

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS, AND SETBACKS.
- 2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR
- 3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0139D, DATED DECEMBER 16, 2015.
- PROPERTY TO BE SERVED BY PUBLIC WATER AND SEWER.
 THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED APRIL 24, 2025.
- 7. THIS PROPERTY DOES NOT FALL WITHIN THE RPA.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH CITY OF WILLIAMSBURG CODE ORDINANCES.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH CITY OF WILLIAMSBURG CODE ORDINANCES.
- 11. APPROVAL OF THE PROPOSED BOUNDARY LINE ADJUSTMENT DOES NOT RESULT IN A CHANGE OF THE ADOPTED ZONING DISTRICT BOLINDARY

CERTIFICATE OF SOURCE OF TITLE (PIN:496-0A-00-015 & PIN:496-03-06-006):

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF THE COLONIAL WILLIAMSBURG FOUNDATION, BY THAT CERTAIN DATED OCTOBER 23, 2024 AND DULY RECORDED ON DECEMBER 30, 2002 IN THE CLERK'S OFFICE OF THE WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT COURT AS INSTRUMENT #022390.

CERTIFICATE OF SOURCE OF TITLE (PIN:527-0A-00-001):

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF THE COLONIAL WILLIAMSBURG INCORPORATED, BY THAT CERTAIN DATED JANUARY 5, 1962 AND DULY RECORDED ON JANUARY 10, 1962 IN THE CLERK'S OFFICE OF THE WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT COURT AS D.B.33 PG. 185.

CONSENT OF OWNER (ALL PARCELS)

(PARCEL NO: 496-0A-00-015, 527-0A-00-001, & 527-0A-00-001)

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.

SIGNATURE

AVP-Director of Real Estate

DATE

6-9-2025

PRINTED NAME

PRINTED NAME
(REPRESENTATIVE OF COLONIAL WILLIAMSBURG FOUNDATION)

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

ARCHTY/COUNTY OF YOYK I, AIS RIDCHICK, A NOTARY PUBLIC IN AND FOR THE STITY/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 CHY/COUNTY AFORESAID.

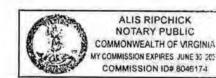
GIVEN UNDER MY HAND THIS _____ DAY OF _______, 2025.

NOTAR MY COMMISSION EXPIRES

NOTARY PUBLIC

June 30, 2027

NOTARY REGISTRATION NO. 8046174



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 OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

05/28/2025 DATE

05/28/2025

W. CHASE GROGG, L.S. 3645

- 04/30/2025

DATE: 04/30/2025

DRAWN BY: AEQ

PROJECT No. 25-093

FILE NAME: 25-093.DWG

REFERENCES:

D.B. 77 PG. 753 P.B. 2 PG. 4 P.B. 19 PG. 38 BOUNDARY LINE ADJUSTMENT PLAT OF 315, 405, & 417 S. ENGLAND ST

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NO.

VIRGINIA

DATE

20251726

EXISTING ADDRESS:

315, 405, & 417 S ENGLAND STREET CITY OF WILLIAMSBURG, VIRGINIA

SITE INFORMATION

315 S ENGLAND ST PARCEL ID: 527-0A-00-001 TOTAL AREA: 6,057,018 S.F. / 139.05 AC. ZONING DISTRICT: RS-1

405 S ENGLAND ST PARCEL ID: 496-0A-00-015 TOTAL AREA: 52,000 S.F. / 1.194 AC. ZONING DISTRICT: RS-2

417 S ENGLAND ST PARCEL ID: 496-03-06-006 TOTAL AREA: 6,500 S.F. / 0.149 AC. ZONING DISTRICT: RS-2

AREA TABULATION

GPIN#	OLD AREA	NEW AREA
496-0A-00-015	52,000 S.F. / 1.194 AC.	50,612 S.F. / 1.618 AC.
527-0A-00-001	6,057,018 S.F. / 139.05 AC.	6,064,906 S.F. / 139.23 AC.
496-03-06-006	6,500 S.F. / 0.1492 AC.	0 S.F. / 0 AC.

CERTIFICATE OF APPROVAL

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

6 6 2029 DATE

REVISION / COMMENT / NOTE

SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

A PAIN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG THE 2.50 DAY OF JUNE , 2025. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 20251 1260

TESTE C. Hammost, D.C.

BY ______, CLERK

2 (Large Small Plat(s) Recorded herewith as # 20251726

SHEET 1 OF 2 - TITLE SHEET



205 Bulifants Blvd., Suite E, Williamsburg, VA 23188 Ph: (757) 565-1677 Fax: (757) 565-0782 web: landtechresources.com

BUILDING SETBACK (SBL)

SHOWN PER RS-2 ZONING

FRONT: 35' **REAR: 25'**

SIDE: 15'

EXISTING ADDRESS:

315 & 405 S ENGLAND STREET CITY OF WILLIAMSBURG, VIRGINIA

LEGEND

COMMUNICATIONS BOX

IL SIGN

CATCH BASIN

WATER METER

SEWER CLEAN OUT

CABLE PEDESTAL

TELEPHONE PEDESTAL HVAC UNIT

UTILITY POLE Q

-X-FENCE SANITARY SEWER MANHOLE

FIRE HYDRANT TRANS TRANSFORMER

E ELECTRIC PEDESTAL

X LIGHT POLE

IRF = IRON ROD FOUND IRS = IRON ROD SET

IPF = IRON PIPE FOUND

SBL = SET BACK LINE

PIN:527-0A-00-001

GOLDEN HORSESHOE GOLF COURSE

COLONIAL WILLIAMSBURG FOUNDATION

D.B. 33, PG 185 (DEED) P.B. 19, PG. 38 (PLAT)

6,057,018 S.F.(OLD) 139.05 AC. (OLD)

6,064,906 S.F. (NEW) 139.23 AC. (NEW)

EXISTING PROPERTY LINE AND ZONING DISTRICT

BOUNDARY, SEE NOTE #11.

ZONE RS-1

ZONE RS-2

ASPHALT PATH

IRS

-06-006A

ZONE RS-2 (TO BE EXTINGUISHED) -S 04°31'19" E 108.99' (NEW) -BRICK FENCE / WALL PIN:496-0A-00-015

ZONE RS-1

S 04'36'43" E 200.00'

S 04°09'24" E

27.28' (NEW)

(TO BE

BRICK

GARAGE

CONCRETE DRIVEWAY

35'SBL

N 04'36'43" W

200.00' (OLD)

N 04°36'43" W

254.97' (NEW)

57.0

П

-LOT

S 02°45'07" E 41.80' (NEW)

-ASPHALT PARKING AREA

405 S ENGLAND ST COLONIAL WILLIAMSBURG FOUNDATION INST#022390 (DEED) 52,000 S.F. (OLD)

BRICK

PATIO

2 STORY BRICK

#405

CONCRETE DRIVEWAY

□ 🖁

S ENGLAND ST

(60' RW)

BRICK FENCE WALL

PIN:496-03-06-006A N/F HUGHES LIVING TRUST INST#203139 (DEED) D.B. 33, PG. 42(PLAT) E 260.00' (OLD) "E 121.48' (NEW) 1.194 AC. (OLD) 50,612 S.F. (NEW)

STORY

BRICK

EXTINGUIS

1.161 AC. (NEW)

85.2 N 8 15'SB S 04'36'43" E

50,00' -BRICK WALK

8

PIN:496-03-06-006 - N/F COLONIAL WILLIAMSBURG FOUNDATION

INST#022390 (DEED) D.B. 54, PG. 681(PLAT)

6,500 S.F. 0.149 AC. 0 S.F. (NEW)

0 AC. (NEW)

IRS 🗐

WILLIAMSBURG AVE (60' RW)

City of Williamsburg & County of James City

RECORD

MERIDIAN

D.B. 77, PG. 753

Circuit Court: This PLAT was recorded on at 2:50 AM/PM, PB ___ PG __ Document # 2025 1726 ELIZABETH E. O'CONNOR, CLERK

_Large/Small Plat(s) Recorded herewith as # 2025/726

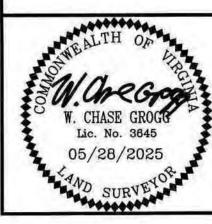
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EDGE OF

PAVEMENT

Elizabeth E. O' Connor

SHEET 2 OF 2 - BOUNDARY LINE ADJUSTMENT



DATE: 04/30/2025 DRAWN BY: AEQ PROJECT No. 25-093 FILE NAME: 25-093.DWG REFERENCES:

60

30

Scale: 1" = 30'

D.B. 77 PG. 753 P.B. 2 PG. 4 P.B. 19 PG. 38

BOUNDARY LINE ADJUSTMENT PLAT OF 315, 405, & 417 S. ENGLAND ST

CITY OF WILLIAMSBURG

ZONE RS-1

ZONE RS-2

VIRGINIA

NO. DATE REVISION / COMMENT / NOTE REVISED PER CITY COMMENTS 5-28-2025



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