

210616

CERTIFICATION OF SOURCE OF TITLE

#407 - 409 TYLER STREET - TAX ASSESSOR'S PARCEL 496-03-05-008
THE PROPERTY SHOWN ON THIS PLAT AS LOT 8 AND ONE HALF OF LOT 9, BLOCK 5, WAS CONVEYED BY STUART MANNING HUGHES, II, AND SUSAN HUGHES LINDSTROM TO STUART MANNING HUGHES, II AND SUSAN HUGHES LINDSTROM BY DEED DATED JUNE 9, 2020 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON JUNE 24, 2020 AS INSTRUMENT NO. 202932, AND CONVEYANCE BY STUART MANNING HUGHES, II AND SUSAN MCLURE HUGHES, TRUSTEES OF THE HUGHES LIVING TRUST TO STUART MANNING HUGHES, II BY DEED DATED SEPTEMBER 14, 2020, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY VIRGINIA ON SEPTEMBER 19, 2020 AS INSTRUMENT NO. 203966.

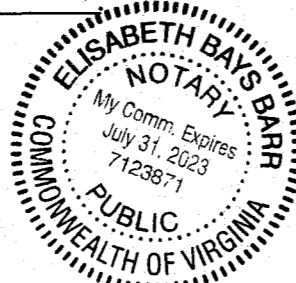
OWNER'S CERTIFICATE

THE BOUNDARY LINE EXTINGUISHMENT WITHIN TAX ASSESSOR'S PARCEL 496-03-05-008 AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE(S).

Signature of Stuart Manning Hughes, II and Susan Hughes Lindstrom with dates 12/1/2020 and 12/1/2020.

CERTIFICATE OF NOTARIZATION

STATE OF Virginia, CITY/COUNTY OF James City County. I, Elizabeth Bays Barr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 01st DAY OF December, 2020. MY COMMISSION EXPIRES 7/31/2023. Notary registration number: 7123871.

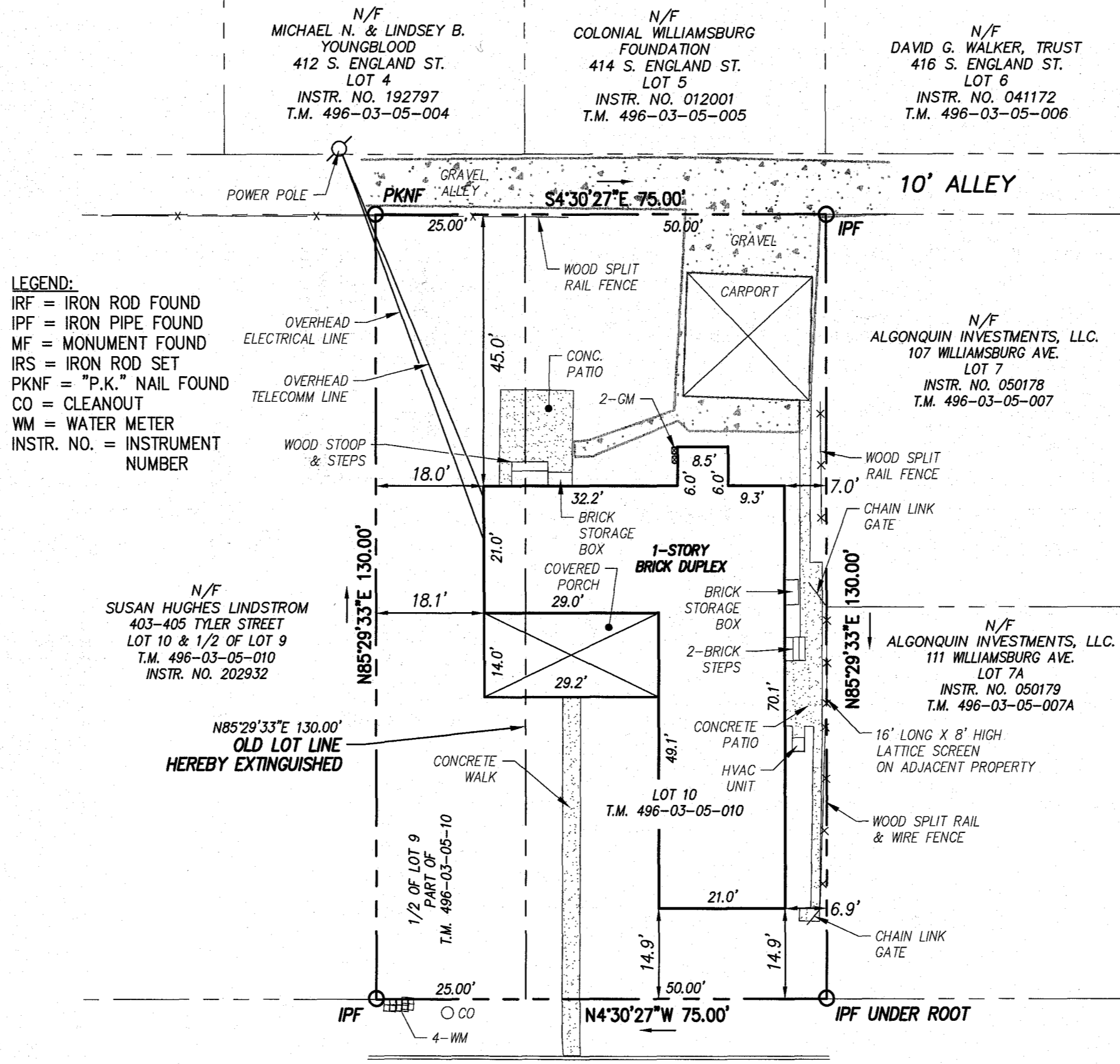


CERTIFICATE OF NOTARIZATION

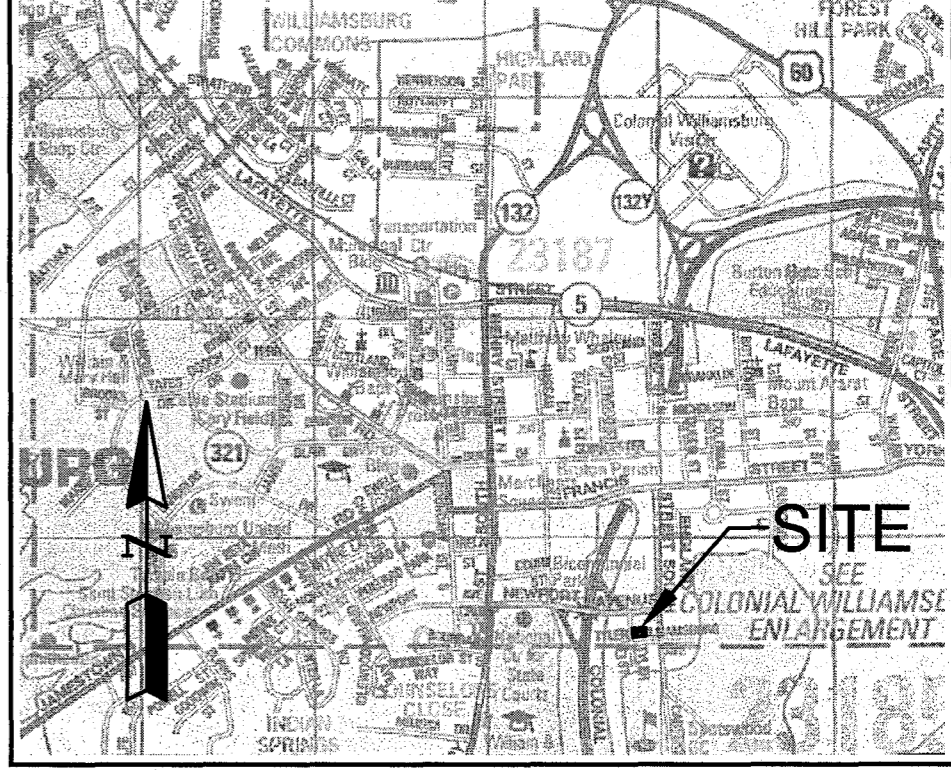
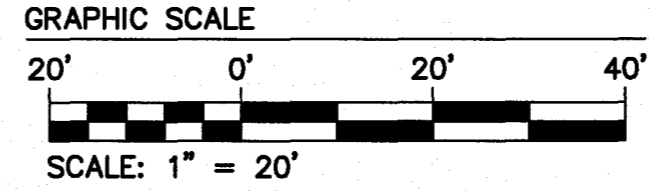
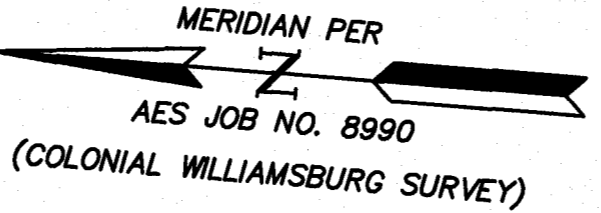
STATE OF SC, CITY/COUNTY OF Charleston. I, Kimberly A Martin, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 7th DAY OF DECEMBER, 2020. MY COMMISSION EXPIRES 10/31/2024. Notary registration number: N/A.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE CITY. Signed by Samuel J. Bickers, L.S. #002304, DATE 10-28-2020.



LEGEND: IRF = IRON ROD FOUND, IPF = IRON PIPE FOUND, MF = MONUMENT FOUND, IRS = IRON ROD SET, PKNF = "P.K." NAIL FOUND, CO = CLEANOUT, WM = WATER METER, INSTR. NO. = INSTRUMENT NUMBER



VICINITY MAP SCALE 1"=2000'

GENERAL NOTES:

- 1. THE SUBJECT PROPERTY IS CURRENTLY ZONED RS-2.
2. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SUBJECT PROPERTIES ARE SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
4. THE SUBJECT PROPERTY LIES IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER F.I.R.M. #51095C0139D, MAP REVISED DECEMBER 16, 2015.
5. REFERENCE PLATS: D.B. 40, PG. 18., P.B. 2, PG. 4.

SOURCE OF TITLE:

- 1. OWNERS OF RECORD: STUART MANNING HUGHES, II & SUSAN HUGHES LINDSTROM
TAX PARCEL: 496-03-05-008
PROPERTY ADDRESS: 407 - 409 TYLER STREET
DEED REFERENCE: INSTR. NO. 202932 AND INSTR. NO. 203966

AREA TABULATION table with columns for lot type, area in S.F., and area in AC. Rows include Original Lot 8, Colonial Extension, Original 1/2 of Lot 9, Colonial Extension, and New Lot 8.

CERTIFICATE OF APPROVAL

THIS BOUNDARY LINE EXTINGUISHMENT WITHIN TAX ASSESSOR'S PARCEL 496-03-05-008 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. Signed by Carolyn A. Murphy, 12-14-20, Subdivision Agent of the City of Williamsburg.

STATE OF VIRGINIA, CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 23rd DAY OF February, 2021, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 8:56 AM PM. INSTRUMENT # 210616. TESTE: MONA A. FOLEY, CLERK.

TRUSTEE'S CONSENT AND DEDICATION. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. BY: PATRICK K. MOORE - TRUSTEE DATE 2-2-2022

DEED OF TRUST DATED SEPTEMBER 17, 2020 RECORDED AS INSTRUMENT NO: 203937

CERTIFICATE OF NOTARIZATION

STATE OF Virginia, CITY/COUNTY OF Rockland. I, Hannah Morgan, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 2nd DAY OF February, 2021. MY COMMISSION EXPIRES 2/22/2022. Notary registration number: 7789580.

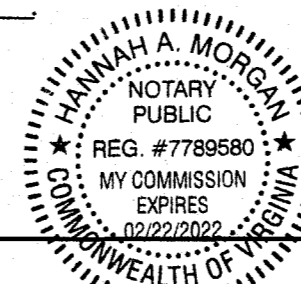
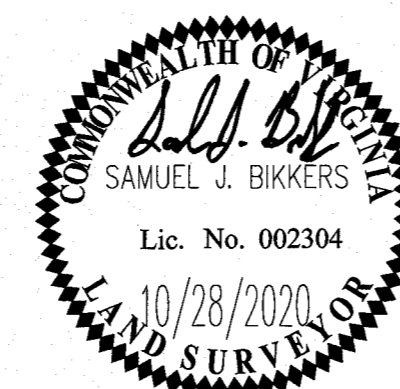


Table with columns: Rev., Date, Description, Revised By.



AES CONSULTING ENGINEERS logo and address: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Website: www.aesva.com.

PLAT OF SURVEY SHOWING BOUNDARY LINE EXTINGUISHMENT BETWEEN LOT 8 & HALF OF LOT 9, BLOCK 5, COLONIAL EXTENSION. CITY OF WILLIAMSBURG, VIRGINIA.

Project Contacts: SJB / DSB, Project Number: 26366, Scale: 1"=30', Date: 10/29/2020, Sheet Number: 1 of 1.