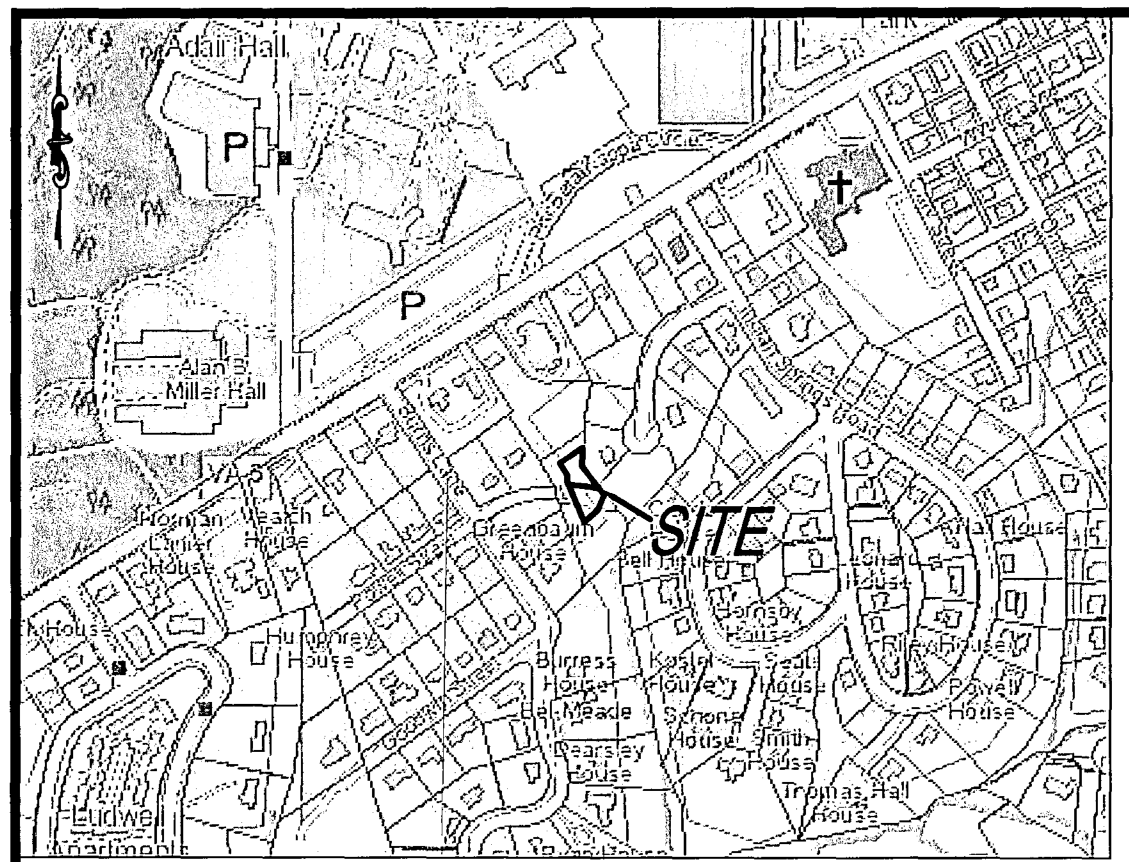
20232941



VICINITY MAP
1"=500'

NOTES:
1. NO TITLE REPORT FURNISHED. EASEMENTS AND ENCUMBRANCES MAY EXIST.
2. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM ON 10-11-2022.
3. 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
4. WETLANDS HAVE NOT BEEN DELINEATED OR LOCATED.
5. IPF DENOTES 'IRON PIPE FOUND'
PPF DENOTES 'PINCHED PIPE FOUND'
IRF DENOTES 'IRON ROD FOUND'
IRS DENOTES 'IRON ROD SET'
6. ZONE: RS-2
SETBACKS:
- FRONT - 35'
- SIDE - 10'
- REAR - 25'
7. REFERENCE IS HEREBY MADE TO THE AGREEMENT THAT THE OWNER WILL BUILD THE UNDEVELOPED PORTION OF POEWLL STREET TO CITY STANDARDS.

AREA TABULATION

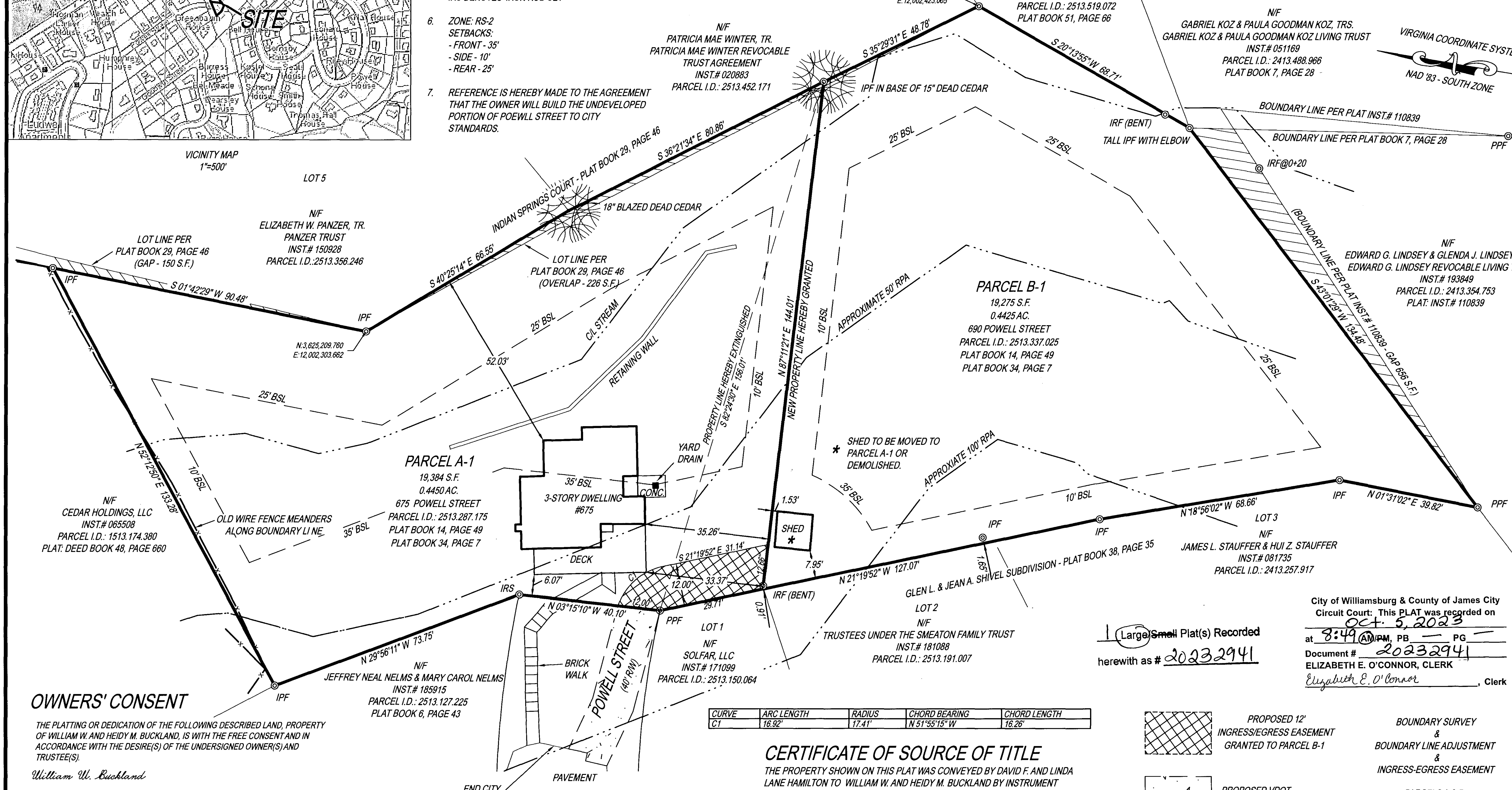
OLD
PARCEL A: 17,356 SF OR 0.3984 AC.
PARCEL B: 21,303 SF OR 0.4890 AC.
TOTAL: 38,659 SF OR 0.8874 AC.

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.

SUBDIVISION CERTIFICATE

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

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



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

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

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

OWNERS' CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PROPERTY OF WILLIAM W. AND HEIDY 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

Heidy Maria Buckland
HEIDY M. BUCKLAND.

NOTARY CERTIFICATE

STATE OF ~~VIRGINIA~~ Texas
~~CITY OF WILLIAMSBURG~~ County of Brazoria, TO WIT:

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 ACKNOWLEDGE 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

Tyrrell J Cherry — ID NUMBER 132769360 — COMMISSION EXPIRES November 6, 2024 — NOTARY PUBLIC STATE OF TEXAS

NOTARY PUBLIC — 132769360 NOTARY REGISTRATION NUMBER AND SEAL

Notarized online using audio-video communication

NOTARY CERTIFICATE

STATE OF ~~VIRGINIA~~ Florida
~~CITY OF WILLIAMSBURG~~ County of Broward, TO WIT:

I, Beverly Y Wimberly, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT HEIDY M. BUCKLAND, WHOSE NAME IS SIGNED HEREON, HAS ACKNOWLEDGE 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

BEVERLY Y WIMBERLY — Notary Public - State of Florida — Commission # HH337877 — Expires on December 4, 2026

Beverly Y Wimberly
NOTARY PUBLIC — HH337877 NOTARY REGISTRATION NUMBER AND SEAL

Notarized online using audio-video communication
Type of Identification Produced Virginia DL# T614449742

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID F. AND LINDA LANE HAMILTON TO WILLIAM W. AND HEIDY M. BUCKLAND BY INSTRUMENT #211682 DATED APRIL 23, 2021 AND RECORDED I N 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 07-18-2023
BLAISE BURRY, L.S. #1560 DATE

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

PROPOSED VDOT R/W PERMIT

COMMONWEALTH OF VIRGINIA — BLAISE BURRY — LIC. NO. 001560 — 07/18/2023 — LAND SURVEYOR

0 20 40 60
SCALE IN FEET

BOUNDARY SURVEY
&
BOUNDARY LINE ADJUSTMENT
&
INGRESS-EGRESS EASEMENT

PARCELS A & B
PROPERTY OF
WILLIAM W. BUCKLAND &
HEIDY M. BUCKLAND
INSTRUMENT # 211682

CITY OF WILLIAMSBURG, VIRGINIA
DATE: 06-05-2023 SCALE: 1"=20'

Cardinal
CIVIL RESOURCES

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