170527

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF 1317 RICHMOND ROAD, LLC AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. AS INSTRUMENT NUMBER 167681

OWNERS CERTIFICATE: NAME

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

GREGORY NIGRO
NAME

(OWNER: 1317 RICHMOND ROAD LLC)

SIGNATURE

2/9/17
DATE

CERTIFICATE OF NOTARIZATION

STATE OF ~~VIRGINIA~~ NORTH CAROLINA
CITY/COUNTY OF DARE, I, DANIELLE NIGRO 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 9th DAY OF FEBRUARY 2017.

MY COMMISSION EXPIRES 7-5-2021

NOTARY PUBLIC

201618800168
REGISTRATION NUMBER

DANIELLE NIGRO
NOTARY PUBLIC
DARE COUNTY, NC
My Commission Expires 7-5-2021

CERTIFICATE OF APPROVAL

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

2-10-17
DATE

SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

ENGINEERS OR SURVEYORS CERTIFICATE

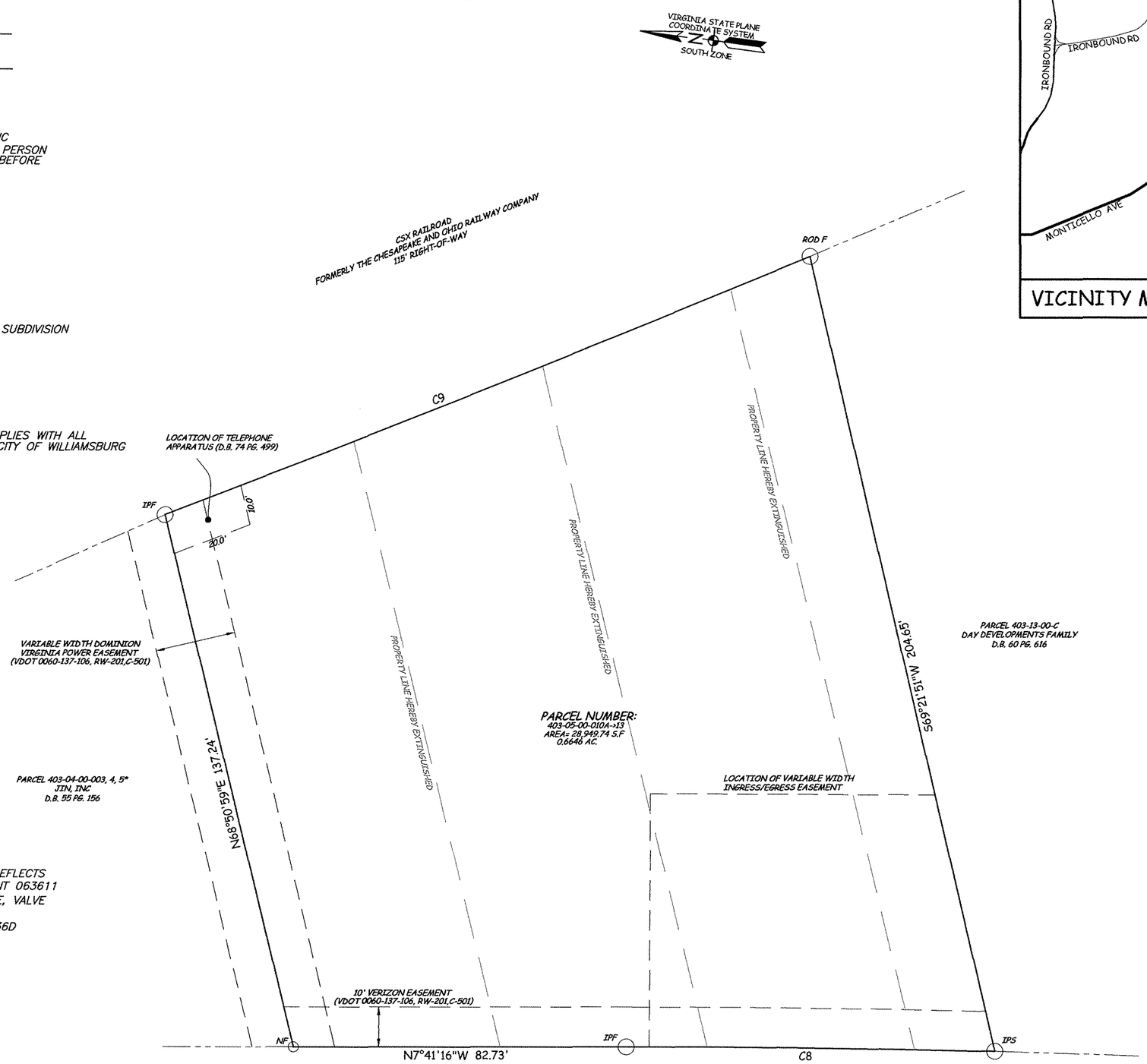
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES FOR THE CITY OF WILLIAMSBURG VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

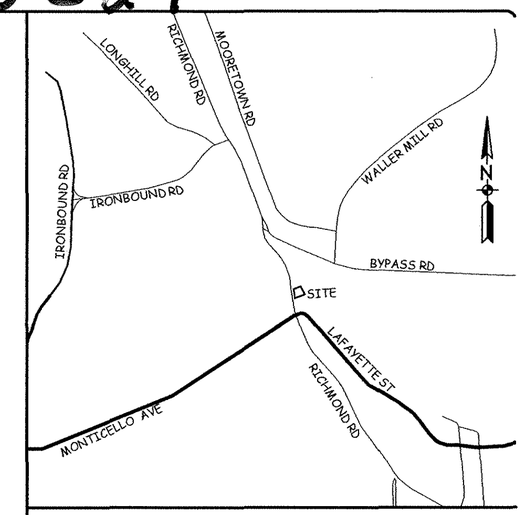
2-1-17
DATE

ROB D'ANGIOLILLO, PLS, LIC NO. 3220

COMMONWEALTH OF VIRGINIA
ROB D'ANGIOLILLO
LIC. NO. 003220
2-1-17
LAND SURVEYOR

CURVE TABLE						
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	Tangent
C8	91.61	3317.74	1°34'56"	N6° 53' 48"W	91.61	45.81
C9	172.99	5805.65	1°42'26"	S29° 39' 21"E	172.99	86.50





VICINITY MAP SCALE: 1" =2000'

GENERAL NOTES

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN ON DOCUMENT 063611
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. THIS LOT APPEARS TO LIE IN FLOOD ZONE 'X' PER FEMA FLOOD MAP 51095C-136D DATED DECEMBER 16, 2015
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY.
6. PHYSICAL IMPROVEMENTS ARE NOT SHOWN.
7. PROPERTY SHOWN HEREON IS ZONED B-3 (SEE CURRENT ZONING FOR DETAILS)

FRONT SETBACK: 15'
SIDE SETBACK: 10'
REAR SETBACK: 15'

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 10 DAY OF FEBRUARY, 2017. @ 10:17 a.m. VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 170527

1 Large/Small Plat(s) Recorded herewith as # 170527

TESTE MONA A. FOLEY, CLERK

DATE DEPUTY CLERK

BOUNDARY LINE EXTINGUISHMENT PLAT

OF

#1317 RICHMOND ROAD
WILLIAMSBURG, VIRGINIA

FOR

1317 RICHMOND ROAD, LLC

SHEET 1 OF 1
SCALE: 1"=20' FEBRUARY 1, 2017

R. L. GALLOWAY
SURVEYING/PLANNING
4908 FENNELL LANE
SUFFOLK, VIRGINIA 23435
PH: (757) 394-1995
www.rlgalloway surveying.com

JOB #	DRAWN	CHK'D
16-07-141.sub	rmd	rmd