

SOURCE OF TITLE :

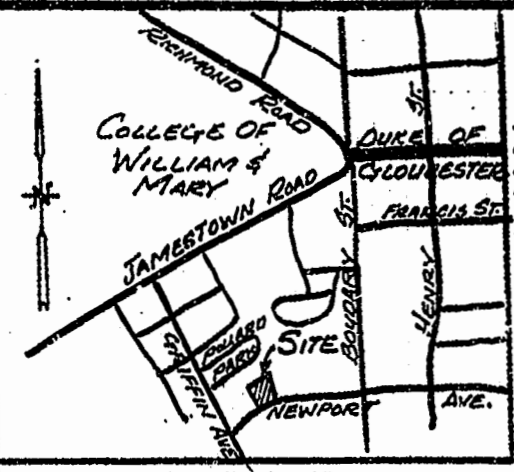
PROPERTY SHOWN HEREON WAS CONVEYED BY JOHN L. CLEMMITT TO FREDERIC R. IHRIG & AUDREY J. IHRIG BY DEED DATED AUGUST 5, 1994 AND RECORDED IN DEED BOOK 110, PAGE 317, ALL AT THE CLERK OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.

NOW OR FORMERLY
LLOYD A., Jr. & SARAH P. JULIEN
604 POLLARD PARK --- TXMP # (495)127-00-0001
DB 55, P. 30 & DB 72, P. 446

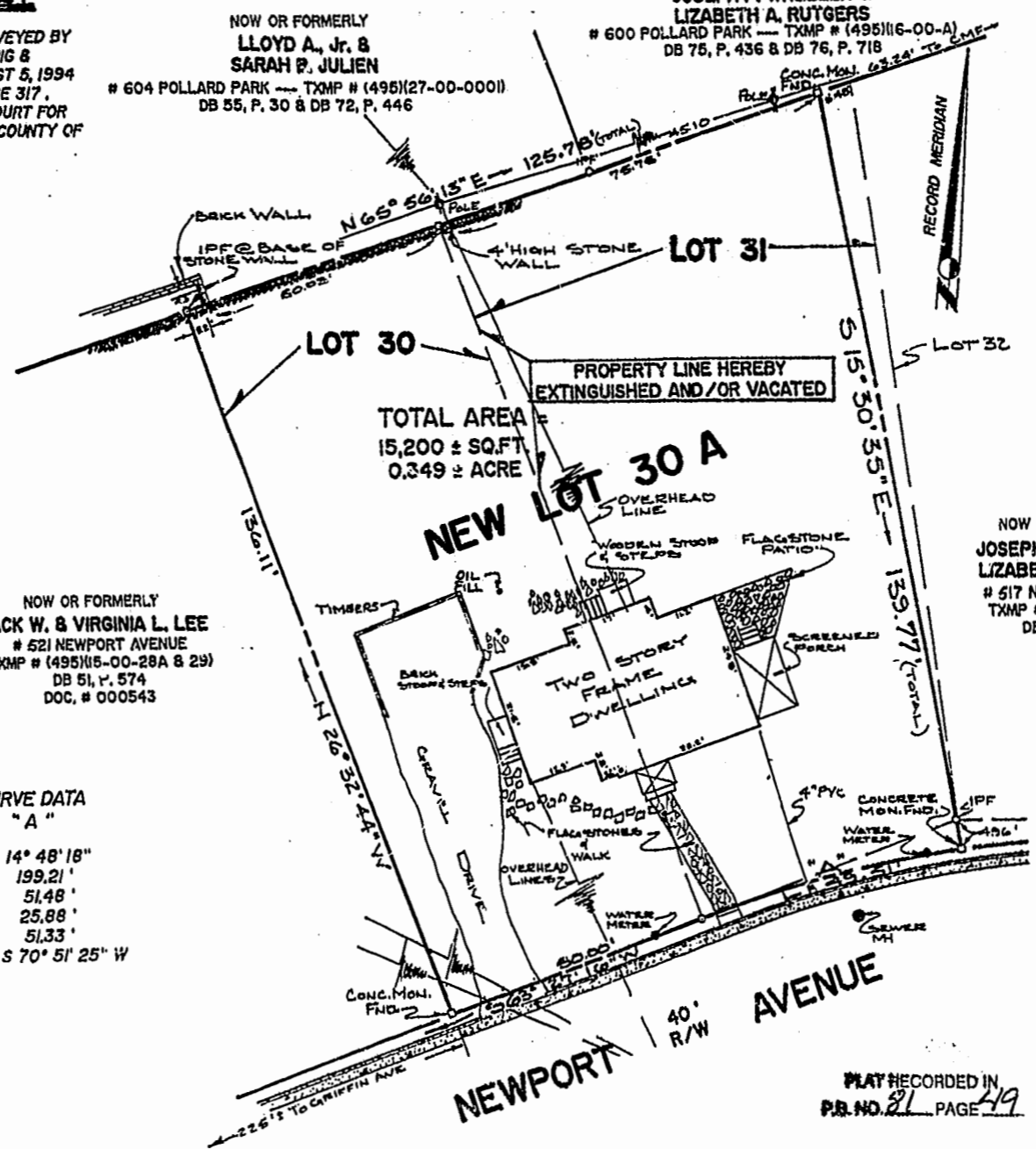
NOW OR FORMERLY
JOSEPH F. WHEELER & LIZABETH A. RUTGERS
600 POLLARD PARK --- TXMP # (495)116-00-A
DB 75, P. 436 & DB 76, P. 718

FLOOD CERTIFICATION :

IMPROVEMENTS SHOWN HEREON APPEAR TO BE WITHIN FLOOD HAZARD ZONE "X", (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # C/O 294 0005 B WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF MARCH 2, 1994.



LOCATION MAP
1" = 1000'



TOTAL AREA =
15,200 ± SQ.FT.
0.349 ± ACRE

NOW OR FORMERLY
JACK W. & VIRGINIA L. LEE
521 NEWPORT AVENUE
TXMP # (495)115-00-29A & 29B
DB 51, P. 574
DOC. # 000543

NOW OR FORMERLY
JOSEPH F. WHEELER & LIZABETH A. RUTGERS
517 NEWPORT AVENUE
TXMP # (495)116-00-B
DB 92, P. 425

CURVE DATA "A"
Δ = 14° 48' 18"
R = 199.21'
L = 51.48'
T = 25.88'
C = 51.33'
CB = S 70° 51' 25" W

GENERAL NOTES

- 1.) PROPERTY ADDRESS : #519 NEWPORT AVENUE
- 2.) PROPERTY TAX MAP No = (495)115-00-030,31
- 3.) PROPERTY IS ZONED "RS-2"
- 4.) TOTAL AREA = 15,200 ± SF OR 0.349 ± AC.
- 5.) MINIMUM YARD REQUIREMENTS :
FRONT = 35'
SIDE = 10'
REAR = 25'

Williamsburg/James City County

Recorded 14 day of MAY, 2001
DOCUMENT # 010676 3:13pm

Betsy B. Woolridge Clerk
BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

STATE OF VIRGINIA, CITY OF WILLIAMSBURG :

I, Cindy M. Perry, A NOTARY PUBLIC IN AND FOR THE CITY, COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE WRITING BELOW HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY OR COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 30 DAY OF APRIL, 1952DD 1 MY COMMISSION EXPIRES: JULY 31, 2001

SIGNED: *[Signature]*
NOTARY PUBLIC

OWNERS CONSENT

THIS PLAT / PLAN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.

SIGNED: *[Signature]* FREDERIC R. IHRIG
SIGNED: *[Signature]* AUDREY J. IHRIG

CERTIFICATE OF APPROVAL :

THIS PLAT / PLAN IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD.

AGENT OF GOVERNING BODY :

SIGNED: *[Signature]* DATE: 5-8-01

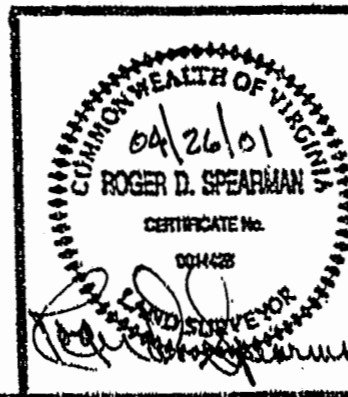
SURVEYORS CERTIFICATE :

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

SIGNED: *[Signature]* DATE: April 26, 2001

LEGEND :

- IPF = IRON PIPE FOUND
- IPS = IRON PIPE SET
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- BSL = BLDG. SETBACK LINE
- TXMP = TAX MAP
- ⊙ = SOIL TEST HOLE (IF APPLICABLE)
- CMF = CONG. MON. FOUND
- SMS = CONG. MON. SET



REFERENCES :
NOTED AND
DB 17, P. 168
DB 29, P. 536
PB 5, P. 20
PB 6, P. 38

IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
IRF = IRON ROD SET
IRS = IRON ROD FOUND
BSL = BLDG. SETBACK LINE

DATE: APRIL 26, 2001
SCALE: 1" = 25'
J.D.# 8810 E.P.S. '99

BOUNDARY LINE ADJUSTMENT
ON PROPERTIES STANDING IN THE NAMES OF
FREDERIC R. IHRIG & AUDREY J. IHRIG
BEING
**LOT 30 AND PART OF LOT 31;
ROLLO SUBDIVISION**
LOCATED
CITY OF WILLIAMSBURG VIRGINIA
SPEARMAN & ASSOCIATES, P.C.,
SURVEYORS AND PLANNERS
5682 A MOORETOWN RD., WILLIAMSBURG, VA.
(757) 253-8720

PLAT RECORDED IN
PB NO. 21 PAGE 49