

**BOUNDARY LINE EXTINGUISHMENT
& SUBDIVISION PLAT
OF
LOTS 1-3
CREATING
LOT 1 & LOT 1A
HITCHENS SUBDIVISION**

CITY OF WILLIAMSBURG, VIRGINIA

DATE: 3/15/2023 SCALE: 1"=20' JOB # 22-382

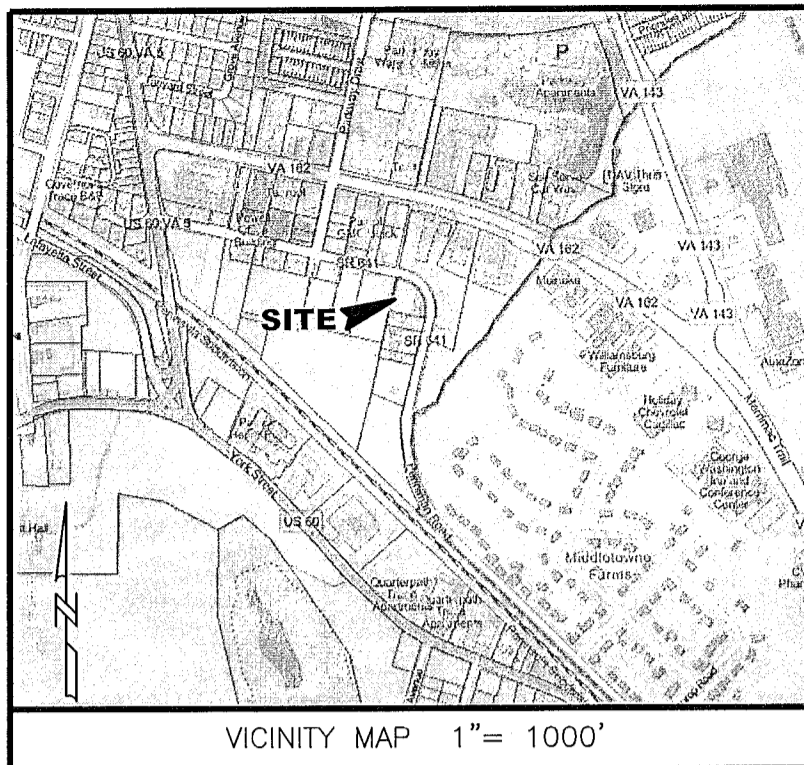
**LandTech
Resources, Inc.**

Engineering & Surveying Consultants

205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2



PROPERTY INFORMATION

LOT 1-3
OWNER: L.A.MANAGEMENT GROUP, LLC
INST. #20222629
D.B. 55, PG. 4

ADDRESS:
311 PENNIMAN ROAD
WILLIAMSBURG, VIRGINIA 23185

PARCEL ID: 469-02-00-001,2,3
NEW GPIN# LOT 1 2722.067.831
NEW GPIN# LOT 1A 2722.067.832

ZONING DISTRICT: LB-2 (LIMITED BUSINESS NEIGHBORHOOD)

OWNERS CERTIFICATE: (L.A.MANAGEMENT GROUP, LLC)

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] _____ DATE 04/13/23
SIGNATURE

Leo Aquino managing member
NAME & TITLE (PRINTED)

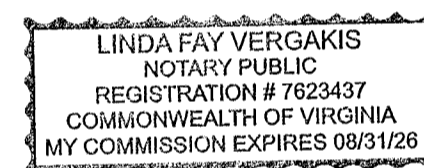
GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLANDS, IF ANY, WERE NOT INVESTIGATED AS PART OF THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. 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.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PROPERTY SHOWN HEREON IS ZONED LB-2 (LIMITED BUSINESS NEIGHBORHOOD).
7. SETBACKS: FRONT SETBACK (15'), SIDE SETBACK (7.5'), REAR SETBACK (25').

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Linda Vergakis, A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY
THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 13th DAY OF April, 2023.
MY COMMISSION EXPIRES Aug 31, 2026.

[Signature] _____
NOTARY PUBLIC
REGISTRATION NO. 7623437



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF L.A. MANAGEMENT AND WAS ACQUIRED FROM: ROGER R. ROGERS AND KYRA COOK BY THAT CERTAIN DEED DATED SEPTEMBER 6, 2022 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA AS INSTRUMENT #20222629.

CERTIFICATE OF APPROVAL

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

DATE N/A VIRGINIA DEPARTMENT OF HEALTH
DATE N/A VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE May 12, 2023 *[Signature]* _____
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 OF THE CIT OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS, WITHIN THE CITY.

DATE 3/15/2023 *[Signature]* _____
MATTHEW H. CONNOLLY, S. 2053



AREA TABULATION

PARCEL	OLD AREA	NEW AREA
LOT 1-3	26,461 S.F. / 0.6074 AC.	
NEW LOT 1A		13,708 S.F. / 0.3147 AC.
NEW LOT 1		12,753 S.F. / 0.2927 AC.

TOTAL AREA = 26,461 S. F. 0.6074 AC.

MINOR SUBDIVISION PLAT

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

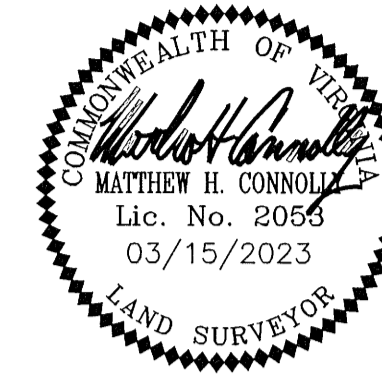
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 16 DAY OF MAY, 2023.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 20231255
TESTIE *[Signature]* _____
BY MONA A. FOLEY, CLERK, CLERK

2 (Large) Small Plat(s) Recorded
herewith as # 20231255

**BOUNDARY LINE EXTINGUISHMENT
& SUBDIVISION PLAT
OF
LOTS 1-3
CREATING
LOT 1 & LOT 1A
HITCHENS SUBDIVISION**

CITY OF WILLIAMSBURG, VIRGINIA

DATE: 3/15/2023 SCALE: 1"=20' JOB # 22-382



LandTech
Resources, Inc.

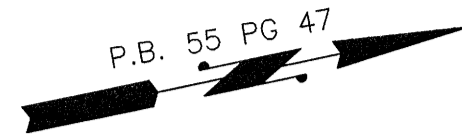
Engineering & Surveying Consultants

205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782

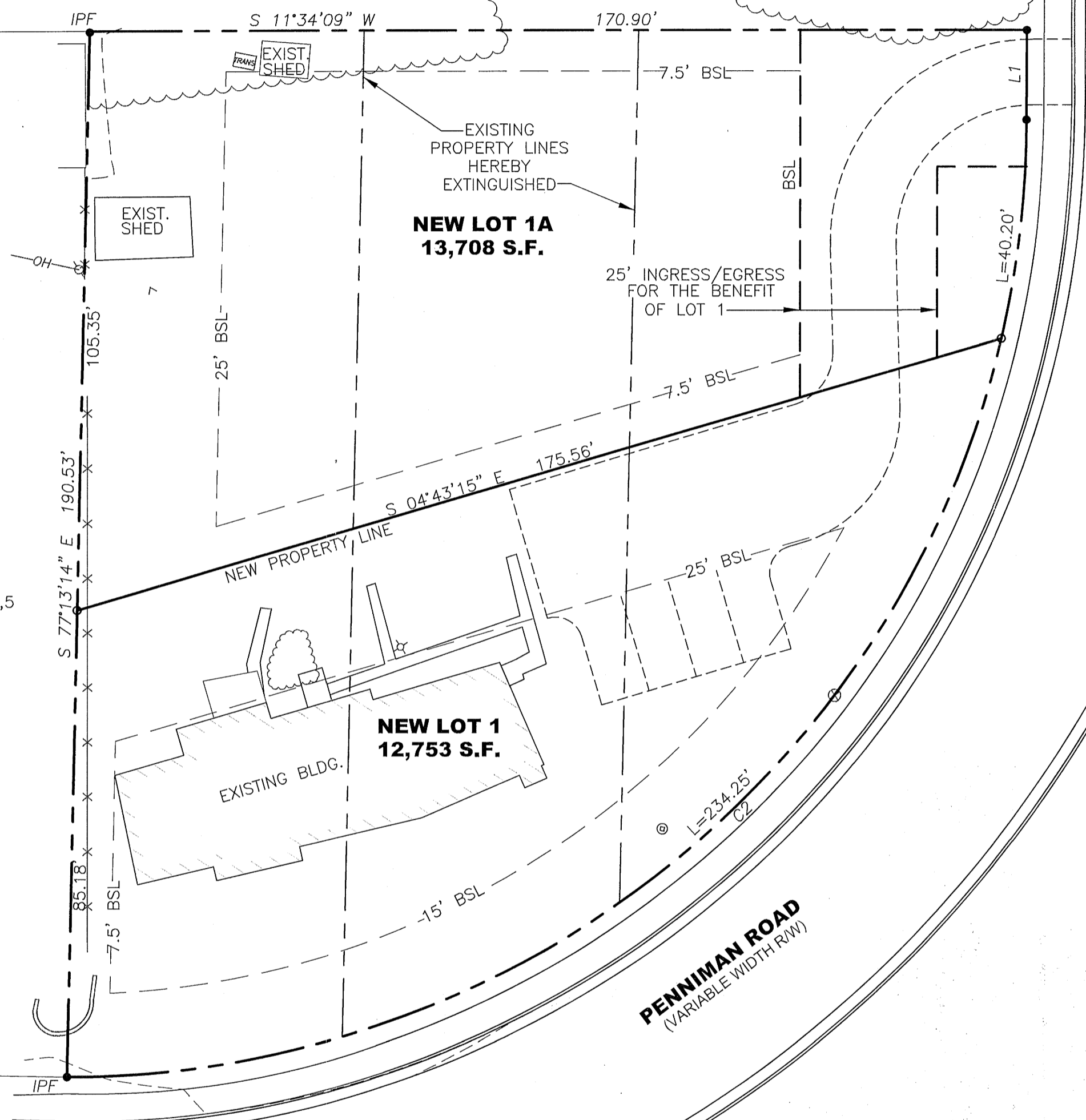
web: landtechresources.com

SHEET 2 OF 2



N/F
BLUEGREEN VACATIONS
UNLIMITED, INC.
PID#468-04-01-015

N/F
ROGER R. ROGERS &
KYRA A. COOK
PID#469-02-00-004,5



LINE	BEARING	DISTANCE			
L1	S 78°13'41" E	16.41'			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	274.45'	173.99'	90°22'42"	N 33°19'47" W	246.87'

- LEGEND**
- ⊙ SEWER CLEAN OUT
 - ⊗ WATER VALVE BOX
 - TELEPHONE PEDESTAL
 - ⊕ UTILITY POLE
 - OH- OVERHEAD UTILITY
 - TRANS TRANSFORMER
 - ⊗ LIGHT POLE
 - IPF = IRON PIPE FOUND

City of Williamsburg & County of James City

Circuit Court: This PLAT was recorded on

at 3:01 AM PM PB PG

Document # 20231255

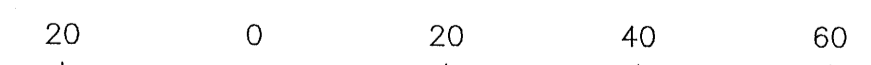
MONA A. FOLEY, CLERK

Mona A. Foley, Clerk

2 Large/Small Plat(s) Recorded

herewith as # 20231255

GRAPHIC SCALE



Scale: 1" = 20'