

210616

CERTIFICATION OF SOURCE OF TITLE

#407 - 409 TYLER STREET - TAX ASSESSOR'S PARCEL 496-03-05-008

THE PROPERTY SHOWN ON THIS PLAT AS LOT 8 AND ONE HALF OF LOT 9, BLOCK 5, WAS CONVEYED BY STUART MANNING HUGHES, II, AND SUSAN HUGHES LINDSTROM TO STUART MANNING HUGHES, II AND SUSAN HUGHES LINDSTROM BY DEED DATED JUNE 9, 2020 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON JUNE 24, 2020 AS INSTRUMENT NO. 202932, AND CONVEYANCE BY STUART MANNING HUGHES, II AND SUSAN MCLURE HUGHES, TRUSTEES OF THE HUGHES LIVING TRUST TO STUART MANNING HUGHES, II BY DEED DATED SEPTEMBER 14, 2020, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY VIRGINIA ON SEPTEMBER 19, 2020 AS INSTRUMENT NO. 203966.

OWNER'S CERTIFICATE

THE BOUNDARY LINE EXTINGUISHMENT WITHIN TAX ASSESSOR'S PARCEL 496-03-05-008 AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE(S).

Stuart Manning Hughes, II DATE
Susan Hughes Lindstrom 10/1/2020 DATE

CERTIFICATE OF NOTARIZATION

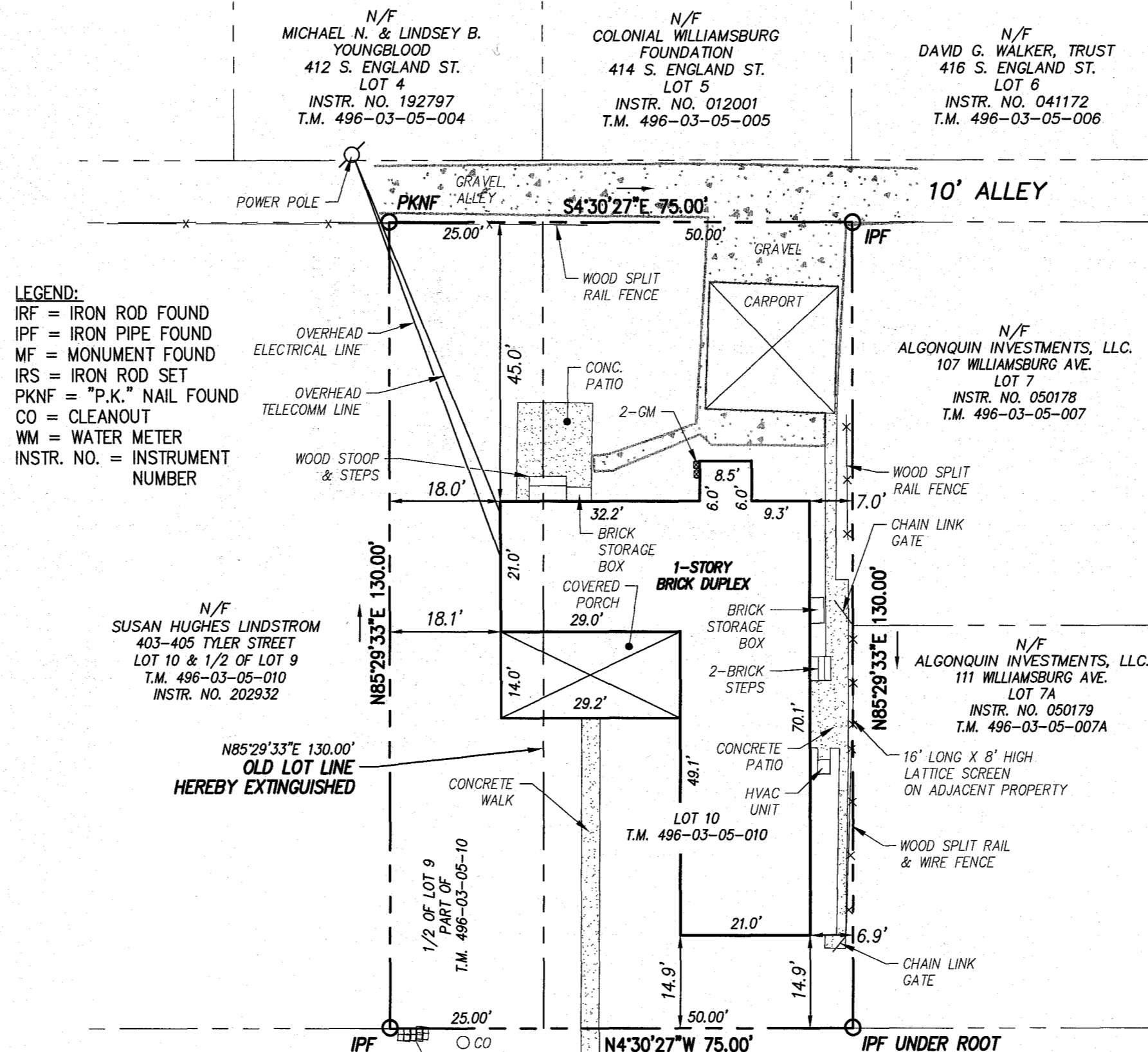
STATE OF Virginia CITY/COUNTY OF James City County
I, Elizabeth Bays Barr A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 04 DAY OF December, 2020.
MY COMMISSION EXPIRES 7/31/2023
Elizabeth Bays Barr
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7123871

CERTIFICATE OF NOTARIZATION

STATE OF SC CITY/COUNTY OF Charleston
I, Kimberly A Martin A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 7 DAY OF DECEMBER, 20 20.
MY COMMISSION EXPIRES 10/31/2024
Kimberly A Martin
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: N/A

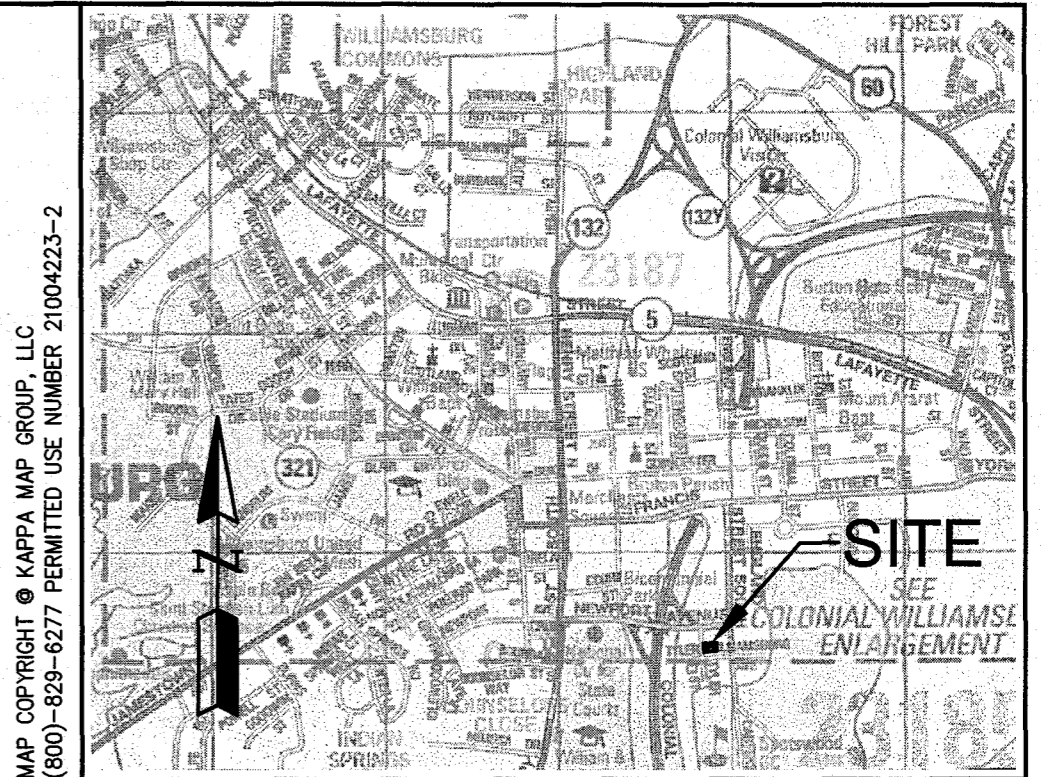
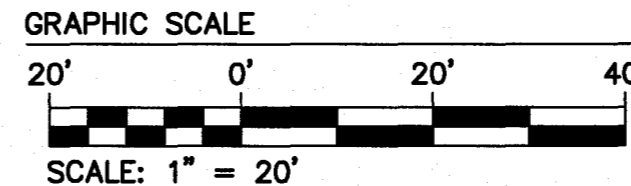
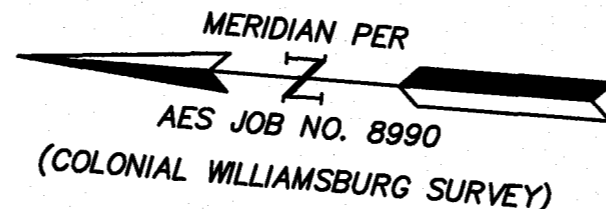
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE CITY.
Samuel J. Bickers, L.S. #002304 DATE 10-28-2020



LEGEND:
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
MF = MONUMENT FOUND
IRS = IRON ROD SET
PKNF = "P.K." NAIL FOUND
CO = CLEANOUT
WM = WATER METER
INSTR. NO. = INSTRUMENT NUMBER

N/F SUSAN HUGHES LINDSTROM
403-405 TYLER STREET
LOT 10 & 1/2 OF LOT 9
T.M. 496-03-05-010
INSTR. NO. 202932
HEREBY EXTINGUISHED



VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES:

- 1. THE SUBJECT PROPERTY IS CURRENTLY ZONED RS-2.
2. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SUBJECT PROPERTIES ARE SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
4. THE SUBJECT PROPERTY LIES IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER F.I.R.M. #51095C0139D, MAP REVISED DECEMBER 16, 2015.
5. REFERENCE PLATS: D.B. 40, PG. 18., P.B. 2, PG. 4.

SOURCE OF TITLE:

- 1. OWNERS OF RECORD: STUART MANNING HUGHES, II & SUSAN HUGHES LINDSTROM
TAX PARCEL: 496-03-05-008
PROPERTY ADDRESS: 407 - 409 TYLER STREET
DEED REFERENCE: INSTR. NO. 202932 AND INSTR. NO. 203966

Table with 3 columns: Description, Area (S.F.), and Area (AC). Rows include Original Lot 8, Colonial Extension, Original 1/2 of Lot 9, Colonial Extension, and New Lot 8.

CERTIFICATE OF APPROVAL

THIS BOUNDARY LINE EXTINGUISHMENT WITHIN TAX ASSESSOR'S PARCEL 496-03-05-008 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Carolyn A. Murphy 12-14-20
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG DATE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 23 DAY OF February, 2021, THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
@ 8:56 AM PM INSTRUMENT # 210616
TESTE: MONA A. FOLEY, CLERK
MONA A. FOLEY, CLERK

TRUSTEE'S CONSENT AND DEDICATION

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
BY: Patrick K. Moore - Trustee DATE 2-2-2022

DEED OF TRUST DATED SEPTEMBER 17, 2020

RECORDED AS INSTRUMENT NO: 203937

CERTIFICATE OF NOTARIZATION

STATE OF Virginia CITY/COUNTY OF Rockland
I, Hannah Morgan A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 2nd DAY OF February, 20 21.
MY COMMISSION EXPIRES 2/22/2022
Hannah A. Morgan
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7789580

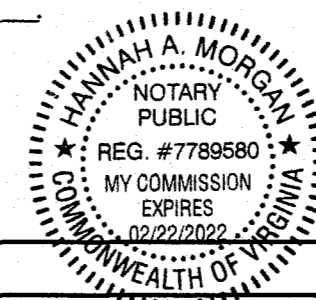
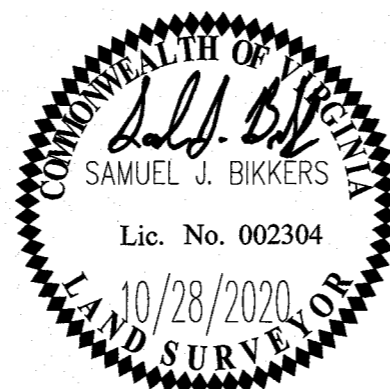


Table with 4 columns: Rev., Date, Description, Revised By.



AES CONSULTING ENGINEERS
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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SURVEY SHOWING
BOUNDARY LINE EXTINGUISHMENT
BETWEEN LOT 8 & HALF OF LOT 9,
BLOCK 5
COLONIAL EXTENSION
CITY OF WILLIAMSBURG VIRGINIA

Project Contacts: SJB / DSB
Project Number: 26366
Scale: 1"=30' Date: 10/29/2020
Sheet Number
1 of 1