

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. 2, PAGE 4.
2. ELEVATION SHOWN HEREON ARE IN FEET AND ARE CLOSELY RELATED TO THE CITY OF WILLIAMSBURG GIS.
3. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0139D, DATED DECEMBER 16, 2015.
6. LOT SERVED BY PUBLIC WATER AND SEWER.
7. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.

CERTIFICATE OF SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF DAVID COOLEY AND MARLENE SEVERSON, TRUSTEES, OR THEIR SUCESSORS IN INTEREST, OF THE COOLEY SEVERSON REVOCABLE LIVING TRUST BY THAT CERTAIN DATED NOVEMBER 30, 2023 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT COURT AS INSTRUMENT #20234121 AND INSTRUMENT #20234122.

CONSENT OF OWNER

(PARCEL NO: 496-03-07-002, 003)

THIS BOUNDARY LINE ADJUSTMENT AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS, AND TRUSTEES.

David M. Cooley 10-28-2024
DAVID M. COOLEY DATE

Marlene J. Severson 10-28-24
MARLENE J. SEVERSON DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

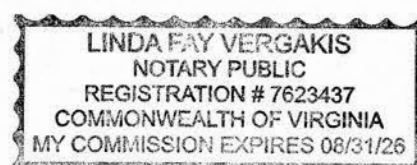
~~CITY~~/COUNTY OF James City, I, Linda F. Vergakis, A NOTARY PUBLIC IN AND FOR THE ~~CITY~~/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE ~~CITY~~/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 28th DAY OF October, 2024.

MY COMMISSION EXPIRES August 31, 2026.

Linda F. Vergakis
NOTARY PUBLIC

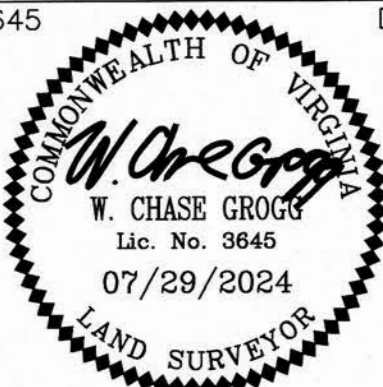
7623437
NOTARY REGISTRATION NUMBER



SURVEYORS CERTIFICATE

TO THE BEST OF MY KNOWLEDGE OR BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE CITY OF WILLIAMSBURG, VIRGINIA HAVE BEEN COMPILED WITH AND THE SURVEY AND PLAT ARE CORRECT INCLUDING AN ACCURACY OF NOT LESS THAT ONE (1) IN TEN THOUSAND (10,000) FEET.

W. Chase Grogg 7-29-2024
W. CHASE GROGG, L.S. 3645 DATE



BOUNDARY LINE EXTINGUISHMENT BETWEEN

LOT NO. 2 & 3
COLONIAL EXTENSION BLOCK 7
FORMING
LOT 2A

CITY OF WILLIAMSBURG

VIRGINIA

DATE: 07-29-2024

JOB #24-214



PROPERTY INFORMATION

PROPERTY OWNER:

DAVID M. COOLEY & MARLENE J. SEVERSON

PARCEL ID:

496-03-07-002, 003

PROPERTY ADDRESS:

506 TYLER STREET & 508 TYLER STREET
WILLIAMSBURG, VA 23185

ZONING DISTRICT:

RS-2

REFERENCES

P.B. 2, PG 4

INSTRUMENT# 20234122

INSTRUMENT# 20234121

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 2	12,500 S.F. / 0.287 AC.	_____
LOT 3	12,500 S.F. / 0.287 AC.	_____
NEW LOT 2	_____	25,000 S.F. / 0.574 AC.

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THIS _____ DAY OF _____, 2024. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

INSTRUMENT# _____

TESTE _____

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 Terra Williams Griffin
DATE SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

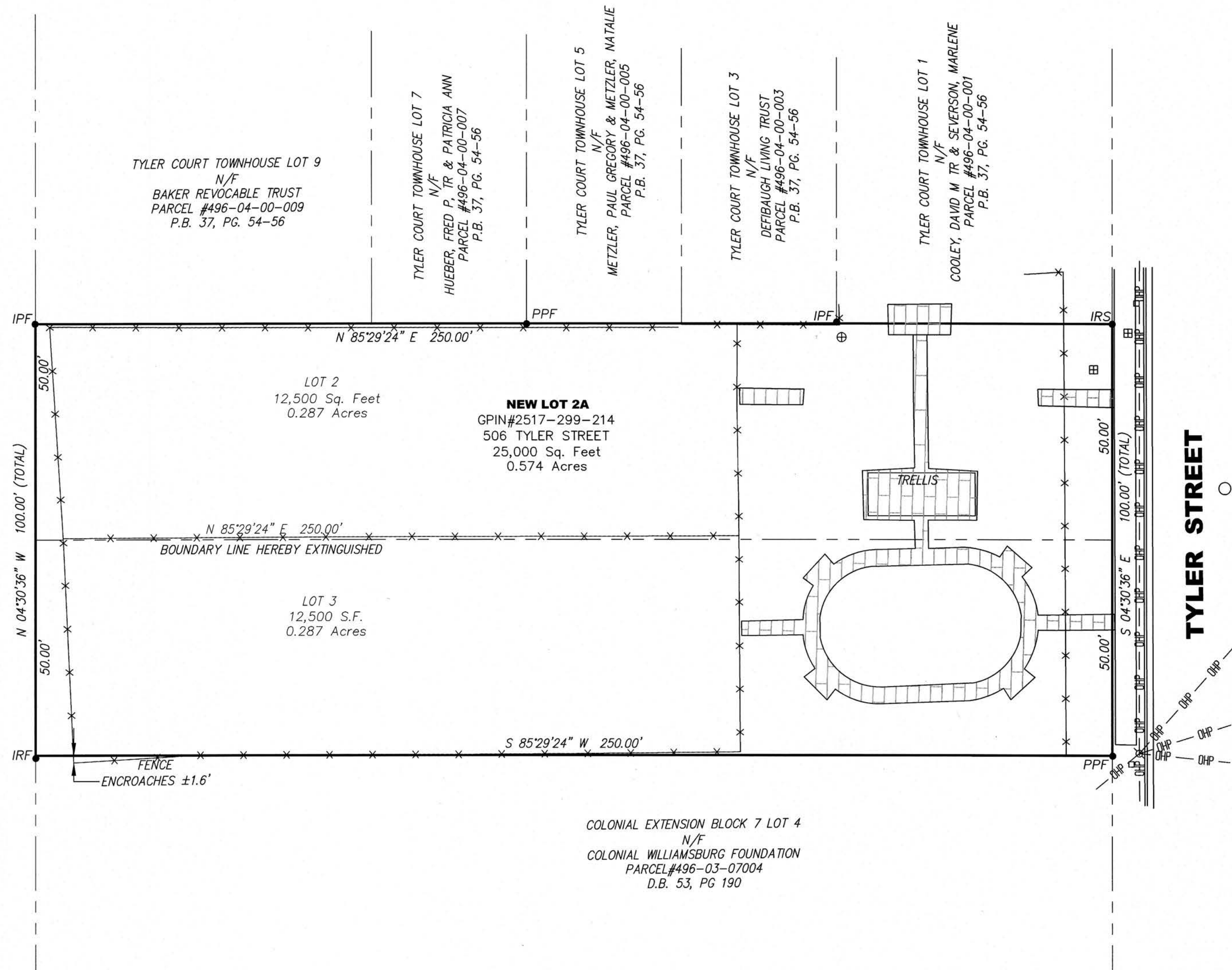
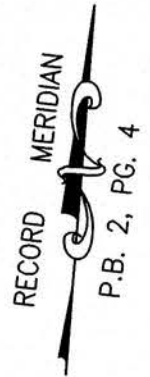
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 12 DAY OF December, 2024. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 20244126

TESTE
BY ELIZABETH E. O'CONNOR, CLERK, CLERK

2 Large Small Plat(s) Recorded
herewith as # 20244126

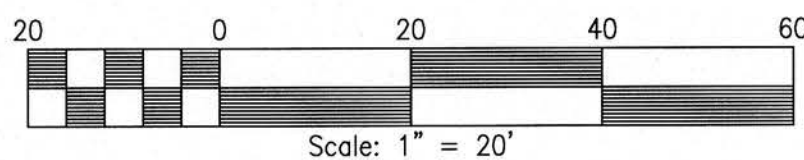
20244126

- LEGEND**
- SANITARY SEWER MANHOLE
 - ⊕ POWER POLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ COMMUNICATION PEDESTAL
 - ⊕ WATER METER
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - PPF = PINCHED PIPE FOUND
 - IRS = IRON ROD SET
 - OHP — OVERHEAD POWER LINE

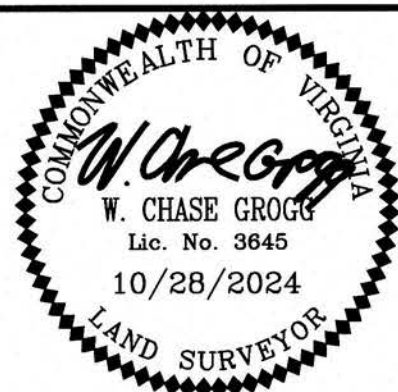


2 Large Small Plat(s) Recorded
herewith as # 20244126

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 12, 2024
at 1:11 AM PM, PG -
Document # 20244126
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



PAGE 2 OF 2



DATE: 10/28/2024
DRAWN BY: MG
PROJECT No. 24-214
FILE NAME: 24-214.DWG
REFERENCES:
P.B. 2, PG 4
INSTR# 20234122
INSTR# 20234121

BOUNDARY LINE EXTINGUISHMENT BETWEEN
LOT NO. 2 & 3
COLONIAL EXTENSION BLOCK 7
FORMING
LOT 2A
CITY OF WILLIAMSBURG VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE

