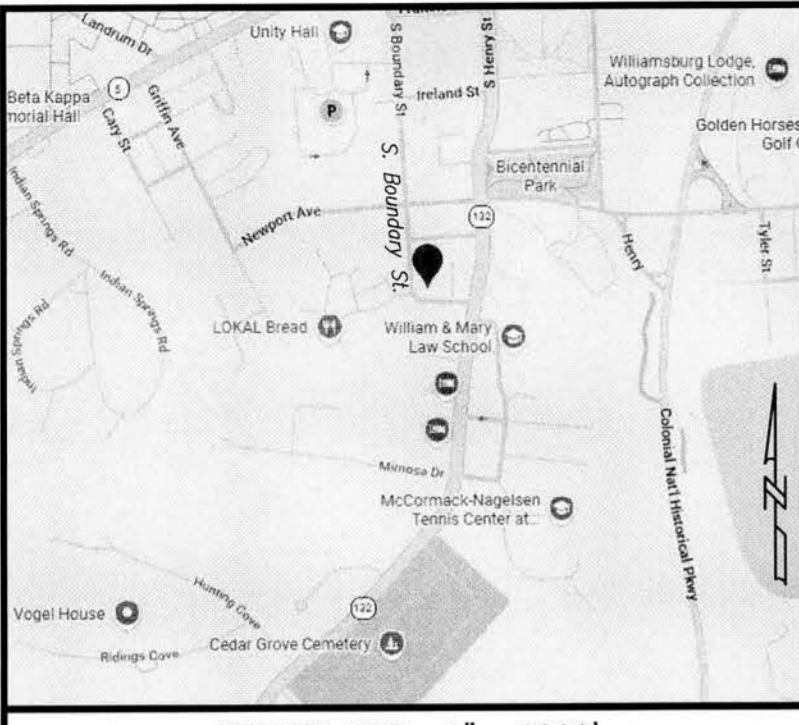


20261048



VICINITY MAP 1" = 1000'

**PROPERTY INFORMATION**

PROPERTY ADDRESS: 513 S BOUNDARY STREET  
 TAX MAP ID: 495-0A-00-063  
 AREA OF LOT: 11,374 S.F. / 0.2611 AC.  
 ZONING: RM-2, MULTIFAMILY DWELLING DISTRICT

**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 D.B. 110 PG. 133.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. PROPERTY TO BE SERVED BY PUBLIC WATER AND SEWER (COW).
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCELS LIE IN FIRM ZONE "X" & ACCORDING TO FLOOD INSURANCE RATE MAPS #51095C0139D DATED 12/16/2015.
7. THIS PROPERTY DOES NOT FALL WITHIN THE RMA AND RPA.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND CITY CODE.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH CITY OF WILLIAMSBURG CODE ORDINANCES.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. THE SIGHT EASEMENT SHOWN ON THIS PLAT SHALL RESTRICT VEGETATION HEIGHT BETWEEN 2' AND 7'.

**AREA TABULATION**

LOT	OLD AREA	NEW AREA
LOT 1	_____	5,319 S.F. / 0.1221 AC.
LOT 2	_____	2,651 S.F. / 0.0609 AC.
LOT 3	_____	3,404 S.F. / 0.0781 AC.
TOTAL	11,374 S.F. / 0.2611 AC.	11,374 S.F. / 0.2611 AC.

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY PITTMAN INVESTMENTS COMPANY, LLC. A VIRGINIA LIMITED LIABILITY COMPANY, (ERRONEOUSLY REFERRED TO AS PITTMAN INVESTMENT COMPANY, LLC. IN DB. 110 PG. 133) TO HOLLY HILLS, LLC., A VIRGINIA LIMITED LIABILITY COMPANY, dba CALE DEVELOPMENT, LLC., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED NOVEMBER 13, 2025 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF WILLIAMSBURG ON JANUARY 7, 2026 AS INSTRUMENT #20260173.

**OWNERS CERTIFICATE:**

THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

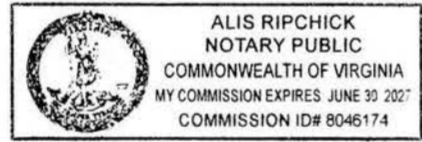
James Hatch III 3/31/26  
 HOLLY HILLS, LLC. DATE

James Hatch Cale III Manager  
 (PRINT NAME AND TITLE ABOVE)

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF York I, Alis Ripchick, 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 31 DAY OF March, 2026.

Alis Ripchick  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES June 30, 2027  
 NOTARY REGISTRATION NO. 8046174



2 Large/Small Plat(s) Recorded  
 herewith as # 20261048

**CERTIFICATE OF APPROVAL**

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

4/2/2026  
 DATE Levy Williams Griffin  
 SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

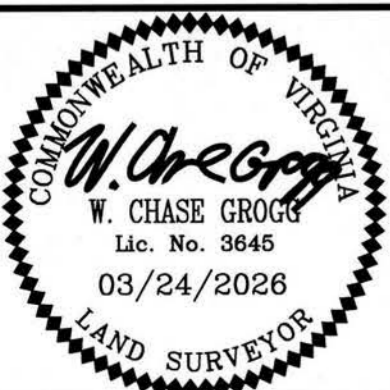
**ENGINEERS OR SURVEYORS CERTIFICATE**

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 CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

03/24/2026  
 DATE W. Chae Gregg

**STATE OF VIRGINIA, CITY OF WILLIAMSBURG**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THIS 16 DAY OF April, 2026. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:52 pm INSTRUMENT # 20261048  
 TESTE ELIZABETH E. O'CONNOR, CLERK



SHEET 1 OF 2  
 DATE: 3/24/2026  
 DRAWN BY: LRI  
 PROJECT No. 19-010  
 FILE NAME: 19-010.DWG  
 REFERENCES:  
 INST#20260173  
 DB.110 PG.133

SUBDIVISION PLAT OF  
 513 S. BOUNDARY STREET  
 FORMING  
 THE LANDMARK AT CW  
 TOWNHOME LOTS 1, 2 & 3  
 CITY OF WILLIAMSBURG VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE



20261048

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	24.72'	36.32'	22.33'	33.14'	N47°29'45"W	84°10'54"
C2	10.00'	15.71'	10.00'	14.14'	S46°26'16"W	90°00'00"



N/F  
 RICHARDSON, JENNIFER  
 PARCEL#495-18-00-006  
 511 S. BOUNDARY STREET  
 ZONED: RM-1  
 INST#20232241 (DEED)

N/F  
 BUSH CONSTRUCTION CORP  
 PARCEL#495-0A-00-059  
 517 S. BOUNDARY STREET  
 ZONED: LB-1  
 D.B.107 PG.556 (DEED)

SOUTH BOUNDARY ST  
 (50' R/W)

SOUTH BOUNDARY ST  
 (50' R/W)

10' PRIVATE UTILITY  
 EASEMENT DEDICATED TO  
 THE HOA

8' PRIVATE DRAINAGE  
 EASEMENT DEDICATED TO  
 THE HOA

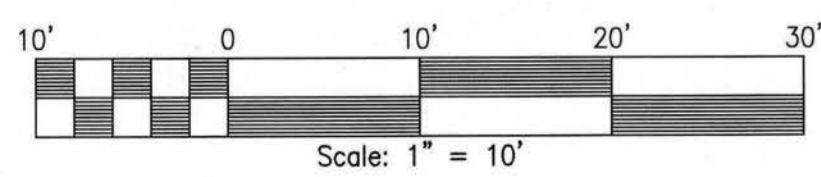
VARIABLE WIDTH SIGHT EASEMENT  
 DEDICATED TO THE HOA

LOT 1  
 5,319 S.F.  
 0.1221 AC.  
 PID#2515.715.284

LOT 2  
 2,651 S.F.  
 0.0609 AC.  
 PID#2515.715.282

LOT 3  
 3,404 S.F.  
 0.0781 AC.  
 PID#2515.715.283

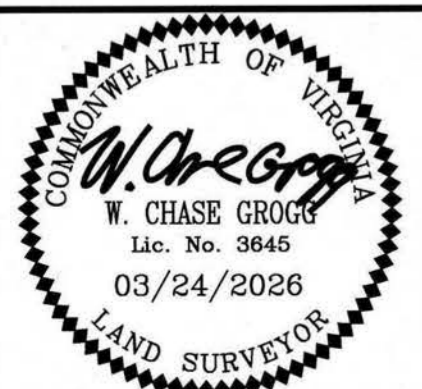
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- IPF = IRON PIPE FOUND



2 Large Small Plat(s) Recorded  
 herewith as # 20261048

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG  
 THIS 16 DAY OF April, 2026  
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW  
 DIRECTS AT 1:52 pm  
 INSTRUMENT # 20261048  
 TESTE ELIZABETH E. O'CONNOR, CLERK



SHEET 2 OF 2  
 DATE: 3/24/2026  
 DRAWN BY: LRI  
 PROJECT No. 19-010  
 FILE NAME: 19-010.DWG  
 REFERENCES:  
 INST#20260173  
 DB.110 PG.133

SUBDIVISION PLAT OF  
 513 S. BOUNDARY STREET  
 FORMING  
 THE LANDMARK AT CW  
 TOWNHOME LOTS 1, 2 & 3  
 CITY OF WILLIAMSBURG VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE

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