

181033

CERTIFICATION OF SOURCE OF TITLE

LOT 1 - TAX ASSESSOR'S PARCEL #405-01-00-001

THE PROPERTY SHOWN ON THIS PLAT AS LOT 1, HIGHLAND PARK WAS CONVEYED BY THOMAS H. PARTLOW TO JOE SCOTT HOLLINGSWORTH AND CORA CECILIA LOPEZ VALLOIRE, BY DEED DATED SEPTEMBER 28, 2016 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON SEPTEMBER 30, 2016 AS INSTRUMENT NO. 166295.

45' RESERVED RIGHT-OF-WAY - TAX ASSESSOR'S PARCEL 405-01-00-R

THE PROPERTY SHOWN ON THIS PLAT AS 45' RESERVED RIGHT-OF-WAY, HIGHLAND PARK WAS CONVEYED BY WILLIAMSBURG RESTORATION INCORPORATED, A VIRGINIA CORPORATION TO JOE SCOTT HOLLINGSWORTH AND CORA CECILIA LOPEZ VALLOIRE, BY QUITCLAIM DEED DATED MARCH 14, 2017 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON MARCH 31, 2017 AS INSTRUMENT NO. 171516.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT BETWEEN LOT 1, HIGHLAND PARK AND 45' RESERVED RIGHT-OF-WAY, HIGHLAND PARK AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND OR TRUSTEE.

JOE SCOTT HOLLINGSWORTH 31 Jan 2018 DATE
CORA CECILIA LOPEZ VALLOIRE 31 Jan 2018 DATE

CERTIFICATE OF NOTARIZATION

UNITED STATES EMBASSY IN DENMARK

STATE OF _____, CITY/COUNTY OF _____

TO-WIT: Joshua P. Welsh Vice Consul

I, _____ A NOTARY PUBLIC IN AND FOR THE STATE AND CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE UNITED STATES EMBASSY IN DENMARK.

GIVEN UNDER MY HAND THIS 31st DAY OF January, 2018

MY COMMISSION EXPIRES N/A

NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: N/A

MINISTRE OF DENMARK
ROY OF COPENHAGEN
EMBASSY OF THE UNITED STATES OF AMERICA

SURVEYOR'S CERTIFICATE

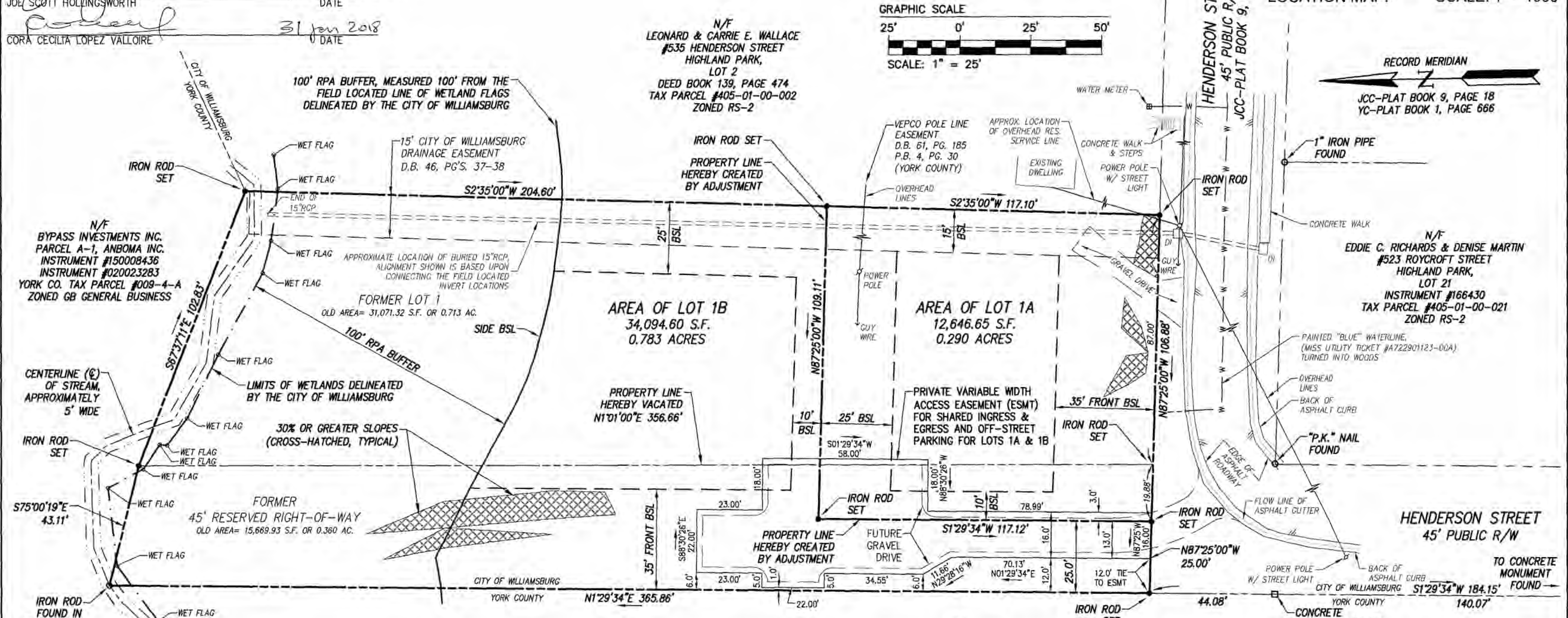
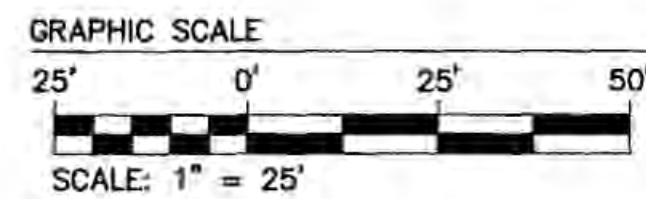
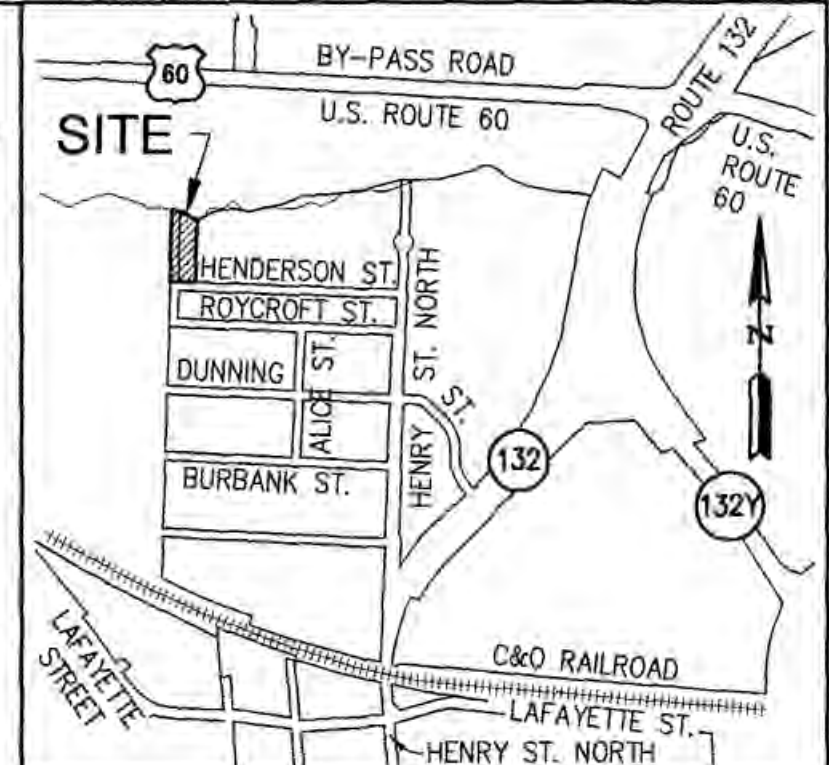
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

PRESTON C. JUDSON, L.S. #003130 11-17-2017 DATE

CERTIFICATE OF APPROVAL

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

CREOLE A. MURPHY 2-2-18 DATE
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG



- GENERAL NOTES:
1. LOT 1 IS TAX ASSESSOR'S PARCEL NUMBER 405-01-00-001, STREET ADDRESS #537 HENDERSON STREET.
2. 45' RESERVED RIGHT-OF-WAY IS TAX ASSESSOR'S PARCEL NUMBER 405-01-00-R, STREET ADDRESS #539 HENDERSON STREET.
3. THE PROPERTIES ARE ZONED RS-2.
4. THE PROPERTIES SHALL BE SERVED BY PUBLIC WATER AND SEWER.
5. THIS PLAN IS BASED UPON A CURRENT FIELD SURVEY SUPPLEMENTING A PRIOR FIELD SURVEY (LOT 1, 8/29/16) PREPARED BY AES CONSULTING ENGINEERS. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.

- 6. THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER F.I.R.M. #510950137D, MAP REVISED 12/16/2015. BUILDING SETBACK AND YARD REQUIREMENTS PER ZONING ORDINANCE FOR RS-2 ARE AS FOLLOWS (BSL = BUILDING SETBACK LINE), FRONT = 35', SIDE = 10', REAR = 25'.
7. THE PRIVATE VARIABLE WIDTH ACCESS EASEMENT SHALL PROVIDE SHARED INGRESS & EGRESS AND OFF-STREET PARKING FOR LOT 1A AND LOT 1B. THE GRAVEL DRIVE SHOWN IS TAKEN FROM PRELIMINARY PLAN OF BOUNDARY LINE ADJUSTMENT.

N/F CARRIAGE HOMES OWNERS ASSOC COMMON AREA, WILLIAMSBURG COMMONS PHASE 2 PLAT BOOK 12, PAGE 470 & 471 YORK CO. TAX PARCEL #009-10-2-A ZONED RMF MULTI-FAMILY RESIDENTIAL

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 8th DAY OF Feb., 2018, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 11:31 AM/ PM, INSTRUMENT # TESTE: MONA A. FOLEY, CLERK

Table with columns: Rev., Date, Description, Revised By.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

PLAT SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN LOT 1 AND THE 45' RESERVED RIGHT-OF-WAY, HIGHLAND PARK DEVELOPMENT. HEREBY CREATING LOT 1A AND LOT 1B, HIGHLAND PARK DEVELOPMENT. OWNED BY JOE SCOTT HOLLINGSWORTH & CORA CECILIA LOPEZ VALLOIRE. CITY OF WILLIAMSBURG, VIRGINIA.

Project Contacts: PCJ. Project Number: W26216-00. Scale: 1" = 25'. Date: 11-17-2017. Sheet Number: 1 OF 1.