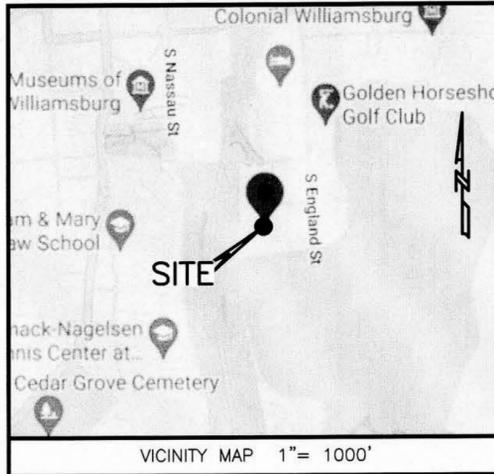


20244126



**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS, AND SETBACKS AS SHOWN PER P.B. 2, PAGE 4.
2. ELEVATION SHOWN HEREON ARE IN FEET AND ARE CLOSELY RELATED TO THE CITY OF WILLIAMSBURG GIS.
3. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0139D, DATED DECEMBER 16, 2015.
6. LOT SERVED BY PUBLIC WATER AND SEWER.
7. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.

**BOUNDARY LINE EXTINGUISHMENT BETWEEN  
LOT NO. 2 & 3  
COLONIAL EXTENSION BLOCK 7  
FORMING  
LOT 2A**

CITY OF WILLIAMSBURG VIRGINIA  
DATE: 07-29-2024 JOB #24-214



**CERTIFICATE OF SOURCE OF TITLE:**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF DAVID COOLEY AND MARLENE SEVERSON, TRUSTEES, OR THEIR SUCESSORS IN INTEREST, OF THE COOLEY SEVERSON REVOCABLE LIVING TRUST BY THAT CERTAIN DATED NOVEMBER 30, 2023 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT COURT AS INSTRUMENT #20234121 AND INSTRUMENT #20234122.

**CONSENT OF OWNER**

(PARCEL NO: 496-03-07-002, 003)

THIS BOUNDARY LINE ADJUSTMENT AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS, AND TRUSTEES.

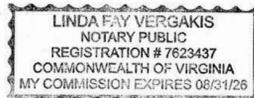
*DM Cooley* 10-28-2024  
DAVID M. COOLEY DATE

*MJ Severson* 10-28-24  
MARLENE J. SEVERSON DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, I, Linda F. Vergakis, 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 28<sup>th</sup> DAY OF October, 2024.  
MY COMMISSION EXPIRES August 31, 2026.

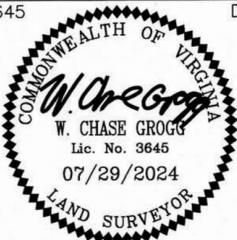
*Linda F. Vergakis*  
NOTARY PUBLIC  
7623437  
NOTARY REGISTRATION NUMBER



**SURVEYORS CERTIFICATE**

TO THE BEST OF MY KNOWLEDGE OR BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE CITY OF WILLIAMSBURG, VIRGINIA HAVE BEEN COMPILED WITH AND THE SURVEY AND PLAT ARE CORRECT INCLUDING AN ACCURACY OF NOT LESS THAT ONE (1) IN TEN THOUSAND (10,000) FEET.

*W. Chase Grogg* 7-29-2024  
W. CHASE GROGG, L.S. 3645 DATE



**PROPERTY INFORMATION**

PROPERTY OWNER:  
DAVID M. COOLEY & MARLENE J. SEVERSON  
PARCEL ID:  
496-03-07-002, 003  
PROPERTY ADDRESS:  
506 TYLER STREET & 508 TYLER STREET  
WILLIAMSBURG, VA 23185  
ZONING DISTRICT:  
RS-2

**REFERENCES**

P.B. 2, PG 4  
INSTRUMENT# 20234122  
INSTRUMENT# 20234121

**AREA TABULATION**

LOT	OLD AREA	NEW AREA
LOT 2	12,500 S.F. / 0.287 AC.	_____
LOT 3	12,500 S.F. / 0.287 AC.	_____
NEW LOT 2	_____	25,000 S.F. / 0.574 AC.

**STATE OF VIRGINIA, CITY OF WILLIAMSBURG**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

INSTRUMENT# \_\_\_\_\_  
TESTE \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

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

11/6/2024 *Terra Williams Griffin*  
DATE SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

**STATE OF VIRGINIA, CITY OF WILLIAMSBURG**

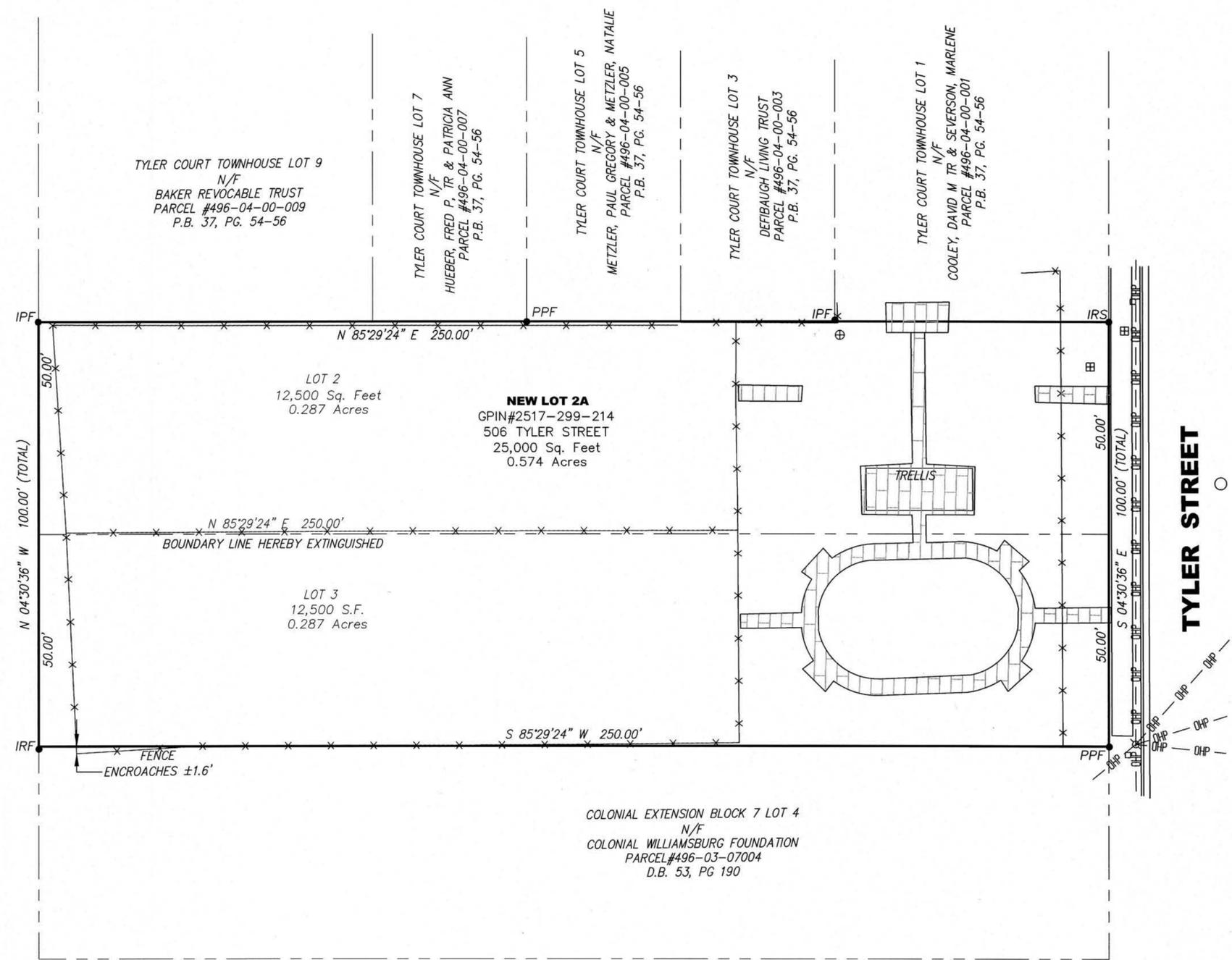
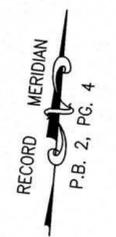
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 12 DAY OF December @ 1:17 2024. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 20244126

TESTE  
BY ELIZABETH E. O'CONNOR, CLERK, CLERK

2 Large Small Plat(s) Recorded  
herewith as # 20244126

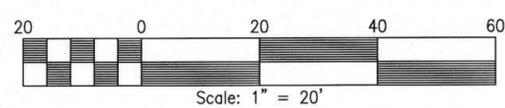
20244126

- LEGEND**
- SANITARY SEWER MANHOLE
  - ⊕ POWER POLE
  - TELEPHONE PEDESTAL
  - ⊕ COMMUNICATION PEDESTAL
  - ⊕ WATER METER
  - IRF = IRON ROD FOUND
  - IPF = IRON PIPE FOUND
  - PPF = PINCHED PIPE FOUND
  - IRS = IRON ROD SET
  - OHP - OVERHEAD POWER LINE



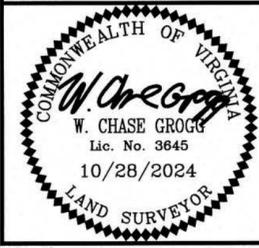
**TYLER STREET**

2 Large Small Plat(s) Recorded  
herewith as # 20244126



PAGE 2 OF 2

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
December 12, 2024  
at 1:11 AM PM, PB - PG -  
Document # 20244126  
ELIZABETH E. O'CONNOR, CLERK  
*Elizabeth E. O'Connor*, Clerk



DATE: 10/28/2024  
DRAWN BY: MG  
PROJECT No. 24-214  
FILE NAME: 24-214.DWG  
REFERENCES:  
P.B. 2, PG 4  
INSTR# 20234122  
INSTR# 20234121

**BOUNDARY LINE EXTINGUISHMENT BETWEEN**  
LOT NO. 2 & 3  
**COLONIAL EXTENSION BLOCK 7**  
**FORMING**  
LOT 2A  
CITY OF WILLIAMSBURG VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE

**LRI**  
**LANDTECH**  
**RESOURCES, INC.**  
ENGINEERING & SURVEYING CONSULTANTS  
205 Bullfants Blvd., Suite E, Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com