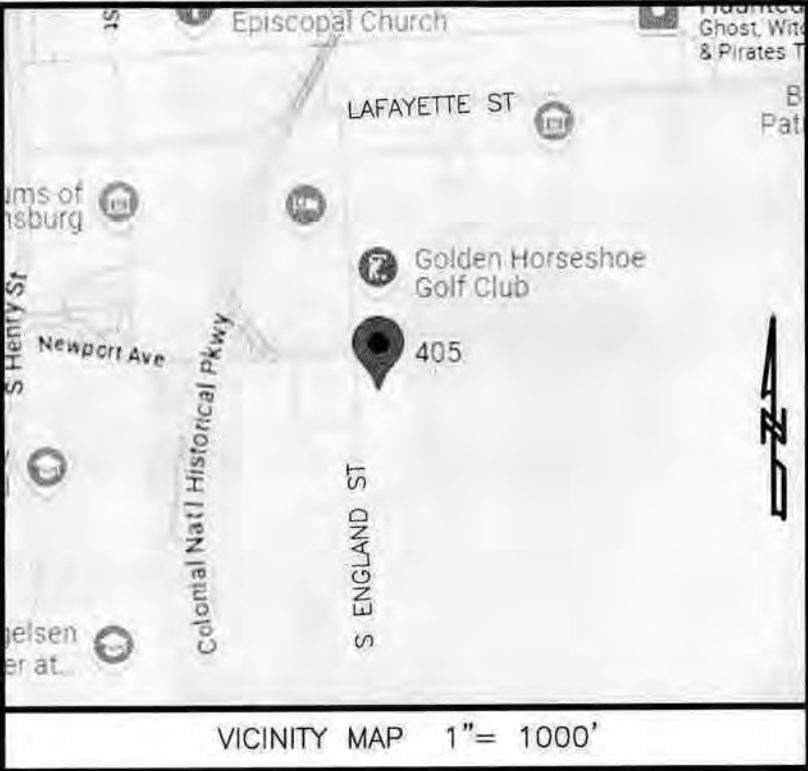


20251726



GENERAL NOTES

1. 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 THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0139D, DATED DECEMBER 16, 2015.
5. PROPERTY TO BE SERVED BY PUBLIC WATER AND SEWER.
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED APRIL 24, 2025.
7. THIS PROPERTY DOES NOT FALL WITHIN THE RPA.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH CITY OF WILLIAMSBURG CODE ORDINANCES.
9. 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 BOUNDARY.

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]

6-9-2025

SIGNATURE

DATE

N. Middleton Smith

AVP-Director of Real Estate

PRINTED NAME

TITLE

(REPRESENTATIVE OF COLONIAL WILLIAMSBURG FOUNDATION)

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

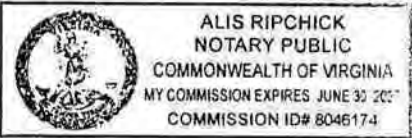
At City/County of York, I, Alis Ripchick, A NOTARY PUBLIC IN AND FOR THE City/County AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE City/County AFORESAID. GIVEN UNDER MY HAND THIS 9 DAY OF June, 2025.

[Signature]

NOTARY PUBLIC

MY COMMISSION EXPIRES June 30, 2027

NOTARY REGISTRATION NO. 8046174



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

W. Chas Grogg

W. CHASE GROGG, L.S. 3645



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

CITY OF WILLIAMSBURG

VIRGINIA

| NO. | DATE | REVISION / COMMENT / NOTE |
|-----|------|---------------------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

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.

6/6/2025
DATE

[Signature]
SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

At 2:59 PM 9 DAY OF June, 2025. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS DOCUMENT NO. 20251726
TESTE C. Hammatt, D.C.
BY _____, CLERK

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

SHEET 1 OF 2 - TITLE SHEET



20251726

BUILDING SETBACK (SBL)

SHOWN PER RS-2 ZONING

FRONT: 35'

REAR: 25'

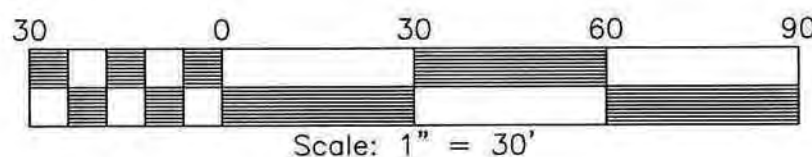
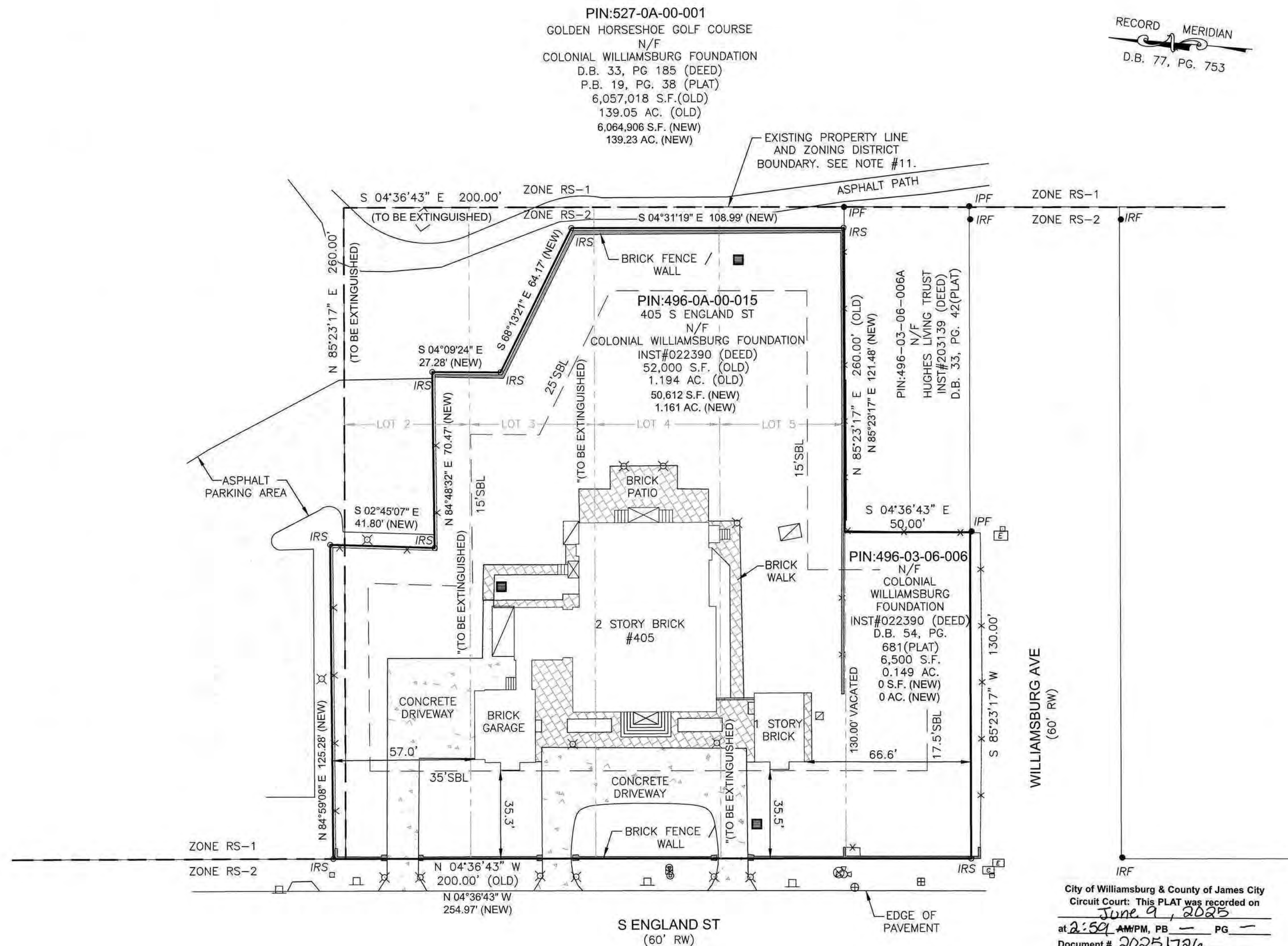
SIDE: 15'

EXISTING ADDRESS:

315 & 405 S ENGLAND STREET
CITY OF WILLIAMSBURG, VIRGINIA

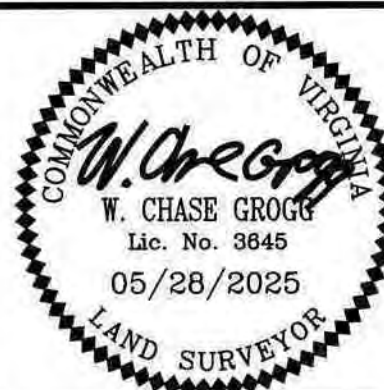
LEGEND

- COMMUNICATIONS BOX
- SIGN
- CATCH BASIN
- WATER METER
- SEWER CLEAN OUT
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- HVAC UNIT
- UTILITY POLE
- FENCE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TRANSFORMER
- ELECTRIC PEDESTAL
- LIGHT POLE
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- IPF = IRON PIPE FOUND
- SBL = SET BACK LINE



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

SHEET 2 OF 2 - BOUNDARY LINE ADJUSTMENT



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

CITY OF WILLIAMSBURG

VIRGINIA

| NO. | DATE | REVISION / COMMENT / NOTE |
|-----|-----------|---------------------------|
| 1 | 5-28-2025 | REVISED PER CITY COMMENTS |

