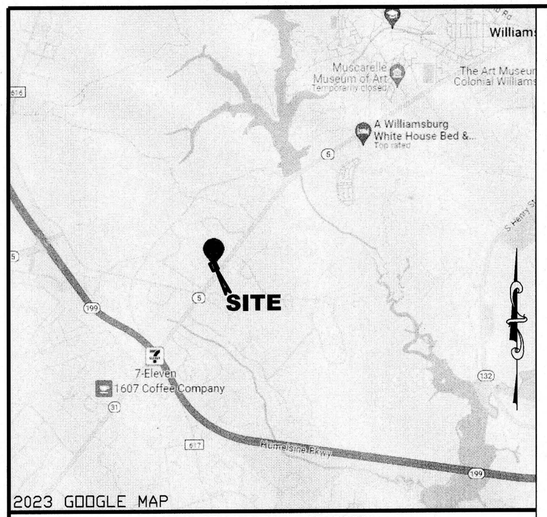
20241848



VICINITY MAP 1"=2000'

PROPERTY INFORMATION

PROPERTY OWNER (BOTH PARCELS):
JAMES TOWN ROAD LLC
DB.204739 & PB. 64 PG. 1–2

PROPERTY ADDRESSES:
1022 JAMESTOWN ROAD
WILLIAMSBURG, VIRGINIA 23185
TAX MAP NO. 552–13–00–A; PID#2209.641.609

1018 JAMESTOWN ROAD
WILLIAMSBURG, VIRGINIA 23185
TAX MAP NO. 552–13–00–B; PID#2209.674.702

ZONING DISTRICT: RS–1
FRONT SETBACK: 35'
SIDE SETBACK: 15'
REAR SETBACK: 25'

REFERENCES:
INST# 204739
P.B. 64, PG. 1
DB. 103, PG. 270

GENERAL NOTES:

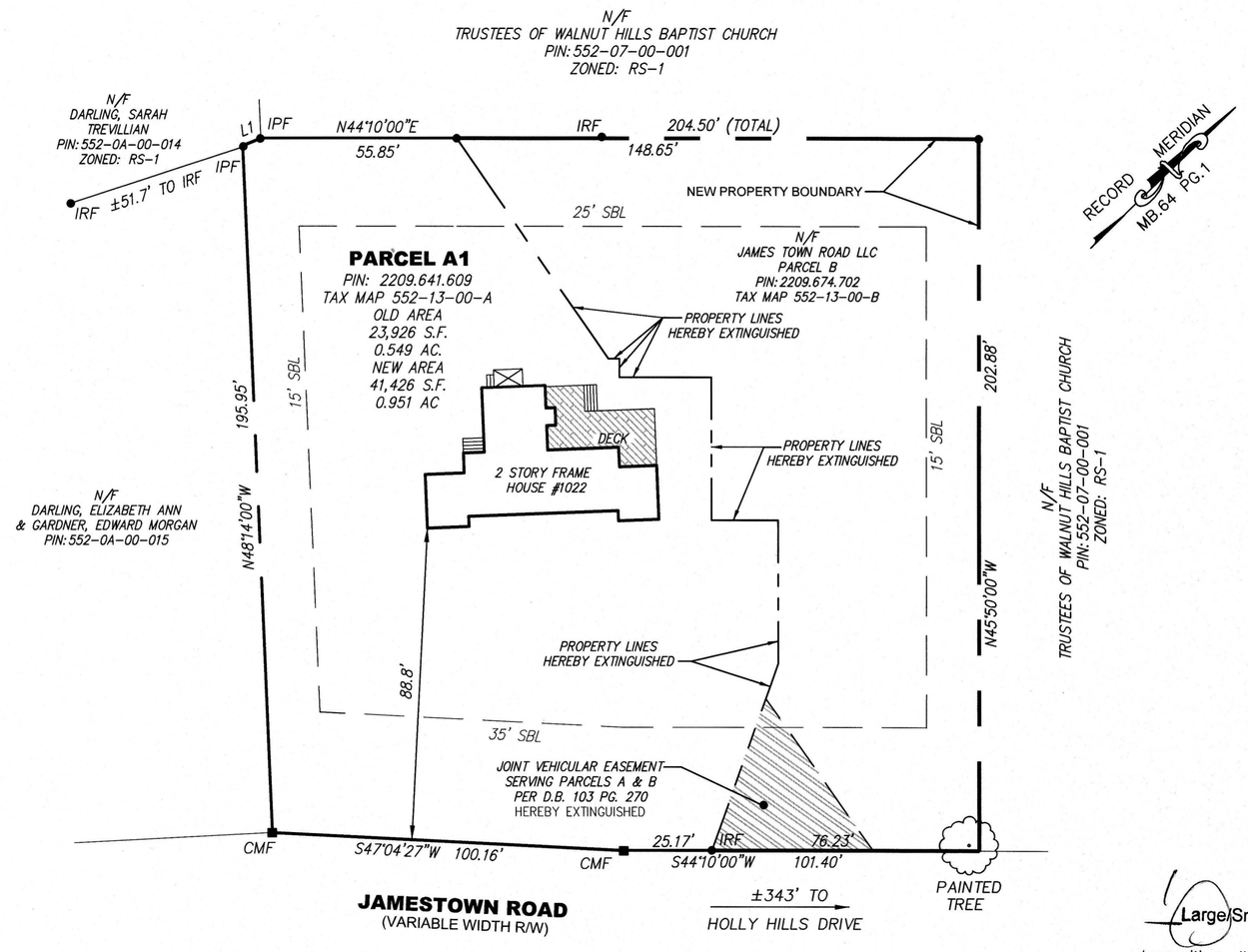
NOTES:
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0138D 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 FIELD SURVEY PERFORMED 11/16/2022. PROPERTY LINES SHOWN ARE BASED ON MONUMENTATION FOUND PREVIOUS PLAT OF RECORD.
7. THE ENTIRE PROPERTY IS LOCATED IN A RESOURCE MANAGEMENT AREA (RMA).

BOUNDARY LINE EXTINGUISHMENT

COMBINING PARCEL A & PARCEL B
HIRZ SUBDIVISION
TO PARCEL A1, HIRZ SUBDIVISION
CITY OF WILLIAMSBURG, VIRGINIA

DATE: 1/29/2024 SCALE: 1"=20' JOB #: 22–381

LandTech Resources, Inc.
Engineering & Surveying Consultants
205E Bulifants Blvd., Williamsburg, Virginia 23188
Telephone: 757–565–1677 Fax: 757–565–0782
Web: landtechresources.com



LINE	BEARING	DISTANCE
L1	N 22°41'00" E	5.52'

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF JAMES TOWN ROAD, LLC. AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG/JAMES CITY COUNTY, VA. ON OCTOBER 28, 2019 AS INSTRUMENT #204739.

OWNERS CERTIFICATE:

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

JAMES TOWN ROAD, LLC — DATE: June 27, 2024

Andrew Hershoff Owner
(PRINT NAME & TITLE ABOVE)

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg I, Latonya Jimmison, 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 27TH DAY OF June, 2024.
MY COMMISSION EXPIRES 4/30/2025.

Latonya Jimmison
NOTARY PUBLIC
7943514
REGISTRATION NO.
MY COMMISSION EXPIRES: 4/30/2025

Latonya Jimmison
NOTARY PUBLIC
REG. #7943514
MY COMMISSION EXPIRES 04/30/2025
COMMONWEALTH OF VIRGINIA

CERTIFICATE OF APPROVAL

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

6/27/2024 — DATE
Tonya Williams Griffin — 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.

1/29/2024 — DATE
MATTHEW H. CONNOLLY, LS. LIC. NO. 2053

COMMONWEALTH OF VIRGINIA
MATTHEW H. CONNOLLY
Lic. No. 2053
1/29/2024
LAND SURVEYOR

AREA TABULATION

LOT	OLD AREA	NEW AREA
PARCEL A1 PID#2209.674.609	23,926 S.F. / 0.549 AC.	41,426 S.F. / 0.951 AC.
PARCEL B PID#2209.674.702	17,500 S.F. / 0.402 AC.	——— ———

20 0 20 40 60
Scale: 1" = 20'

LEGEND
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
CMF = CONCRETE MONUMENT FOUND

Large/Small Plat(s) Recorded herewith as # 20241848

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 27 DAY OF June, 2024. 11:47AM
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 20241848
TESTE C. Hammett
BY ELIZABETH E. O'CONNOR, CLERK, CLERK