BOOK 41 PAGE 22

NOTE: ℄ OF COMMON WALLS IS PROPERTY LINE

REF: DB 62/144 ; PB 37/58

810 TYLER STREET
LOT 5 BLOCK 4, COLONIAL EXTENSION SUBDIVISION

PROJECTIONS INTO SETBACK APPROVED BY PLANNING COMMISSION 3/15/83

SCALE IN FEET 10 0 5 10 20

N

TYLER STREET

TIMBER RETAINING WALL

10 LOT AREA 5031 S.F.
8 LOT AREA 2319 S.F.
6 LOT AREA 2408 S.F.
4 LOT AREA 2493 S.F.
2 STORY TOWNHOUSE UNIT (TYP.) 2 LOT AREA 3773 S.F.
9 LOT AREA 4902 S.F.
7 LOT AREA 2440 S.F.
5 LOT AREA 2364 S.F.
3 LOT AREA 2257 S.F.
2 STORY TOWNHOUSE UNIT (TYP.) 1 LOT AREA 3989 S.F.

DECK
CHIMNEY
BRICK PATIO
CONC PATIO
3' OVERHANG
WM
CO
EXISTING CURB & GUTTER
EAST MANHOLE

PRIVATE ROAD (ASPHALT)

PROVIDED PAVEMENT

20' UTILITY EASEMENT

EASEMENT FOR CURB MAINTAINANCE

1' EASEMENT FOR CURB MAINTAINANCE

20' BUILDING SETBACK (TYP.)

50' BUILDING SETBACK (TYP.)

COMMON PARKING

PEPCO TRANSFORMER

N85°29'24"E, 250.00'

S85°29'24"W, 250.00'

N85°29'24"E — 86.00'

S85°29'24"W, 41.00'

S85°29'24"W, 21.00'

N85°29'24"E 41.90

S85°29'24"W 41.90

N04°30'36"W 160.00

S04°30'36"E 160.00

S04°30'36"E 64.00'

N04°30'36"W 63.72'

N04°30'36"W 63.78'

N04°30'36"W 63.86'

S04°30'36"E 63.97'

N04°30'36"W 64.00'

86.00'
78.00'
36.00'
64.00'

806 TYLER STREET
LOT 6 BLOCK 7, COLONIAL EXTENSION SUBDIVISION, N/F SMITH
PB 2 PG 4

COLONIAL NATIONAL HISTORICAL PARKWAY

10 UNIMPROVED ALLEY

NOTE: DECK ADDITIONS FOR LOTS 1, 5 & 7 APPROVED BY PLANNING COMMISSION PRIOR TO OCT 16, 84

DECK ADDITIONS FOR LOTS 3 & 9 APPROVED BY PLANNING COMMISSION OCT 16, 84

EASEMENT DEDICATION

The 40' wide utilities easement as shown on this plat is hereby dedicated to the City of Williamsburg.

PRIVATE STREET & PARKING RESERVATION

The private street, sidewalks (except any that may be constructed in the Tyler Street right of way), & areas designated "Common Parking" are reserved as private ways and are not offered for dedication to the City of Williamsburg. Ownership of said Private Streets & Parking Reservation shall be vested in Tyler Court Development Association, Inc.

MAINTAINANCE OF STREET LIGHTING

Street lighting shall be repaired and maintained as a part of the responsibilities of the Tyler Court Development Assn, Inc.

GENERAL NOTES

1. Trees shall be no closer than 5' to underground utilities.
2. Building construction is permitted only within those areas designated by "Building Setback Lines" in accordance with City of Williamsburg Ordinance No. 585 as amended, this subdivision as a Planned Unit Development under the zoning laws of the City of Williamsburg, Virginia.
3. All utilities shall be installed underground.
4. Private streets to be signed "No Parking". Location and type of signage to be approved by City of Police, City of Williamsburg.
5. Proposed subdivision comprises all of what was formerly Lot 6, Block 4, and Lot 1, Block 7, Colonial Extension Subdivision, City of Williamsburg, Virginia.

SOURCE OF TITLE:
THE LAND EMBRACED WITHIN THIS SUBDIVISION WAS CONVEYED TO DOBB DEVELOPERS BY DEED DATED RECORDED IN DB 62 AT PAGE

OWNER'S CERTIFICATE:
THE SUBDIVISION OF THE LAND SHOWN ON THIS MAP IS IN ACCORDANCE WITH THE FREE CONSENT AND DESIRES OF THE UNDERSIGNED OWNER:
TYLER COURT DEVELOPMENT CORP. a Virginia Corporation
BY: _____

ENGINEERS CERTIFICATE:
I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SUBDIVISION IS IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE CITY OF WILLIAMSBURG.
Paul Small
PAUL C. SMALL, CLA NO. 1847

CERTIFICATE OF APPROVAL:
THIS SUBDIVISION AS SHOWN ON THIS PLAT IS APPROVED AND MAY BE COMMITTED TO RECORD
(SEAL)
FOR THE CITY OF WILLIAMSBURG, VIRGINIA

A NOTARY PUBLIC IN AND FOR THE CITY OF _____, VA. DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED ON THE FOREGOING WRITING WAS ACKNOWLEDGED SAME BEFORE ME IN MY CITY AFORESAID.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 19__.
MY COMMISSION EXPIRES _____.
_____ NOTARY PUBLIC

AES, a professional corporation
1751 Jamestown Road, Williamsburg, Va. 23185
804-253-0040
Architecture, Engineering, Surveying, Planning

A PHYSICAL SURVEY OF TYLER COURT TOWNHOUSES
TYLER COURT DEVELOPMENT CORPORATION
CITY OF WILLIAMSBURG VIRGINIA

COMMONWEALTH OF VIRGINIA — PAUL C. SMALL — LAND SURVEYOR

Designed	Drawn
PCS	LAB
Scale	Date
1"= 50'	MAY, 1983
Project No.	
3184 E	
Drawing No.	
PLAT	

11:53 A.M. July 1983
Recorded 18th day of July 1983
in D.B. No. 71 ; pages 836
Teste: William S. Luck Clerk