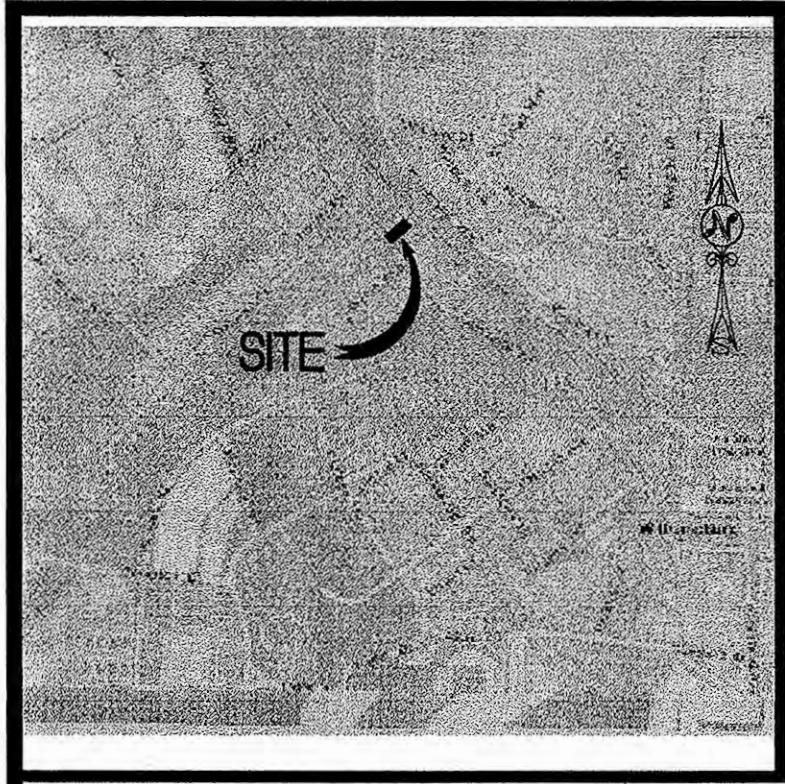


173696



VICINITY MAP
SCALE: 1" = 1000'

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BERRYWISE LLC TO RAMM ENTERPRISES, LLC BY DEED, DATED 02/21/2017 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA AT INSTRUMENT NO: 170806.

OWNERS CERTIFICATE
THE LOT LINE EXTINGUISHMENT IDENTIFIED ON THIS PLAT AND KNOWN AS LOT 39 & LOT 40, BLOCK 7, WILLIAMSBURG WEST IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

8/15/17
DATE

[Signature]
FOR: RAMM ENTERPRISES
ROBERT S. WILLIAMS III

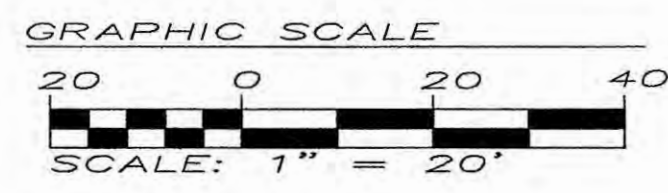
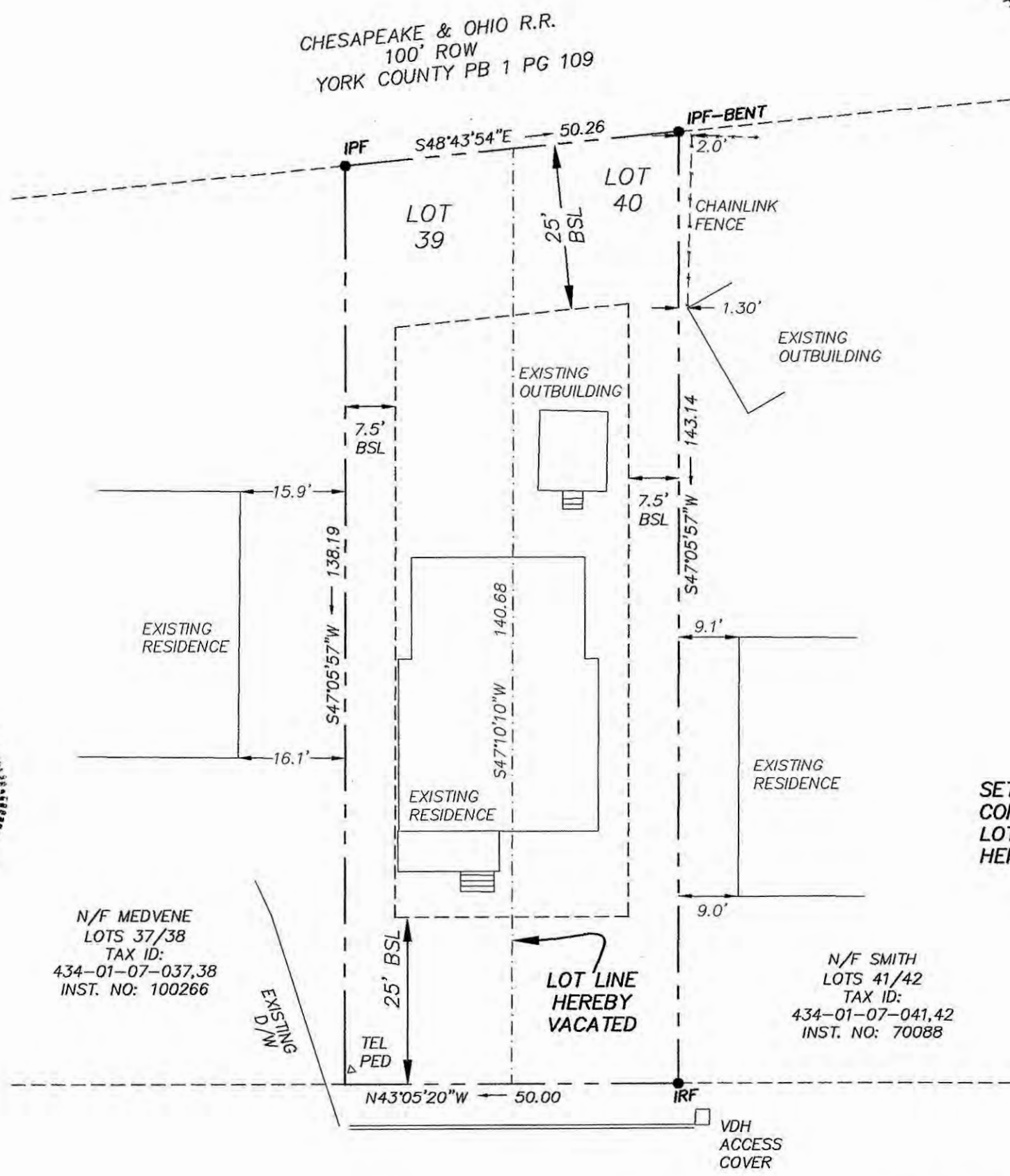
NOTARY: STATE OF VIRGINIA



I, Donna Robinson, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 15th DAY OF August, 2017.

MY COMMISSION EXPIRES August 31, 2020.



GENERAL NOTES:

1. THE PROPERTY SHOWN HEREON IS ALL OF ASSESSOR'S PARCEL(S) 434-01-07-039,40 AND THE CURRENT ADDRESS IS #805 LAFAYETTE STREET.
2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THE PROPERTY IS CURRENTLY ZONED RS-3.
4. THE PROPERTY LIES IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER F.I.R.M. 51095C0139D. DATED 12/16/15.
5. THE TOTAL AREA IS 7,033 S.F.±
6. MINIMUM BUILDING SETBACK LINES:
FRONT = 25'
SIDE = 7.5'
REAR = 25'

1 Large/Small-Plat(s) Recorded
herewith as # 173696

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
8-15-2017
at 3:29 AM/PM, PG
Document # 173696
MONA A. FOLEY, CLERK
[Signature], Clerk

SETBACK LINES THAT CORRESPOND TO VACATED LOT LINE ARE ALSO HEREBY VACATED

CERTIFICATE OF APPROVAL
THIS LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
8-15-17
DATE
[Signature]
CITY OF WILLIAMSBURG PLANNING OFFICE

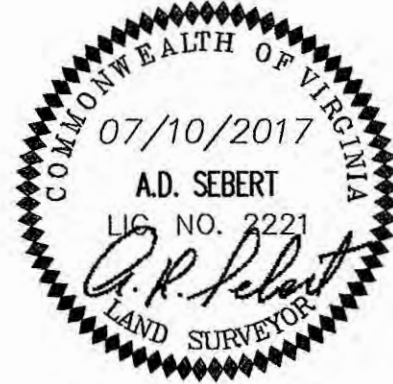
REFERENCES:
INST. NO: 170806
INST. NO: 166969
YC PB 1 PG 109

ST. ADDRESS: 805 LAFAYETTE STREET
TAX ID: 434-01-07-039,40
ZONE: RS-3

AREA CALCULATIONS	
ORIGINAL AREA LOT 39 =	3,498 S.F.±
ORIGINAL AREA LOT 40 =	3,535 S.F.±
TOTAL AREA =	7,033 S.F.±
NEW COMBINED AREA =	7,033 S.F.±

LEGEND:

N/F	NOW OR FORMERLY
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
NL/S	NAIL SET
BSL	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
SMH	SANITARY MANHOLE
CO	SANITARY CLEANOUT
WM	WATER METER
WV	WATER VALVE



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
[Signature]
A.D. SEBERT, L.S.
07/10/2017
DATE

PLAT OF LOT LINE VACATION
BETWEEN LOT 39 AND LOT 40
BLOCK 7
WEST WILLIAMSBURG
OWNED BY:
RAMM ENTERPRISES LLC

CITY OF WILLIAMSBURG VIRGINIA

DESIGNED BY: ADS	REVISIONS:
DATE: 07/10/2017	
SCALE: 1" = 20'	
PROJECT NO. W434-2	
DRAWING NO. 1 OF 1	

SEBERT SURVEYING & LAYOUT, LLC
173 BARLOW ROAD
WILLIAMSBURG, VA
PHONE (757) 345-0931
CELL: (757) 784-2413
sebertsurveying@cox.net

I:\W434-2 LAFAYETTE.DWG 7/20/2017 1:29:38 PM EDT