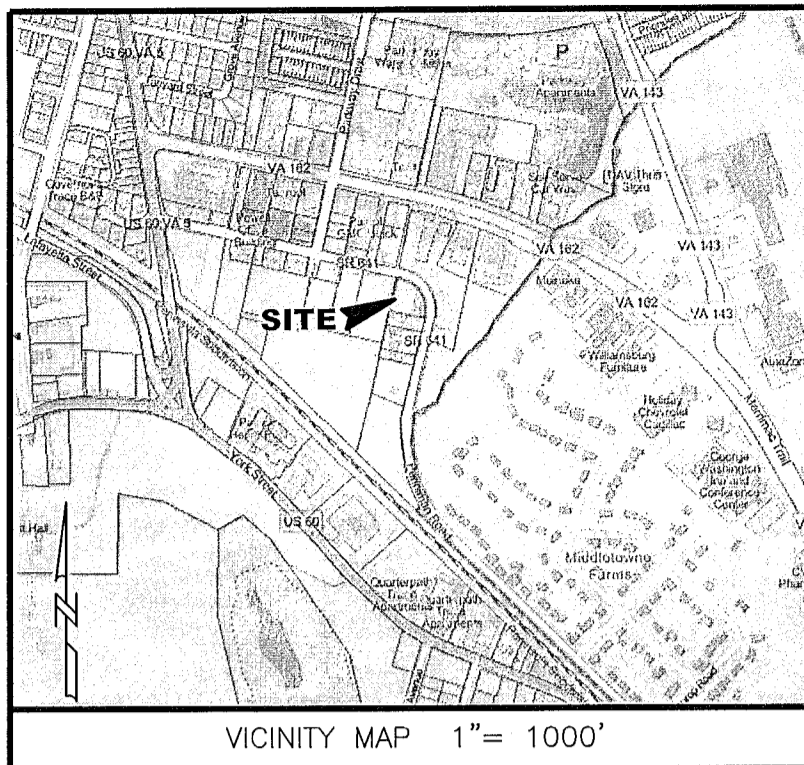
**LandTech  
Resources, Inc.**

Engineering & Surveying Consultants

205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

SHEET 1 OF 2



**PROPERTY INFORMATION**

LOT 1-3  
OWNER: L.A.MANAGEMENT GROUP, LLC  
INST. #20222629  
D.B. 55, PG. 4  
  
ADDRESS:  
311 PENNIMAN ROAD  
WILLIAMSBURG, VIRGINIA 23185  
  
PARCEL ID: 469-02-00-001,2,3  
NEW GPIN# LOT 1 2722.067.831  
NEW GPIN# LOT 1A 2722.067.832  
  
ZONING DISTRICT: LB-2 (LIMITED BUSINESS NEIGHBORHOOD)

**OWNERS CERTIFICATE: (L.A.MANAGEMENT GROUP, LLC)**

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.

*[Signature]*

SIGNATURE

04/13/23  
DATE

Leo Aquino managing member  
NAME & TITLE (PRINTED)

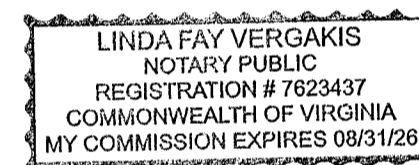
**GENERAL NOTES**

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. WETLANDS, IF ANY, WERE NOT INVESTIGATED AS PART OF THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. 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.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PROPERTY SHOWN HEREON IS ZONED LB-2 (LIMITED BUSINESS NEIGHBORHOOD).
7. SETBACKS: FRONT SETBACK (15'), SIDE SETBACK (7.5'), REAR SETBACK (25').

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, Linda Vergakis, 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 13<sup>th</sup> DAY OF April, 2023.  
MY COMMISSION EXPIRES Aug 31, 2026

*[Signature]*  
NOTARY PUBLIC  
REGISTRATION NO. 7623437



**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF L.A. MANAGEMENT AND WAS ACQUIRED FROM: ROGER R. ROGERS AND KYRA COOK BY THAT CERTAIN DEED DATED SEPTEMBER 6, 2022 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA AS INSTRUMENT #20222629.

**CERTIFICATE OF APPROVAL**

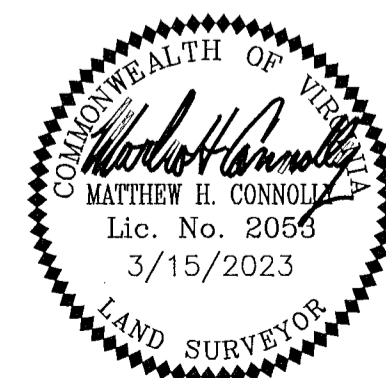
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE N/A VIRGINIA DEPARTMENT OF HEALTH  
DATE N/A VIRGINIA DEPARTMENT OF TRANSPORTATION  
May 12, 2023 *[Signature]*  
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 OF THE CIT OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, WITHIN THE CITY.

3/15/2023 *[Signature]*  
DATE MATTHEW H. CONNOLLY, S. 2053  
LAND SURVEYOR



**AREA TABULATION**

| PARCEL     | OLD AREA                 | NEW AREA                 |
|------------|--------------------------|--------------------------|
| LOT 1-3    | 26,461 S.F. / 0.6074 AC. |                          |
| NEW LOT 1A |                          | 13,708 S.F. / 0.3147 AC. |
| NEW LOT 1  |                          | 12,753 S.F. / 0.2927 AC. |

TOTAL AREA = 26,461 S. F. 0.6074 AC.

**MINOR SUBDIVISION PLAT**

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 16 DAY OF MAY, 2023.  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 20231255  
TESTIE *[Signature]*  
BY MONA A. FOLEY, CLERK, CLERK

2 (Large) Small Plat(s) Recorded  
herewith as # 20231255