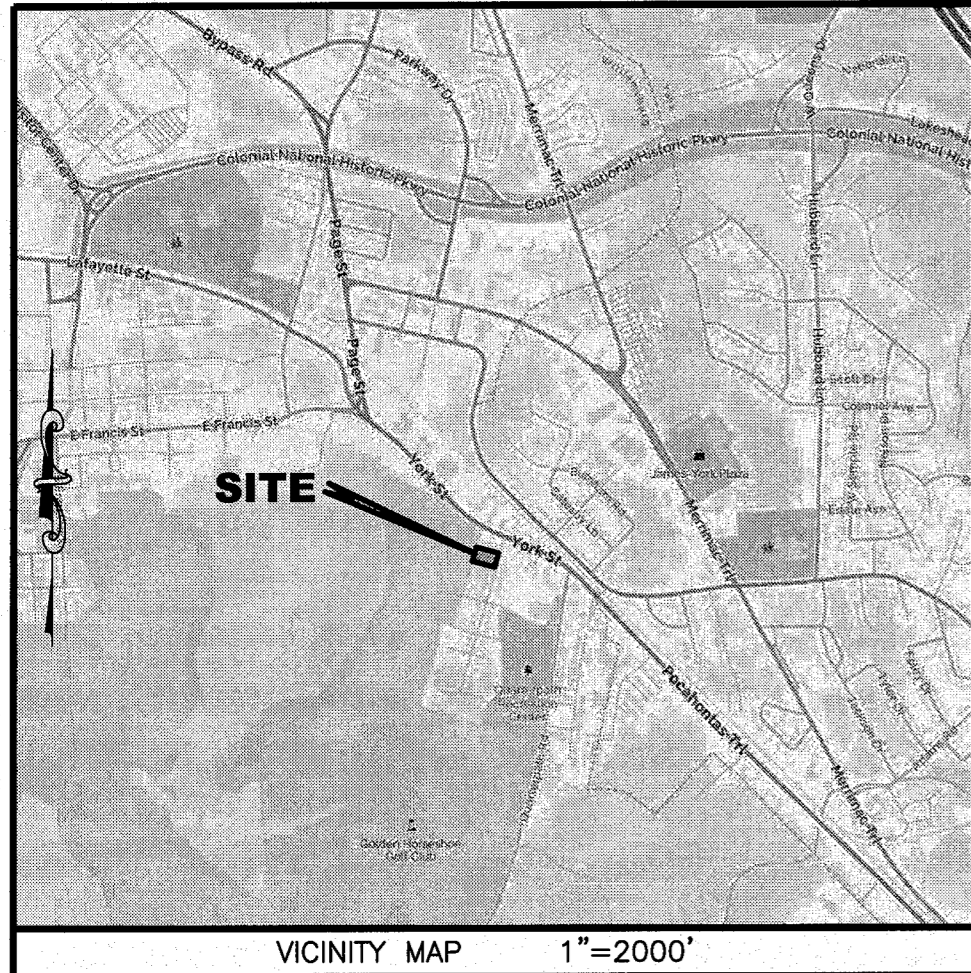


210996



BOUNDARY LINE EXTINGUISHMENT
LOTS 8 THROUGH 23, BLOCK 2
AND PORTION OF VACATED ALLEYS
"POWHATAN PARK"

CITY OF WILLIAMSBURG, VIRGINIA

DATE: 03/25/2021 JOB #: 20-322

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

SHEET 1 OF 2

GENERAL NOTES:

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 09/10/2020. PROPERTY LINES SHOWN ARE BASED ON MONUMENTATION FOUND.
7. PROPERTY SHOWN HEREON IS ZONED RS-2 (SEE CURRENT ZONING ORDINANCE FOR DETAILS).
FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 25'

PROPERTY INFORMATION

PROPERTY OWNER:
LOTS OF LOTS, LLC
INST. #204783

PROPERTY ADDRESS:
201 POWHATAN STREET
WILLIAMSBURG, VIRGINIA 23185
ZONING DISTRICT: RS-2
PARCEL NO. 499-01-02-008>15

PROPERTY ADDRESS:
202 POCAHONTAS STREET
WILLIAMSBURG, VIRGINIA 23185
ZONING DISTRICT: RS-2
PARCEL NO. 499-01-02-016>23

AREA TABULATION

LOT	OLD AREA	NEW AREA
ALLEYS	3,672 S.F. / 0.084 AC.	_____
LOT 8	2,500 S.F. / 0.057 AC.	5,936 S.F. / 0.136 AC.
LOT 9	2,500 S.F. / 0.057 AC.	_____
LOT 10	2,500 S.F. / 0.057 AC.	5,300 S.F. / 0.122 AC.
LOT 11	2,500 S.F. / 0.057 AC.	_____
LOT 12	2,500 S.F. / 0.057 AC.	5,300 S.F. / 0.122 AC.
LOT 13	2,500 S.F. / 0.057 AC.	_____
LOT 14	2,500 S.F. / 0.057 AC.	5,300 S.F. / 0.122 AC.
LOT 15	2,500 S.F. / 0.057 AC.	_____
LOT 16	2,500 S.F. / 0.057 AC.	5,936 S.F. / 0.136 AC.
LOT 17	2,500 S.F. / 0.057 AC.	_____
LOT 18	2,500 S.F. / 0.057 AC.	5,300 S.F. / 0.122 AC.
LOT 19	2,500 S.F. / 0.057 AC.	_____
LOT 20	2,500 S.F. / 0.057 AC.	5,300 S.F. / 0.122 AC.
LOT 21	2,500 S.F. / 0.057 AC.	_____
LOT 22	2,500 S.F. / 0.057 AC.	5,300 S.F. / 0.122 AC.
LOT 23	2,500 S.F. / 0.057 AC.	_____

TOTAL AREA = 43,672 S.F. / 1.004 AC.

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF LOTS OF LOTS, LLC AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. AS INSTRUMENT #204783.

OWNERS CERTIFICATE:

THE BOUNDARY LINE EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Patrick M Gill 3/25/21
SIGNATURE DATE

PATRICK M GILL PRESIDENT
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, 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 25th DAY OF March, 2021 MY COMMISSION EXPIRES AUGUST 31, 2022.

Linda Vergakis
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

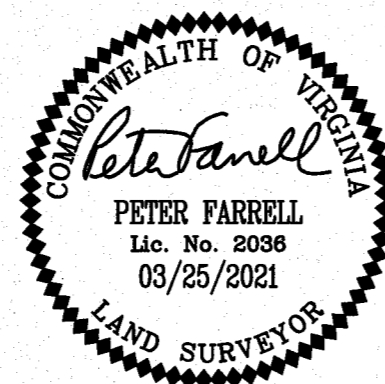
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

3-25-21 Cassidy A. Murphy
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 FOR THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

03/25/2021
DATE Peter Farrell
PETER FARRELL, L.S.



STATE OF VIRGINIA, CITY OF WILLIAMSBURG

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 25th DAY OF March, 2021. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 210996 @ 2:08pm
TESTE [Signature]

BY MONA A. FOLEY, CLERK, CLERK

2 Large/Small Plat(s) Recorded
herewith as # 210996