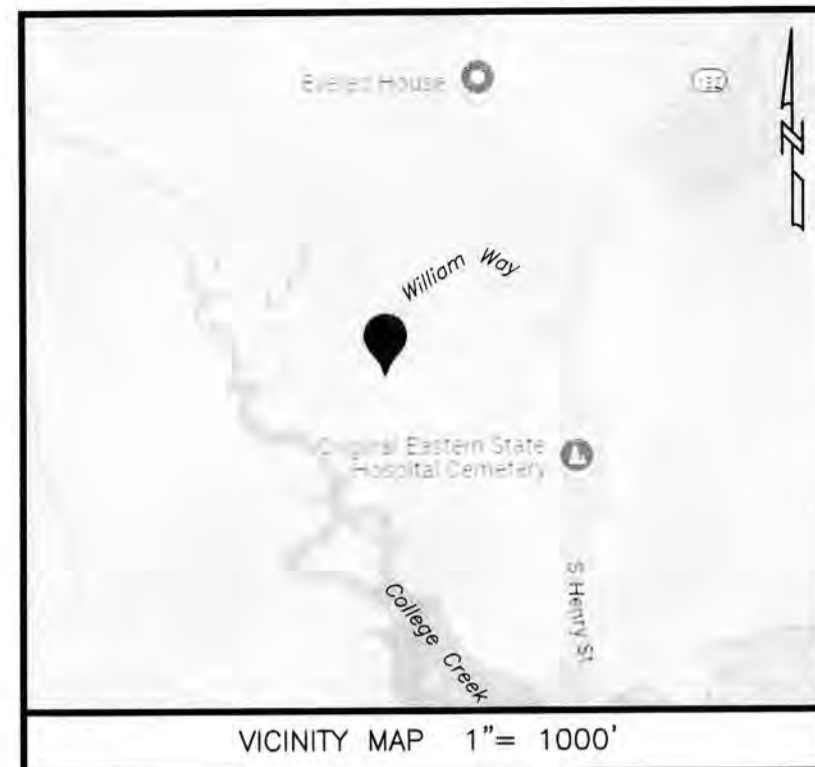


20243758



PROPERTY INFORMATION

PROPERTY ADDRESS: 19 THE PALISADES
TAX MAP ID: 2213.810.214
LOT 43, PHASE II-A PORT ANNE
AREA OF LOT: 8,760 S.F. / 0.201 AC.
ZONING: PUD, PLANNED UNIT DEVELOPMENT

PROPERTY ADDRESS: 21 THE PALISADES
TAX MAP ID: 2213.763.145
LOT 42, PHASE II-A PORT ANNE
AREA OF LOT: 9,357 S.F. / 0.214 AC.
ZONING: PUD, PLANNED UNIT DEVELOPMENT

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN PER P.B. 46 PG. 29-31.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTY TO BE SERVED BY PRIVATE WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCELS LIE IN FIRM ZONE "X" & ACCORDING TO FLOOD INSURANCE RATE MAPS #51095C0139D DATED 12/16/2015.
7. THIS PROPERTY DOES NOT FALL WITHIN THE RPA.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH CITY OF WILLIAMSBURG CODE ORDINANCES.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 42	9,357 S.F. / 0.214 AC.	
LOT 43	8,760 S.F. / 0.201 AC.	18,117 S.F. / 0.415 AC.

OWNERS CERTIFICATE: NEW LOT 43

THIS BOUNDARY LINE EXTINGUISHMENT BETWEEN LOTS 42 & 43, PHASE II-A, PORT ANNE IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

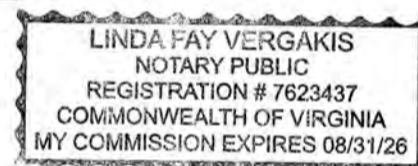
John Bruce Allen, Trustee 10/29/2024
JOHN BRUCE ALLEN DATE

Catherine Carter Allen, Trustee 10/29/24
CATHERINE CARTER ALLEN, TRUSTEES DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City, I, Linda F. 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 29th DAY OF October, 2024.

Linda F. Vergakis
NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 31, 2026
NOTARY REGISTRATION NO. 7623437



CERTIFICATE OF SOURCE OF TITLE (LOT 43)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RONALD E. HOFFMAN AND DIANE M HOFFMAN, TRUSTEES TO JOHN BRUCE ALLEN AND CATHERINE CARTER ALLEN, TRUSTEES BY DEED DATED MAY 12, 2022 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AS INSTRUMENT #20221602.

CERTIFICATE OF SOURCE OF TITLE (LOT 42)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EDWARD L ENGLISH AND ALICIA M ENGLISH TO JOHN BRUCE ALLEN AND CATHERINE CARTER ALLEN, TRUSTEES BY DEED DATED APRIL 28, 2023 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AS INSTRUMENT #20230990.

CERTIFICATE OF APPROVAL

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

11/6/2024 Tera Williams Griffin
DATE SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

DATE VIRGINIA HEALTH DEPARTMENT

ENGINEERS OR SURVEYORS CERTIFICATE

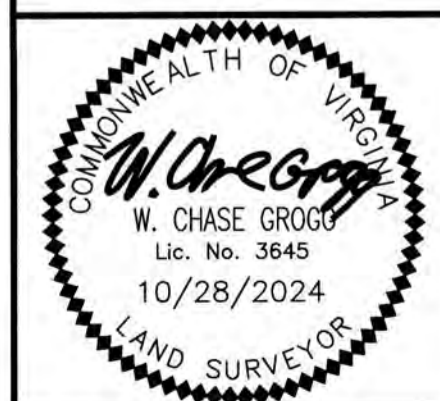
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

10/28/2024 W. Chase Gregg
DATE W. CHASE GREGG LS. 3645

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 7th DAY OF November, 2024 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:01 PM INSTRUMENT # 20243758 TESTE V. Stubb DC ELIZABETH E. O'CONNOR, CLERK

2 Large/Small Plat(s) Recorded
herewith as # 20243758



SHEET 1 OF 2
DATE: 10/28/2024
DRAWN BY: AEQ
PROJECT No. 24-373
FILE NAME: 24-373.DWG
REFERENCES:
P.B. 46, PG. 29-31

BOUNDARY LINE EXTINGUISHMENT BETWEEN
LOTS 42 & 43 PHASE II-A
PORT ANNE
FORMING
LOT 43A
CITY OF WILLIAMSBURG VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE



20243758

PROPERTY INFORMATION

PROPERTY ADDRESS: 19 THE PALISADES
 TAX MAP ID: 2213.810.214
 LOT 43, PHASE II-A PORT ANNE
 AREA OF LOT: 8,760 S.F. / 0.201 AC.
 ZONING: PUD, PLANNED UNIT DEVELOPMENT
 NEW AREA OF LOT: 18,117 S.F. / 0.42 AC.

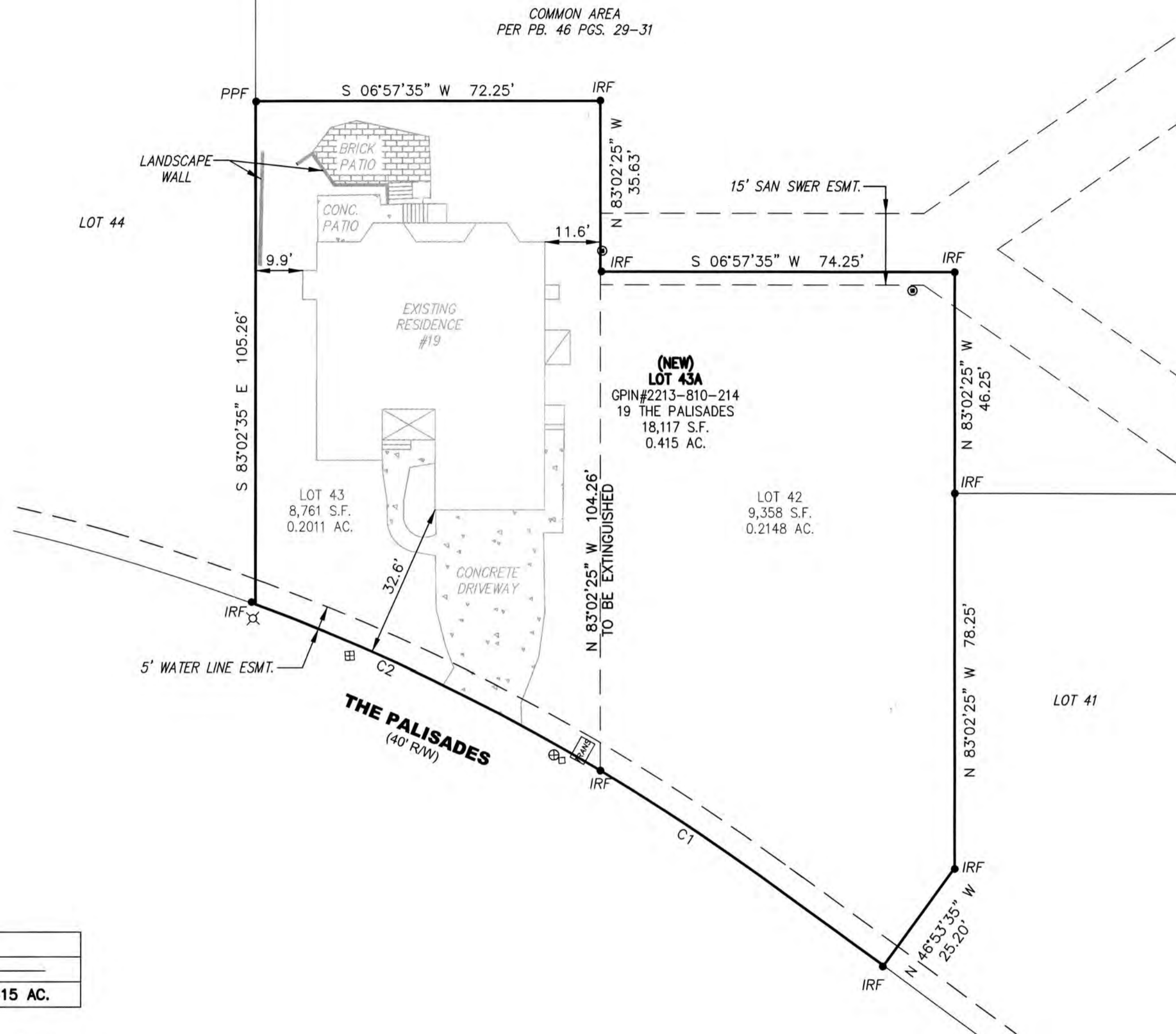
PROPERTY ADDRESS: 21 THE PALISADES
 TAX MAP ID: 2213.763.145
 LOT 42, PHASE II-A PORT ANNE
 AREA OF LOT: 9,357 S.F. / 0.214 AC.
 ZONING: PUD, PLANNED UNIT DEVELOPMENT
 *NOW COMBINED WITH LOT 43

LEGEND

- ⊞ WATER METER
- ⊞ HVAC UNIT
- ⊕ CABLE PEDESTAL
- ⊞ TELEPHONE PEDESTAL
- TRANS TRANSFORMER
- ⊗ LIGHT POLE
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET

RECORD MERIDIAN

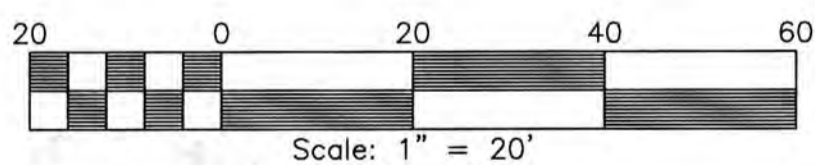
 P.B. 46, PG. 31



AREA TABULATION

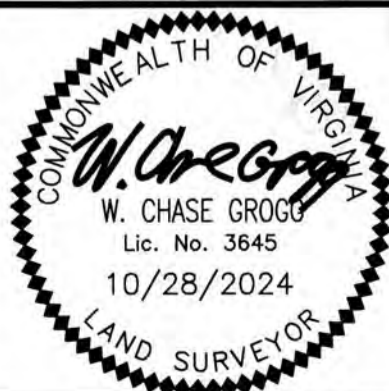
LOT	OLD AREA	NEW AREA
LOT 42	9,357 S.F. / 0.214 AC.	
LOT 43	8,760 S.F. / 0.201 AC.	18,117 S.F. / 0.415 AC.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.06'	453.22'	4°56'18"	N 40°06'35" E	39.05'
C2	80.22'	453.22'	10°08'29"	N 32°34'11" E	80.12'



2 Large/Small Plat(s) Recorded
 herewith as # 20243758

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 November 7, 2024
 at 3:01 AM/PM PB PG
 Document # 20243758
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk



SHEET 2 OF 2

DATE: 10/28/2024
 DRAWN BY: AEQ
 PROJECT No. 24-373
 FILE NAME: 24-373.DWG
 REFERENCES:
 P.B. 46, PG. 29-31

BOUNDARY LINE EXTINGUISHMENT BETWEEN
 LOTS 42 & 43 PHASE II-A
 PORT ANNE
 FORMING
 LOT 43A

CITY OF WILLIAMSBURG

VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE

LRI
LANDTECH
RESOURCES, INC.
 ENGINEERING & SURVEYING CONSULTANTS
 205 Bullfants Blvd., Suite E, Williamsburg, VA 23188
 Ph: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com