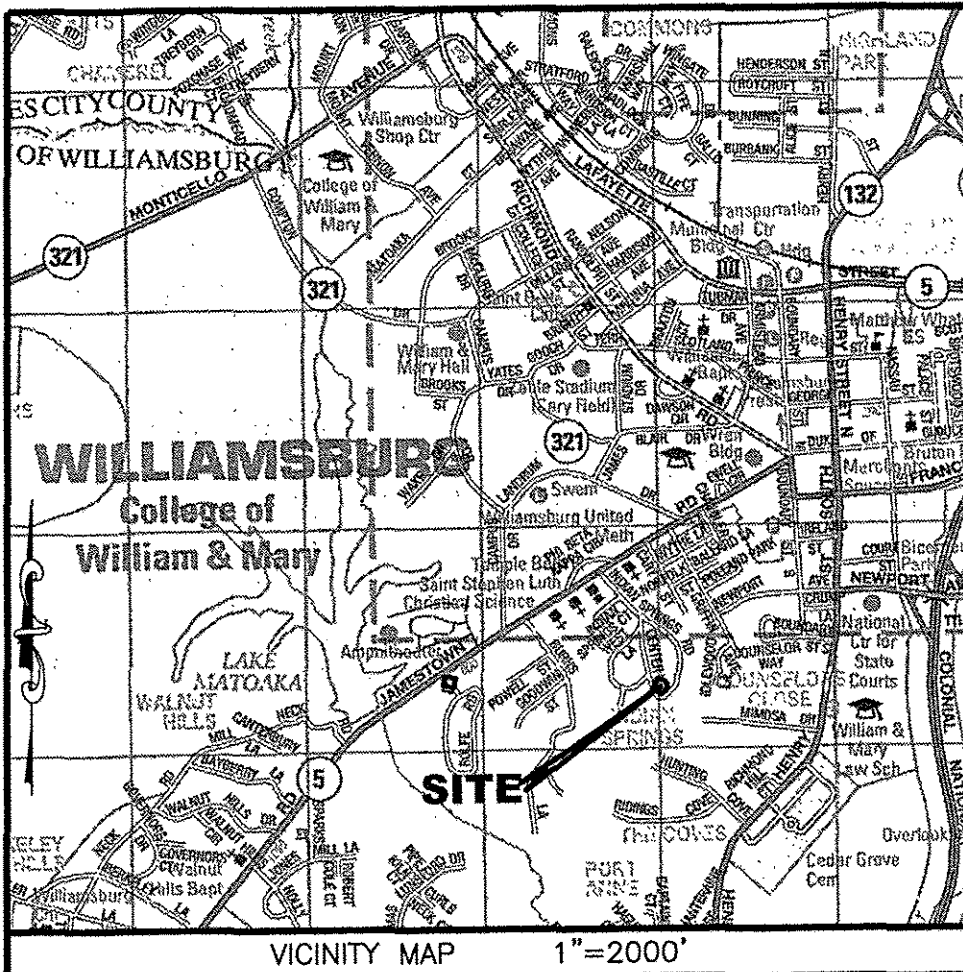


190171



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 P.B. 54, PG. 19.
 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. THIS PLAT IS BASED ON A PHYSICAL SURVEY PERFORMED 03/23/2017. RECORDED SUBDIVISION PLAT DOES NOT MATHEMATICALLY CLOSE. PROPERTY LINES SHOWN HEREON ARE BASED ON MONUMENTATION FOUND.
 7. PROPERTY SHOWN HEREON IS ZONED RS-2 (SEE CURRENT ZONING ORDINANCE FOR DETAILS).
- FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 25'

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PART OF LOT 57	5,310 S.F. / 0.1219 AC.	—
LOT 58	5,431 S.F. / 0.1247 AC.	10,741 S.F. / 0.2466 AC.

TOTAL AREA = 10,741 S.F. / 0.2466 AC.

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF ANDREW H. CRAWFORD & BERIT B. CRAWFORD AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. AS INSTRUMENT #171562

OWNERS CERTIFICATE:

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.

Andrew H. Crawford
ANDREW H. CRAWFORD
3 JAN 2019
DATE

Berit B. Crawford
BERIT B. CRAWFORD
1/3/19
DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, I, Linda Vergakis, 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 3rd DAY OF JANUARY, 2019. MY COMMISSION EXPIRES AUGUST 31, 2022.

Linda Vergakis
NOTARY PUBLIC
7623437
REGISTRATION NO.

MY COMMISSION EXPIRES: 08/31/22
Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22

CERTIFICATE OF APPROVAL

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

1-7-19
DATE
Carolynn A. Murphy
SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

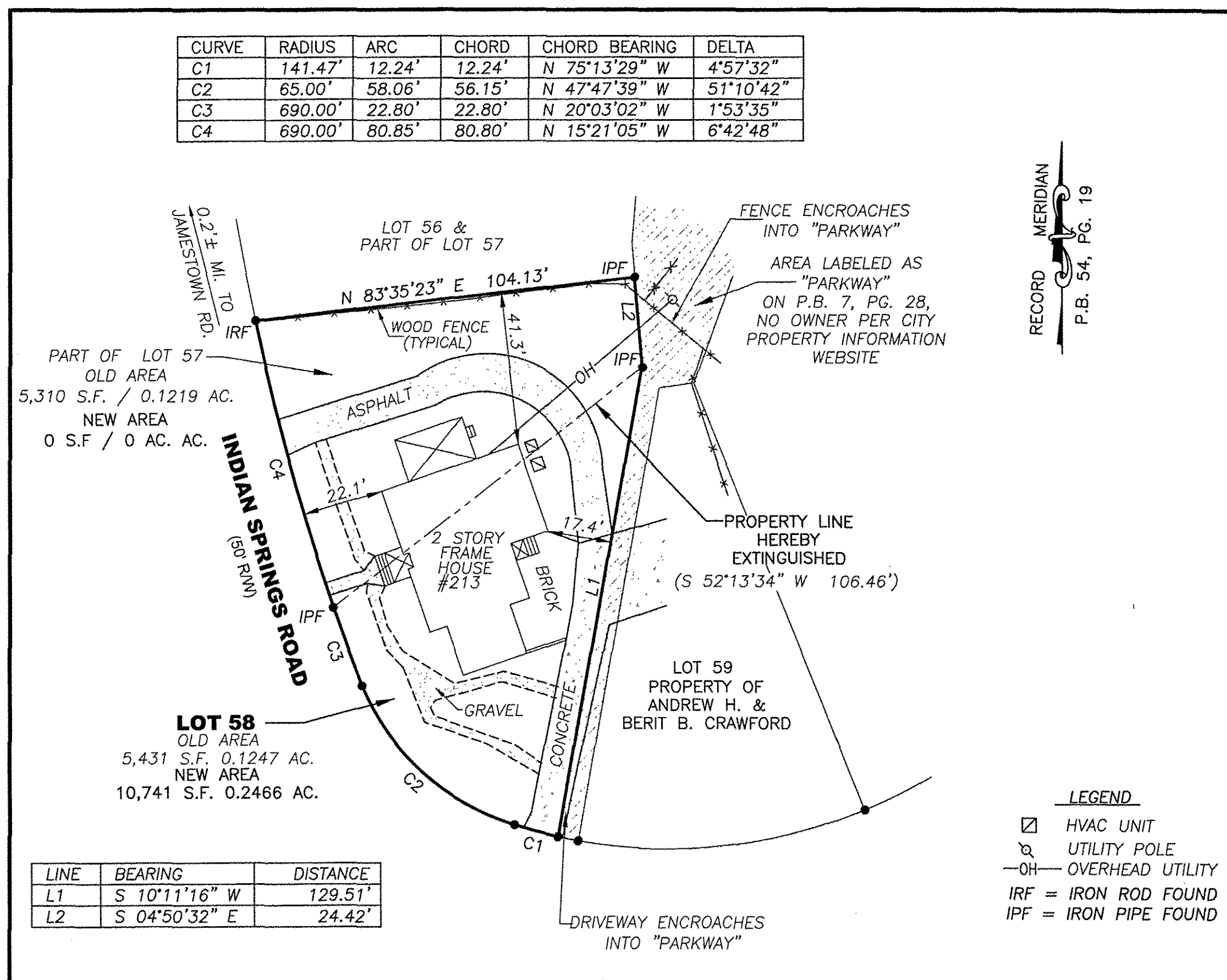
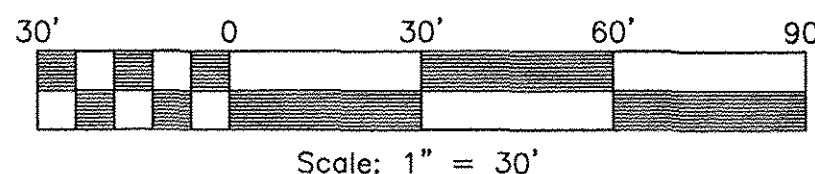
ENGINEERS OR SURVEYORS CERTIFICATE

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.

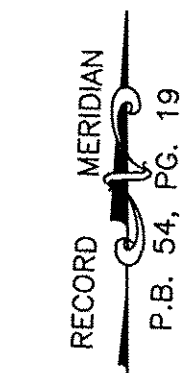
11/12/2018
DATE
Peter Farrell
PETER FARRELL, L.S. LIC. NO. 2036



REFERENCES:
INST. #171562
P.B. 54, PG. 19
P.B. 7, PG. 28



LINE	BEARING	DISTANCE
L1	S 10°11'16" W	129.51'
L2	S 04°50'32" E	24.42'



- LEGEND**
- HVAC UNIT
 - UTILITY POLE
 - OH— OVERHEAD UTILITY
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND

BOUNDARY LINE EXTINGUISHMENT
LOT 58 & PART OF LOT 57
INDIAN SPRINGS SUBDIVISION
(BEING 213 INDIAN SPRINGS ROAD)
CITY OF WILLIAMSBURG, VIRGINIA
DATE: 11/12/18 SCALE: 1"=30' JOB #: 17-150
LandTech Resources, Inc.
Engineering & Surveying Consultants
3925 Midlands Road, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

PROPERTY INFORMATION

PROPERTY OWNER:
ANDREW H. CRAWFORD
& BERIT B. CRAWFORD
INST. #171562
PROPERTY ADDRESS:
213 INDIAN SPRINGS ROAD
WILLIAMSBURG, VIRGINIA 23185
ZONING DISTRICT: RS-2
PARCEL NO. 525-01-00-057*

Large/Small Plat(s) Recorded
herewith as # 190171

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 8 DAY OF January, 2019. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 190171
TESTE *Elizabeth O'Connor DC*
BY **MONA A. FOLEY, CLERK**, CLERK