

2024 1173

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY DEANNA R. BEECH AND DOUGLAS BEECH TO CHARLES F. CORSON AND GAYLE E. CORSON, TRUSTEES OF THE CHARLES AND GAYLE CORSON LIVING TRUST, DATED AUGUST 29, 2019, BY DEED DATED DECEMBER 18, 2023 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG IN INSTRUMENT NO. 20240011.

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

Charles F. Corson 4/9/24
CHARLES F. CORSON, TRUSTEE DATE

Gayle E. Corson 4/9/24
GAYLE E. CORSON, TRUSTEE DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY

I, John F. Sluss A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 9th DAY OF April, 2024.

MY COMMISSION EXPIRES: 7/31/2025

NOTARY REGISTRATION NUMBER: 312410

John F. Sluss
NOTARY PUBLIC SIGNATURE



AREA TABULATION OF PARCELS

Table with 3 columns: Existing Area of Tax Parcel, Parcel Area, and Total Area Subdivided. Rows include Parcel 1A1, Parcel 1A2, and Total Area Subdivided.

GENERAL NOTES

- 1. TOTAL AREA SUBDIVIDED = 52,224 S.F.± OR 1.199 AC.±
2. PROPERTY SHOWN HEREON IS ALL OF ASSESSOR'S PARCEL NO. 405-05-00-001A, PARCEL ID 3116.037.340
3. PROPERTY IS CURRENTLY ZONED "RS-2"-RESIDENTIAL.
4. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
5. THIS DRAWING IS BASED UPON PLATS OF RECORD AND A CURRENT FIELD SURVEY.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
7. THERE MAY BE EASEMENTS AND OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY THAT HAVE NOT BEEN SHOWN.
8. ALL NEW UTILITIES WILL BE PLACED UNDERGROUND UNLESS OTHERWISE INDICATED.
9. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP NUMBER 51095C0137D FOR JAMES CITY COUNTY VIRGINIA AND INDEPENDENT CITY OF WILLIAMSBURG, DATED DECEMBER 16, 2015.

SEC. 21-166. - LOT WIDTH.

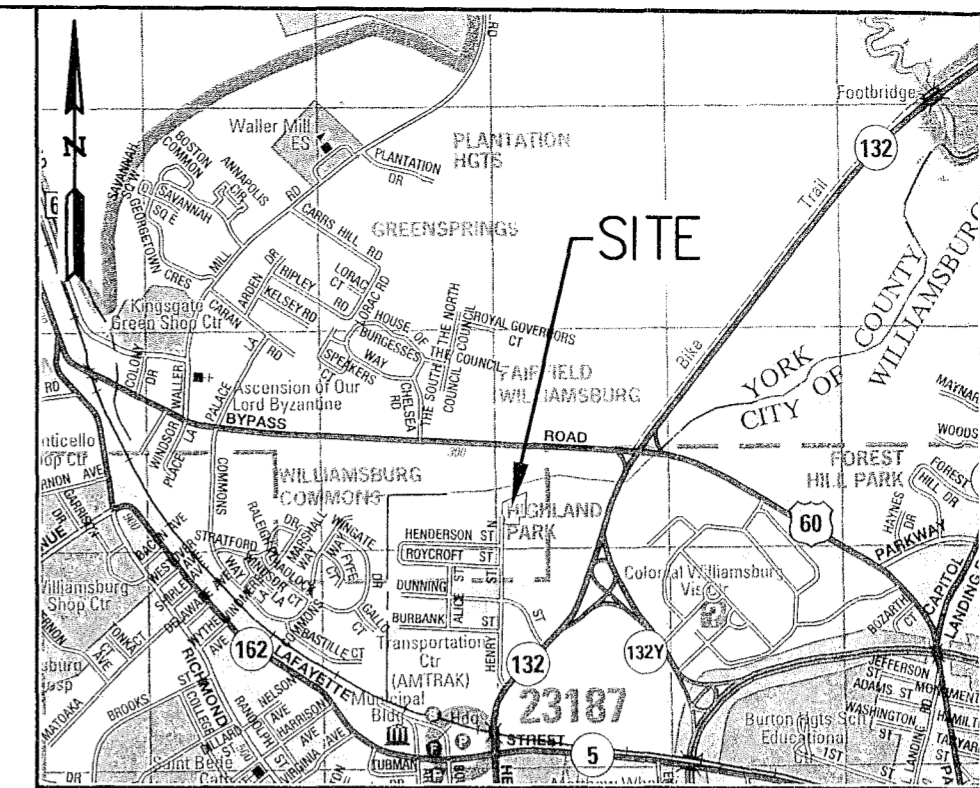
THE LOT WIDTH REQUIREMENTS IN THE SINGLE-FAMILY DWELLING DISTRICT RS-2 ARE AS FOLLOWS:

- (1) SINGLE-FAMILY DETACHED DWELLINGS: THE MINIMUM LOT WIDTH AT THE BUILDING LINE FOR A SINGLE-FAMILY DETACHED DWELLING SHALL BE 80 FEET AND THE LOT WIDTH SHALL NOT BE LESS THAN 25 FEET AT THE STREET LINE.
(2) OTHER USES: THE MINIMUM LOT WIDTH AT THE BUILDING LINE FOR OTHER USES SHALL BE 100 FEET AND THE LOT WIDTH SHALL NOT BE LESS THAN 25 FEET AT THE STREET LINE.

SEC. 21-167. - YARDS.

THE YARD REQUIREMENTS IN THE SINGLE-FAMILY DWELLING DISTRICT RS-2 ARE AS FOLLOWS:

- (1) FRONT: THERE SHALL BE A FRONT YARD OF NOT LESS THAN 35 FEET, EXCEPT: WHERE 40 PERCENT OR MORE OF THE FRONTAGE ON ONE SIDE OF THE STREET WITHIN THE SAME BLOCK IS IMPROVED WITH BUILDINGS, NO BUILDING ON THAT SIDE OF THE STREET WITHIN THE SAME BLOCK SHALL BE REQUIRED TO HAVE A FRONT YARD GREATER THAN THE AVERAGE FRONT YARD OF THE EXISTING BUILDINGS. HOWEVER, WHEN THERE ARE BUILDINGS ON THE ADJACENT LOTS ON BOTH SIDES, THE FRONT YARD SHALL NOT BE REQUIRED TO BE GREATER THAN THE AVERAGE OF THE FRONT YARDS OF THE BUILDINGS ON THE ADJACENT LOTS. THE SIDE LINE OF A BUILDING ON A CORNER LOT SHALL NOT BE A FACTOR IN THESE CALCULATIONS.
(2) SIDE: SINGLE-FAMILY DETACHED DWELLINGS: THERE SHALL BE A SIDE YARD OF NOT LESS THAN TEN FEET. OTHER USES: THERE SHALL BE SIDE YARDS OF NOT LESS THAN 15 FEET.
(3) REAR: THERE SHALL BE A REAR YARD OF NOT LESS THAN 25 FEET.



VICINITY MAP
SCALE 1"=2000'

Table with columns for Date, Reviser, and other tracking information.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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.

Samuel J. Bickers 2-23-2024
SAMUEL J. BICKERS, L.S. #002304 DATE

CERTIFICATE OF APPROVAL

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

Jane Dillman Griffin 4/11/2024
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG DATE

2 (Large) Small Plat(s) Recorded
herewith as # 20241173

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 18th DAY OF April, 2024.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:09 AM/PM

INSTRUMENT # 20241173
TESTE: Elizabeth E. O'Connor Clerk
MONA-A. FOLEY, CLERK

Professional seal for ABS Consulting Engineers, Inc., License #002304, dated 02/23/2024.

PLAT SHOWING SUBDIVISION
OF PARCEL 1A, CWF SUBDIVISION
NORTH HENRY STREET
INTO PARCELS 1A1 AND 1A2
VIRGINIA
CITY OF WILLIAMSBURG

Table with project information: Project Contacts (SJB/JFS), Project Number (26493), Scale (N/A), Date (02/23/2024), Sheet Number (1 OF 2).