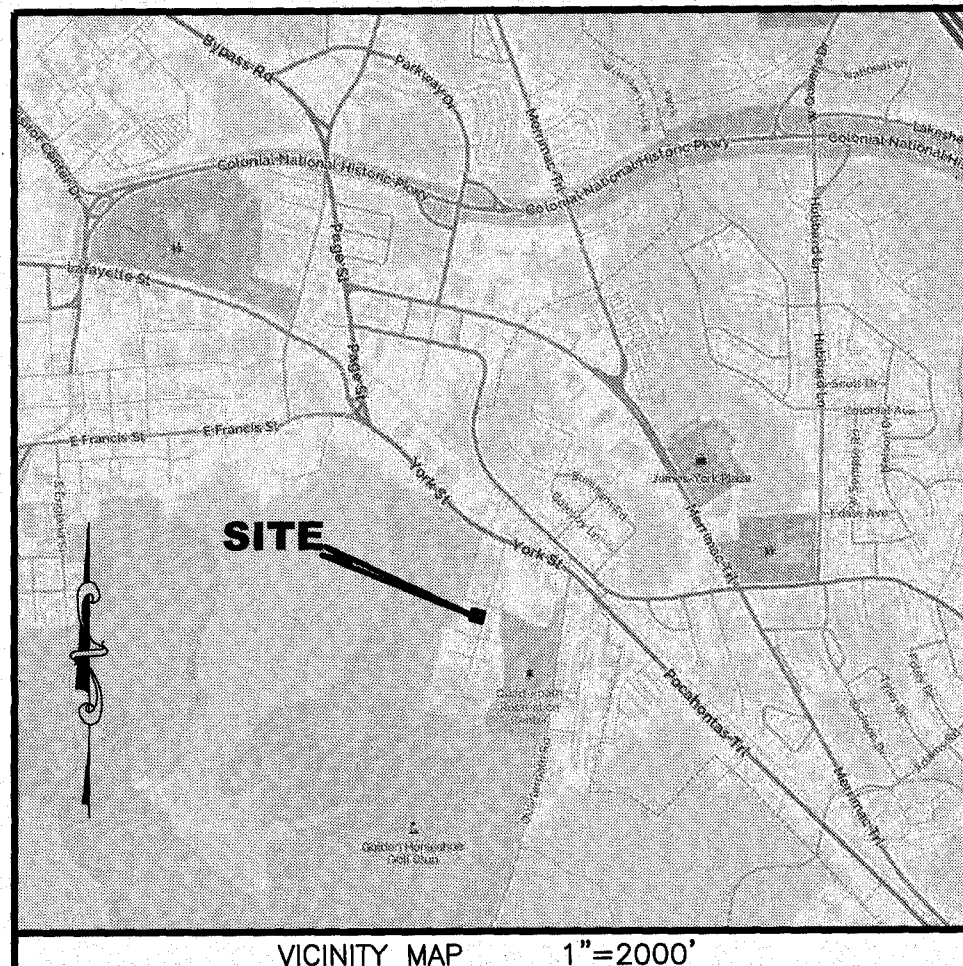


203972



GENERAL 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 05/22/2020.
7. PROPERTY SHOWN HEREON IS ZONED RS-2 (SEE CURRENT ZONING ORDINANCE FOR DETAILS).
FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 25'
8. THE PORTION OF THE 16' ALLEY ADJACENT TO LOTS 17 THROUGH 20 WAS VACATED BY WILLIAMSBURG CITY COUNCIL BY ORDINANCE 20-11 ON 8/13/20

BOUNDARY LINE EXTINGUISHMENT

LOT 17, LOT 18, LOT 19, LOT 20,
& A PORTION OF A 16' ALLEY, BLOCK 8
"POWHATAN PARK"
(BEING 410 POCAHONTAS STREET)

CITY OF WILLIAMSBURG, VIRGINIA
DATE: 08/19/2020 SCALE: 1"=20' JOB #: 20-141

LandTech Resources, Inc.
Engineering & Surveying Consultants

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

Telephone: 757-565-1677 Fax: 757-565-0782

Web: landtechresources.com

PROPERTY INFORMATION

PROPERTY OWNER:
MODERN WORLD, L.L.C.
INST. #196407
PROPERTY ADDRESS:
410 POCAHONTAS STREET
WILLIAMSBURG, VIRGINIA 23188
ZONING DISTRICT: RS-2
PARCEL NO. 499-01-08-017-20

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 17	2,500 S.F. / 0.057 AC.	11,600 S.F. / 0.266 AC.
LOT 18	2,500 S.F. / 0.057 AC.	—
LOT 19	2,500 S.F. / 0.057 AC.	—
LOT 20	2,500 S.F. / 0.057 AC.	—
ALLEY	1,600 S.F. / 0.037 AC.	—

TOTAL AREA = 11,600 S.F. / 0.266 AC.

CERTIFICATE OF SOURCE OF TITLE: LOTS 17 THROUGH 20

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF MODERN WORLD, L.L.C. AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. AS INSTRUMENT #196407

CERTIFICATE OF SOURCE OF TITLE: PORTION OF 16' ALLEY

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF MODERN WORLD, L.L.C. PER WILLIAMSBURG CITY COUNCIL BY ORDINANCE 20-11 ON 8/13/20.

OWNERS CERTIFICATE: (MODERN WORLD, L.L.C.)

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.

John Crawford Owner
NAME PRINTED TITLE
John Crawford 8/19/20
SIGNATURE DATE

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 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 31st DAY OF AUGUST, 2020. MY COMMISSION EXPIRES AUGUST 31, 2022.

Linda Fay Vergakis
NOTARY PUBLIC
REGISTRATION NO. 7623437

Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22

MY COMMISSION EXPIRES: AUGUST 31, 2022

CERTIFICATE OF APPROVAL

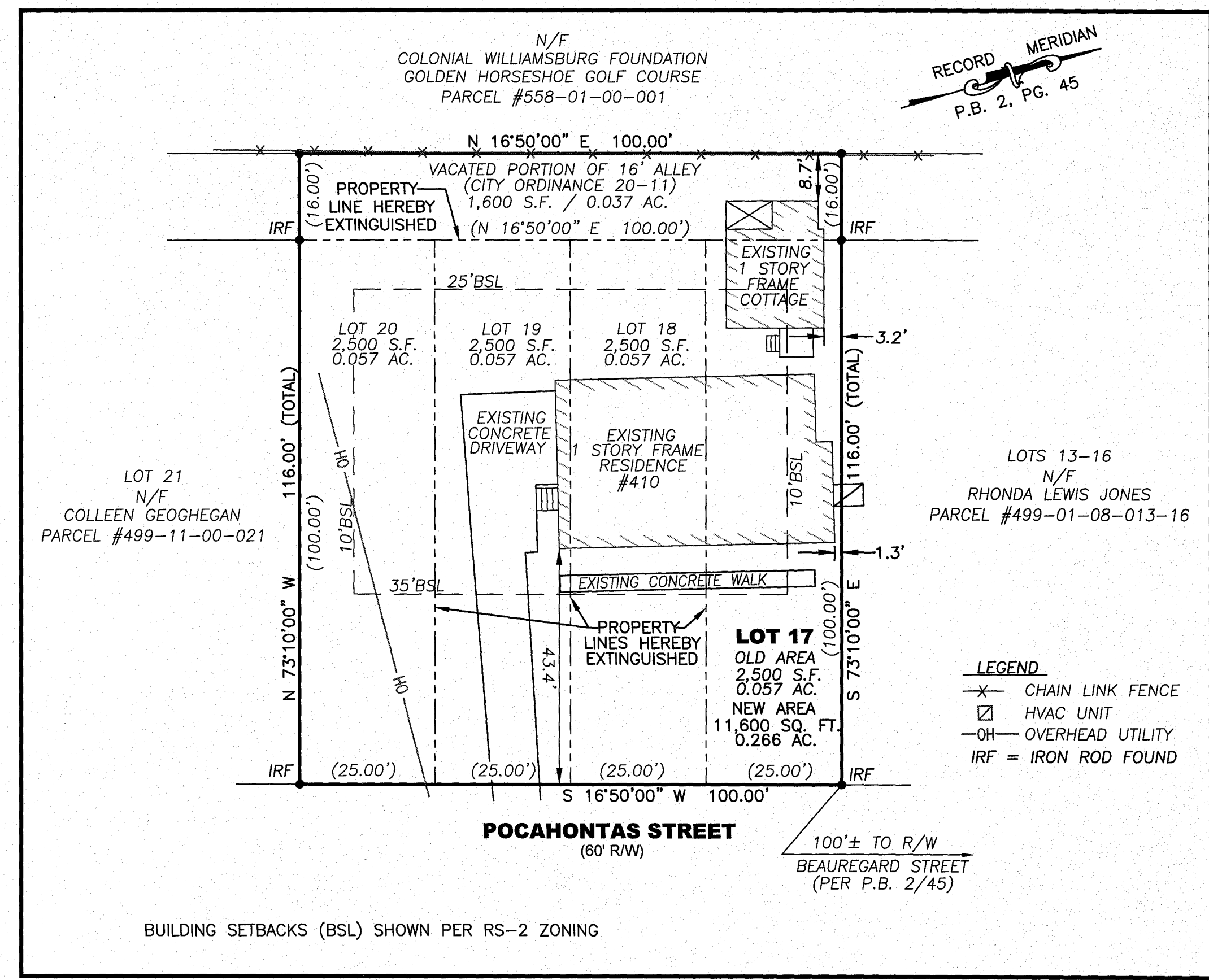
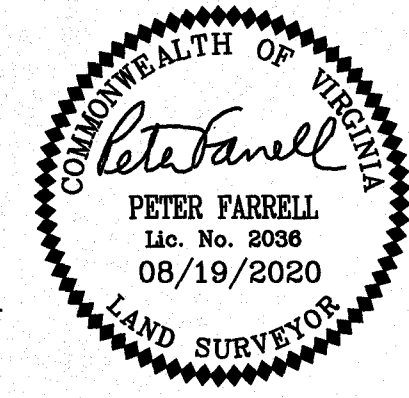
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

9-11-20 DATE
Caroline L. Hursh SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

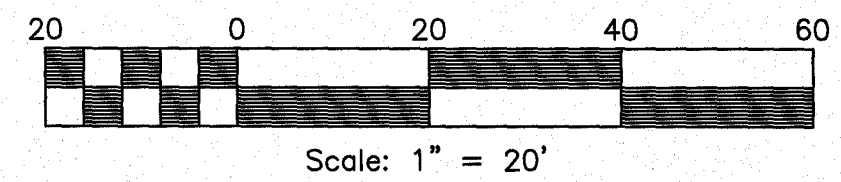
ENGINEERS OR SURVEYORS CERTIFICATE

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.

08/19/2020 DATE
Peter Farrell PETER FARRELL, L.S. 2036



REFERENCES:
P.B. 2, PG. 45



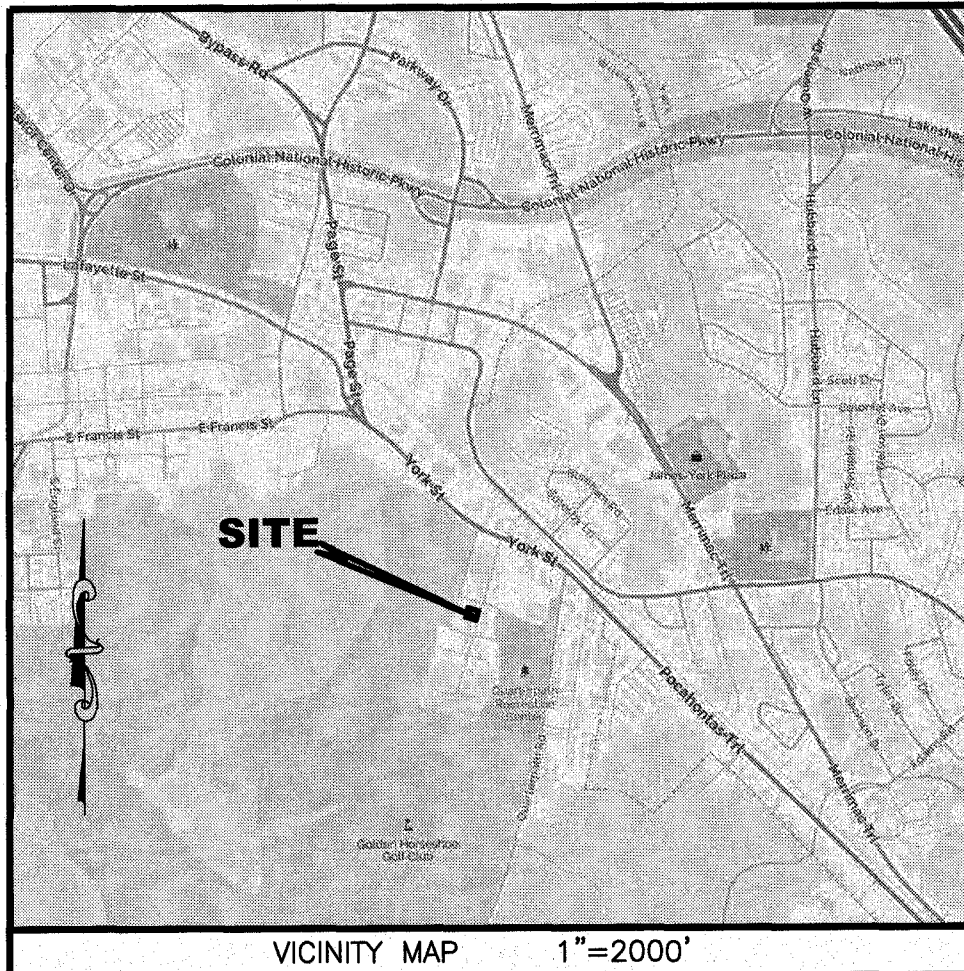
STATE OF VIRGINIA, CITY OF WILLIAMSBURG

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 21 DAY OF September, 2020. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 203972 @ 9:11 am

TESTE
BY Mona A. Foley, Clerk CLERK

Large/Small Plat(s) Recorded
herewith as # 203972

203972



GENERAL NOTES:

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John Crawford Owner
NAME PRINTED TITLE
[Signature] 8/31/20
SIGNATURE DATE

CERTIFICATE OF NOTARIZATION

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[Signature]
NOTARY PUBLIC
7623437
REGISTRATION NO.

Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22

MY COMMISSION EXPIRES: AUGUST 31, 2022

CERTIFICATE OF APPROVAL

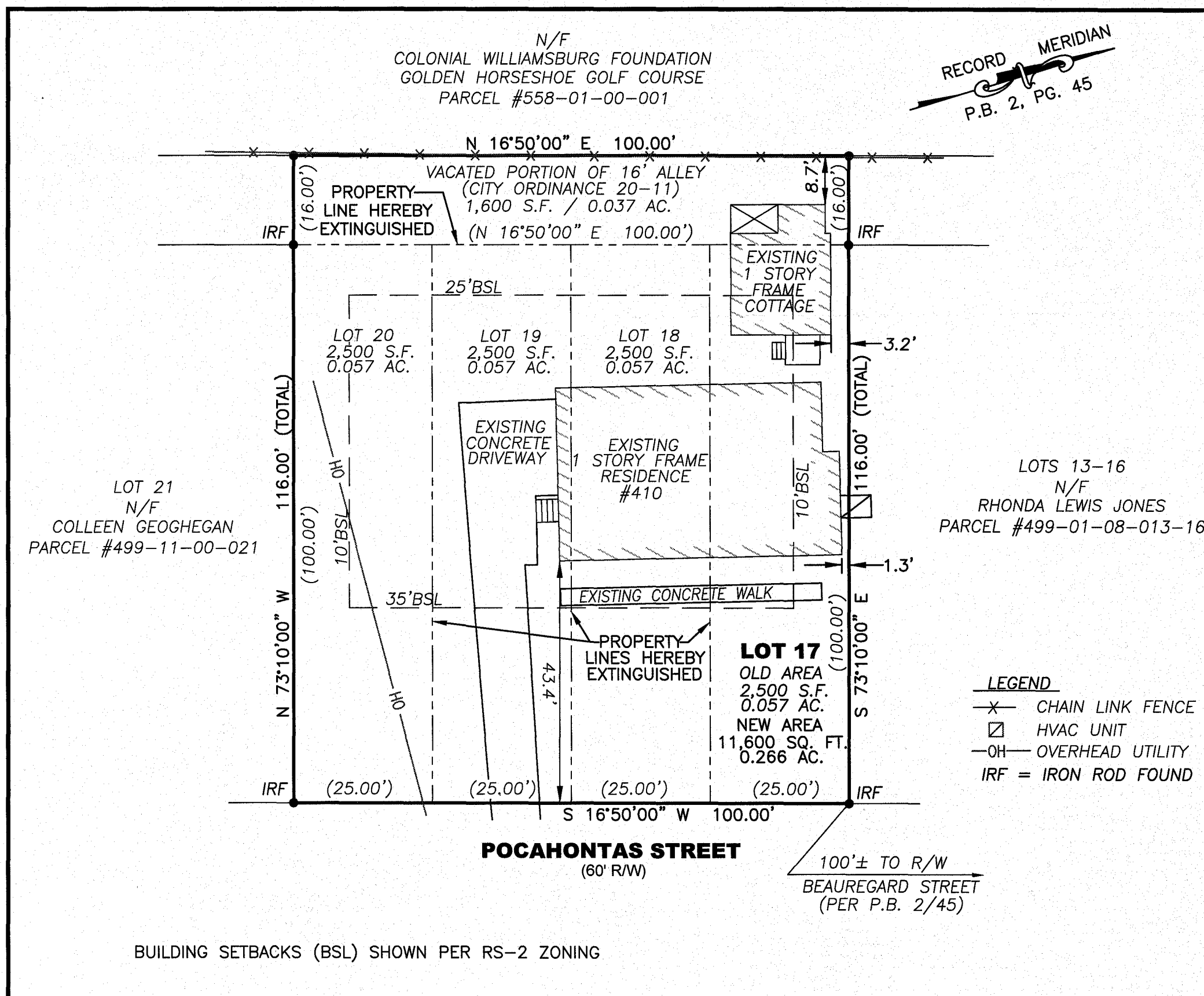
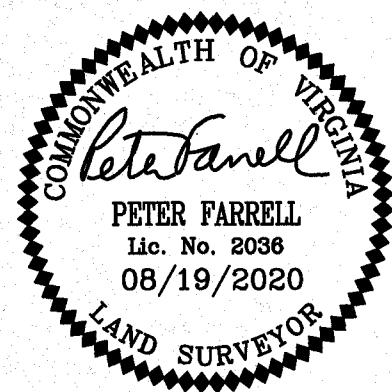
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9-11-20 DATE
[Signature] SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

ENGINEERS OR SURVEYORS CERTIFICATE

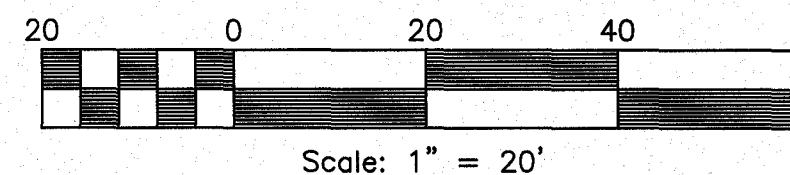
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08/19/2020 DATE
[Signature] PETER FARRELL, L.S. 2036



BUILDING SETBACKS (BSL) SHOWN PER RS-2 ZONING

REFERENCES:
P.B. 2, PG. 45



STATE OF VIRGINIA, CITY OF WILLIAMSBURG

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TESTE
BY [Signature] CLERK

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