

213042

BOUNDARY LINE EXTINGUISHMENT

PARCEL NO. 435-08-00-A,
PARCEL NO. 435-08-00-B,
PARCEL NO. 435-0A-00-005
& PARCEL NO. 435-0A-00-006

CITY OF WILLIAMSBURG, VIRGINIA

DATE: 07/27/2021 JOB #: 19-398

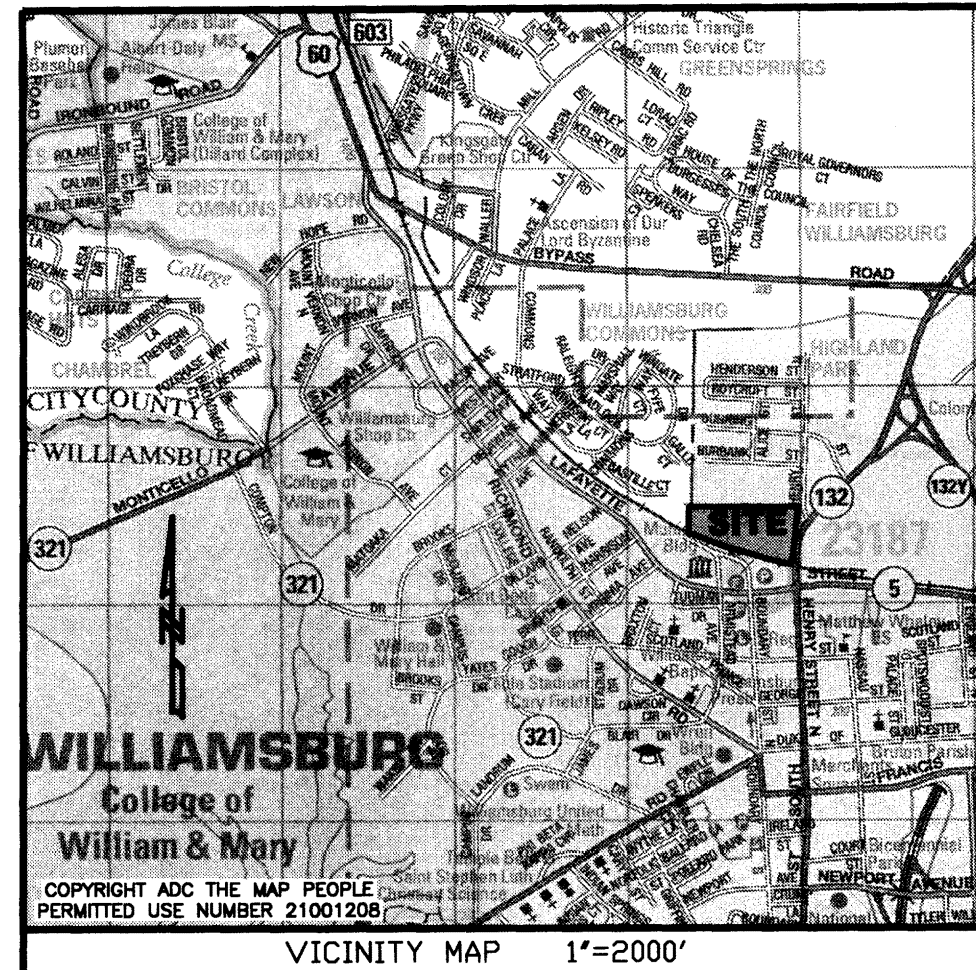
LandTech Resources, Inc.
Engineering & Surveying Consultants

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 DOES NOT SHOW ALL ENCUMBRANCES, EASEMENTS AND SETBACKS AFFECTING THE PROPERTY.
2. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0139D DATED DECEMBER 16, 2015.
3. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
4. UNDERGROUND UTILITIES WERE NOT LOCATED.
5. THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED 12/11/2019. PROPERTY LINES SHOWN ARE BASED ON RECORD INFORMATION AND MONUMENTATION FOUND.
6. PROPERTY SHOWN HEREON IS ZONED LB-1 (LIMITED BUSINESS DOWNTOWN) (SEE CURRENT ZONING ORDINANCE FOR DETAILS).
FRONT YARD SETBACK 25'
REAR YARD SETBACK 25'
SIDE YARD SETBACK 5'

PROPERTY INFORMATION

PROPERTY OWNER:
CDP WB PE, LLC
INST. #204867

PROPERTY ADDRESS:
506 N HENRY STREET
WILLIAMSBURG, VIRGINIA 23185
ZONING DISTRICT: LB-1 (LIMITED BUSINESS DOWNTOWN)
PARCEL NO. 435-08-00-A

PROPERTY ADDRESS:
504 N HENRY STREET
WILLIAMSBURG, VIRGINIA 23185
ZONING DISTRICT: LB-1 (LIMITED BUSINESS DOWNTOWN)
PARCEL NO. 435-0A-00-005

PROPERTY ADDRESS:
520 N HENRY STREET
WILLIAMSBURG, VIRGINIA 23185
ZONING DISTRICT: LB-1 (LIMITED BUSINESS DOWNTOWN)
PARCEL NO. 435-08-00-B

PROPERTY ADDRESS:
510 N HENRY STREET
WILLIAMSBURG, VIRGINIA 23185
ZONING DISTRICT: LB-1 (LIMITED BUSINESS DOWNTOWN)
PARCEL NO. 435-0A-00-006

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PARCEL A	204,554 S.F. / 4.6959 AC.	493,444 S.F. / 11.3278 AC.
PARCEL B	236,401 S.F. / 5.4270 AC.	_____
PARCEL #435-0A-00-005	7,986 S.F. / 0.1833 AC.	_____
PARCEL #435-0A-00-006	44,503 S.F. / 1.0216 AC.	_____

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF CDP WB PE, LLC AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. AS INSTRUMENT #204867.

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.
CDP WB PE, LLC

BY: [Signature] 8/19/21
SIGNATURE DATE
Thomas R. Niles III Partner
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, 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 19th DAY OF August, 2021 MY COMMISSION EXPIRES August 31, 2022.

[Signature]
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.

8/26/21 DATE
[Signature] 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.

07/27/2021 DATE
[Signature] PETER FARRELL, L.S.



2 Large/Small Plat(s) Recorded
herewith as # 213042

STATE OF VIRGINIA CITY OF WILLIAMSBURG

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 25th DAY OF August, 2021. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 213042

TESTE [Signature]
BY MONA A. FOLEY, CLERK, CLERK