

167507

**CERTIFICATE OF SOURCE OF TITLE**

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF TMM INVESTMENTS, LLC AS RECORDED IN THE CLERKS OFFICE THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. AS INSTRUMENT #16649

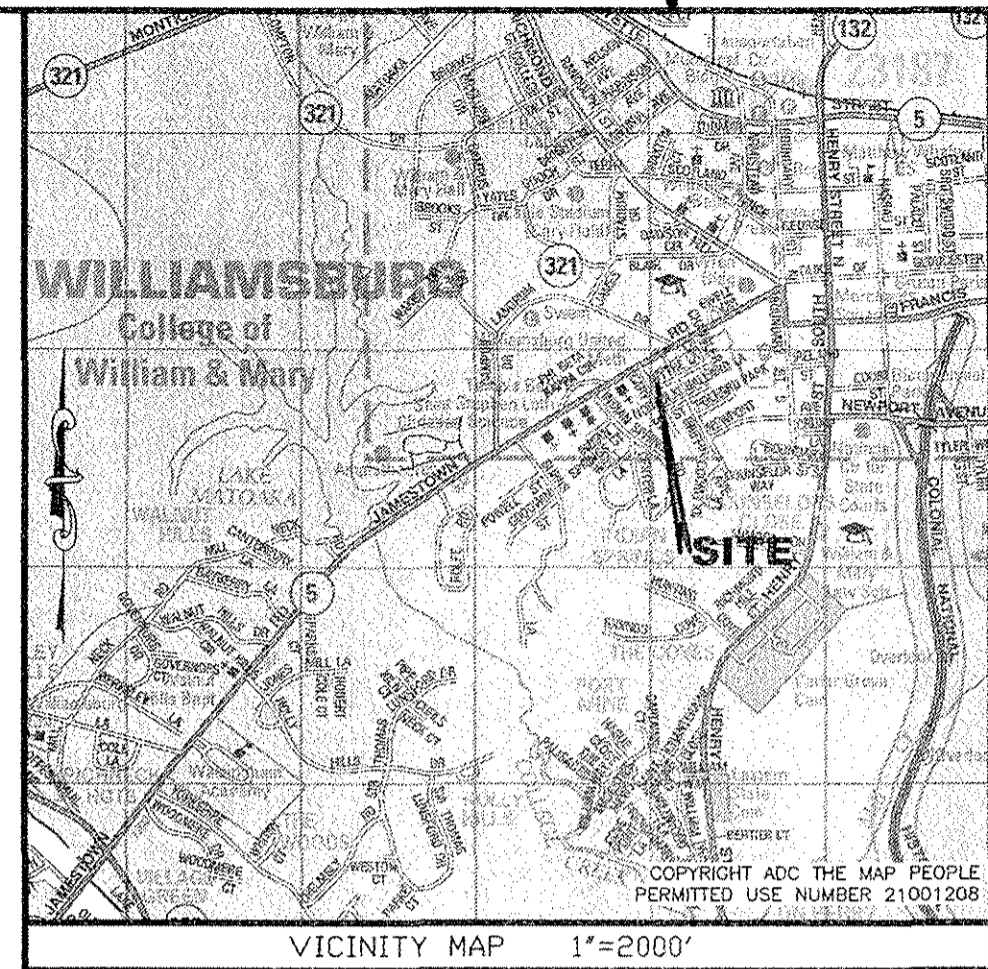
**OWNERS CERTIFICATE: TMM INVESTMENTS, LLC**

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.

Thomas Dungan Managing Member  
NAME PRINTED  
John Dungan  
SIGNATURE  
12/8/16  
DATE

**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 D.B. 40, PG. 217.
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 #51095C0139D DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. PHYSICAL IMPROVEMENTS ARE NOT SHOWN.
7. PROPERTY SHOWN HEREON IS ZONED RS-2 (SEE CURRENT ZONING FOR DETAILS).
FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 25'



**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg I, Susan G. Waltrip, 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 8th DAY OF December, 2016. MY COMMISSION EXPIRES 06/30/2019

Susan G. Waltrip
NOTARY PUBLIC



284510
REGISTRATION NO.

MY COMMISSION EXPIRES: 06/30/2019

**CERTIFICATE OF APPROVAL**

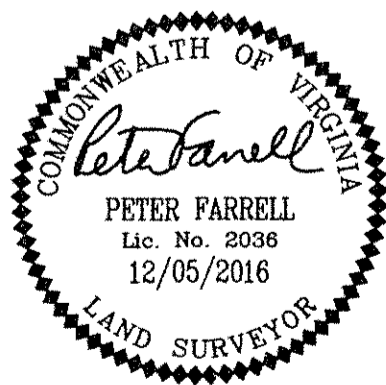
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

12/9/16 DATE
Cathryn A. Murphy
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.

12/05/2016 DATE
Peter Farrell
PETER FARRELL, L.S. LIC. NO. 2036

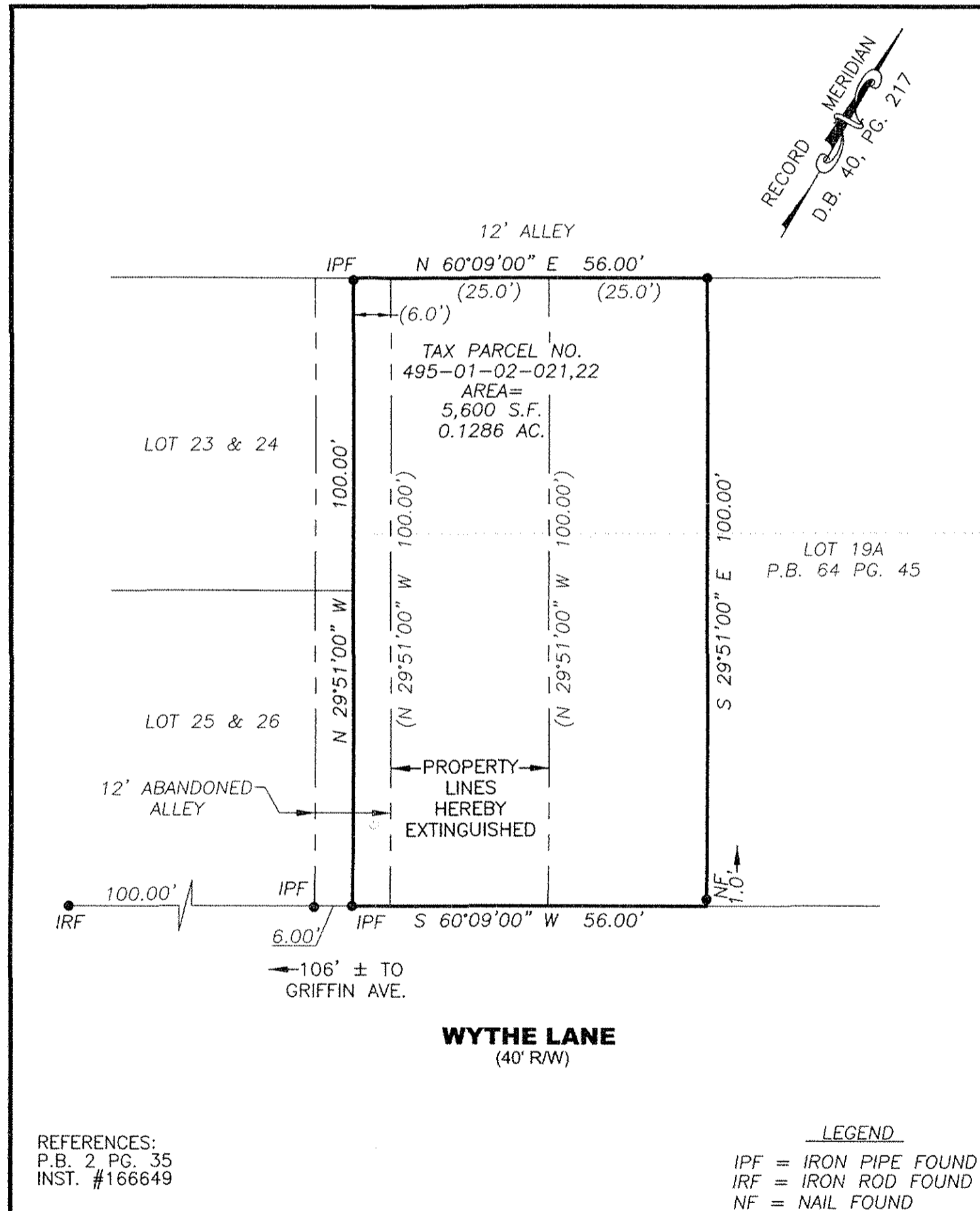


**STATE OF VIRGINIA, CITY OF WILLIAMSBURG**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 12 DAY OF DECEMBER, 2016. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 167507

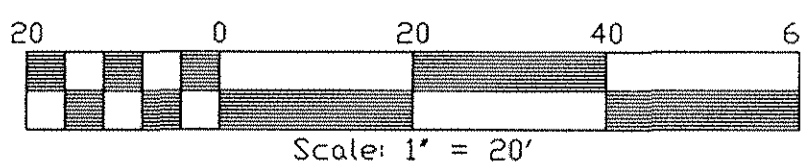
TESTE: MONA A. FOLEY, CLERK
BY: Catherine Fletcher, DEPUTY CLERK

Large/Small Plat(s) Recorded herewith as # 167507



REFERENCES:
P.B. 2 PG. 35
INST. #166649

LEGEND
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
NF = NAIL FOUND



**BOUNDARY LINE EXTINGUISHMENT PLAT**

LOT 21, LOT 22 & PART OF ABANDONED ALLEY, BLOCK NO. 2 WILLIAMSBURG BUSINESS ANNEX

LOCATED IN THE CITY OF WILLIAMSBURG, VIRGINIA

DATE: 12/05/16 SCALE: 1"=20' JOB #: 16-228

LandTech Resources, Inc. Engineering & Surveying Consultants

3925 Midlands Road, Williamsburg, Virginia 23188

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Web: landtechresources.com