

VICINITY MAP
1"=500'

NOTES:

- NO TITLE REPORT FURNISHED. EASEMENTS AND ENCUMBRANCES MAY EXIST.
- THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM ON 10-11-2022.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON CITY OF WILLIAMSBURG FEMA NFIP FIRM 51294 0139 D
- WETLANDS HAVE NOT BEEN DELINEATED OR LOCATED.
- IPF DENOTES 'IRON PIPE FOUND'
PPF DENOTES 'PINCHED PIPE FOUND'
IRF DENOTES 'IRON ROD FOUND'
IRS DENOTES 'IRON ROD SET'
- ZONE: RS-2
SETBACKS:
- FRONT - 35'
- SIDE - 10'
- REAR - 25'
- REFERENCE IS HEREBY MADE TO THE AGREEMENT THAT THE OWNER WILL BUILD THE UNDEVELOPED PORTION OF POWELL STREET TO CITY STANDARDS.

AREA TABULATION

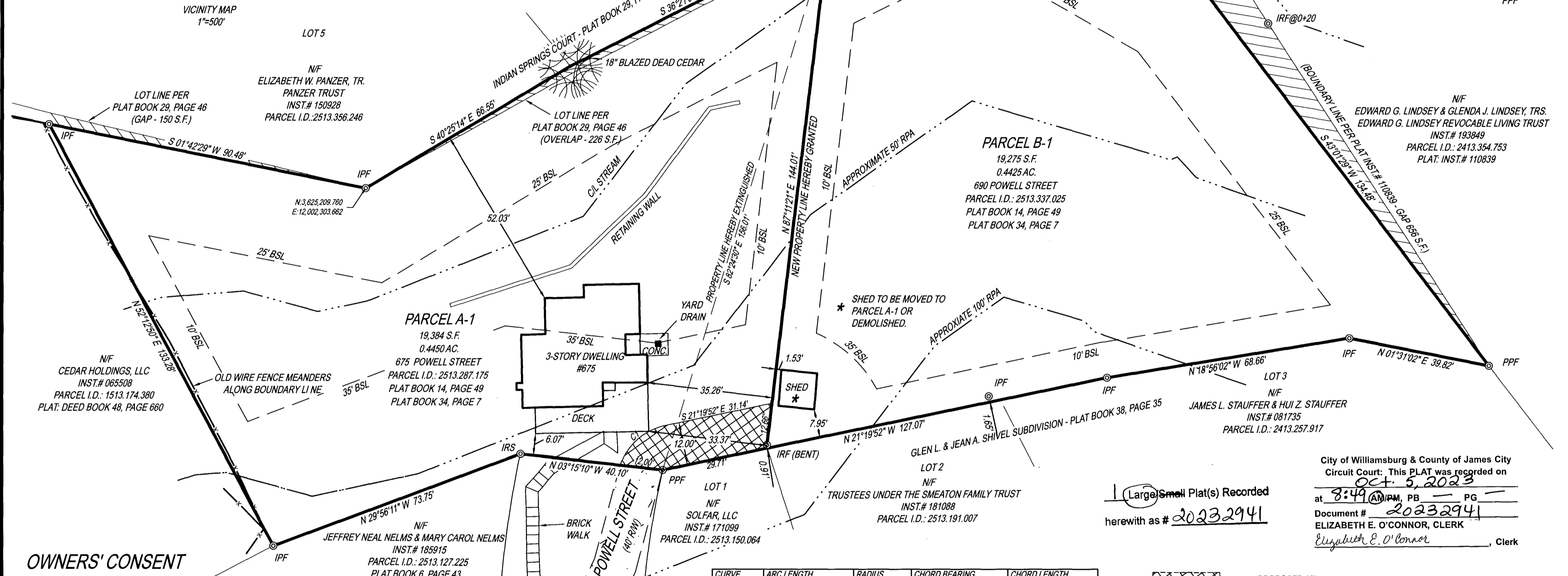
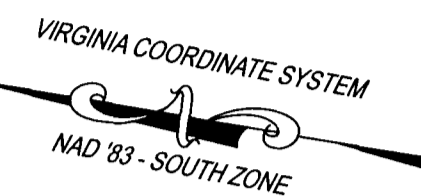
OLD PARCEL A: 17,356 SF OR 0.3984 AC. PARCEL B: 21,303 SF OR 0.4890 AC.	NEW PARCEL A-1: 19,384 SF OR 0.4450 AC. PARCEL B-1: 19,275 SF OR 0.4425 AC.
TOTAL: 38,659 SF OR 0.8874 AC.	TOTAL: 38,659 SF OR 0.8874 AC.

SUBDIVISION CERTIFICATE

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

Jenna Williams Griffin 10/3/2023
SUBDIVISION ADMINISTRATOR/ DIRECTOR OF PLANNING AND CODES COMPLIANCE DATE

NIF
GABRIEL KOZ & PAULA GOODMAN KOZ, TRS.
GABRIEL KOZ & PAULA GOODMAN KOZ LIVING TRUST
INST.# 051169
PARCEL I.D.: 2413.488.966
PLAT BOOK 7, PAGE 28



OWNERS' CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PROPERTY OF WILLIAM W. AND HEIDI M. BUCKLAND, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE(S) OF THE UNDERSIGNED OWNER(S) AND TRUSTEE(S).

William W. Buckland

WILLIAM W. BUCKLAND

Heidi Maria Buckland

HEIDI M. BUCKLAND.

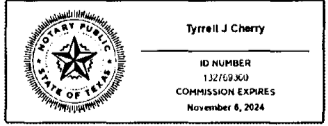
NOTARY CERTIFICATE

STATE OF TEXAS
County of Brazoria

I, Tyrrell J. Cherry, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT WILLIAM W. BUCKLAND, WHOSE NAME IS SIGNED HEREON, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 28th DAY OF September, 2023.

MY COMMISSION EXPIRES: 11/06/2024



132769360
NOTARY REGISTRATION NUMBER AND SEAL
Notarized online using audio-video communication

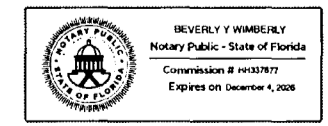
NOTARY CERTIFICATE

STATE OF VIRGINIA
County of Broward

I, Beverly Y. Wimberly, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT HEIDI M. BUCKLAND, WHOSE NAME IS SIGNED HEREON, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 28th DAY OF September, 2023.

MY COMMISSION EXPIRES: 12/04/2026



HH337877
NOTARY REGISTRATION NUMBER AND SEAL
Notarized online using audio-video communication

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	16.92'	17.41'	N 51°55'15" W	16.26'

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID F. AND LINDA LANE HAMILTON TO WILLIAM W. AND HEIDI M. BUCKLAND BY INSTRUMENT #211882 DATED APRIL 23, 2021 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG ON APRIL 27, 2021.

SURVEYOR'S CERTIFICATE

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

THE PERIMETER SURVEY SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, INCLUDING AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TWENTY THOUSAND (20,000) FEET.

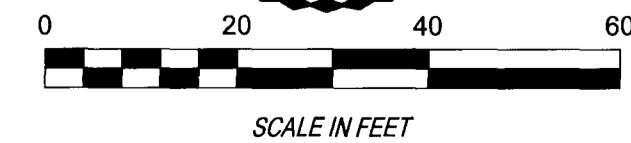
Blaise Burry
BLAISE BURRY, L.S. #1560

07-18-2023
DATE

1 Large Small Plat(s) Recorded
herewith as # 20232941

PROPOSED 12' INGRESS/EGRESS EASEMENT GRANTED TO PARCEL B-1

PROPOSED VDOT R/W PERMIT



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on Oct 5, 2023
at 8:49 AM, PM, PG 1
Document # 20232941
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

BOUNDARY SURVEY & BOUNDARY LINE ADJUSTMENT & INGRESS-EGRESS EASEMENT
PARCELS A & B PROPERTY OF WILLIAM W. BUCKLAND & HEIDI M. BUCKLAND INSTRUMENT # 211882
CITY OF WILLIAMSBURG, VIRGINIA
DATE: 06-05-2023 SCALE: 1"=20'



156 STRAWBERRY PLAINS ROAD, SUITE D
WILLIAMSBURG, VIRGINIA 23188
(757) 345-2866 - (757) 345-2877 (FAX)
PROJ# 22-465 SHEET 1 OF 1