

SOURCE OF TITLE:
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS BOUNDARY LINE VACATION WAS CONVEYED TO **LETCHWORTH LIVING, LLC** BY INSTRUMENT DATED **NOVEMBER 05, 2019** AND RECORDED IN INSTRUMENT NUMBER **190001452**, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF MATHEWS, VIRGINIA.

OWNER'S NOTE:
THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "PLAT OF BOUNDARY LINE ADJUSTMENT OF PARCELS 26A325-1, 26A324-1, 26A-316-1, 26A316-2, 26A3-A-188 AND 26A316-3A, AS DESCRIBED IN INSTRUMENT #190001452" LOCATED IN MATHEWS COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED.

OWNER: **LETCHWORTH LIVING, LLC**

SIGNED: **MARK LETCHWORTH, MANAGING MEMBER**

DATE:

COMMONWEALTH OF VIRGINIA

STATE OF _____
CITY OF _____ TO WIT:

I, _____ A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT **MARK LETCHWORTH, MANAGING MEMBER** WHOSE NAME(S) ARE SIGNED HEREON, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____

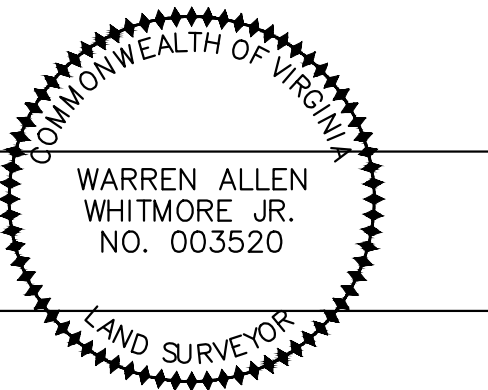
NOTARY PUBLIC

REGISTRATION NUMBER

I, WARREN ALLEN WHITMORE JR., A VIRGINIA LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNER AND THAT THIS BOUNDARY LINE VACATION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND CONVEYED BY INSTRUMENT NUMBER 190001452 AND THAT CONCRETED STEEL PINS AS SPECIFIED BY SUBDIVISION REGULATIONS OF MATHEWS COUNTY, VIRGINIA ARE ACTUALLY IN PLACE AT POINTS MARKED THUS "O", AND/OR AS SHOWN ON THE LEGEND, AND THAT THEIR LOCATIONS ARE CORRECT AS SHOWN.

SIGNED:

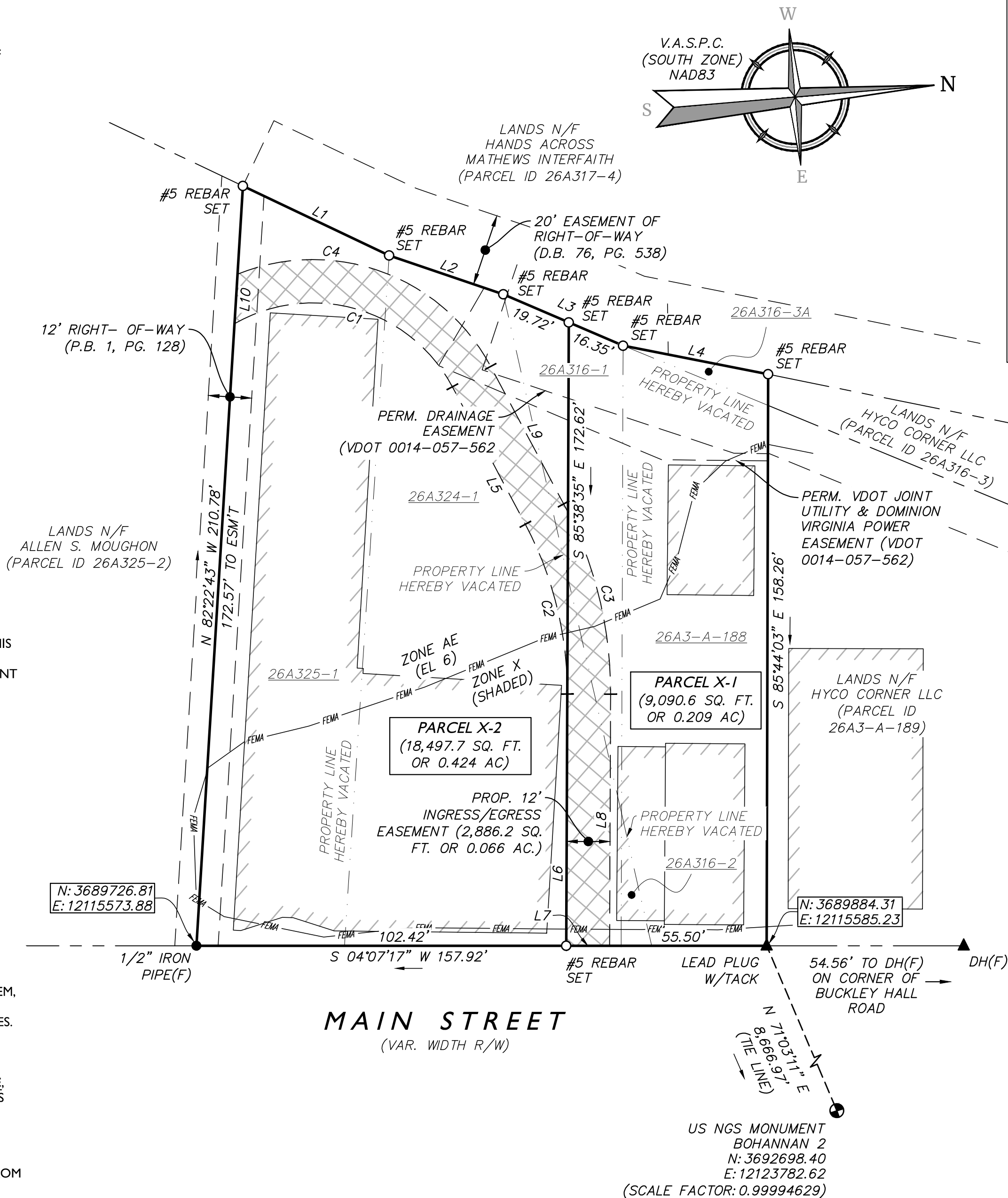
DATE:



GENERAL NOTES

- THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. COORDINATE VALUES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET.
- THE TOTAL AREA ENCOMPASSED WITHIN THIS SUBDIVISION PLAT IS **27,588.3** SQ. FT. OR **0.633** ACRES.
- THE SITE IS LOCATED AT **#26 MAIN STREET** AND **#40 MAIN STREET**.
- THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE ZONE **X (SHADED)** AND **AE (EL 6)** AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF NEWPORT NEWS, VIRGINIA, COMMUNITY PANEL NO. 51115C-**0090 E**, MAP REVISED: **DECEMBER 09, 2014**. FLOOD ZONE DETERMINATION IS BASED ON F.I.R.M. AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT SHOW ALL MATTERS AFFECTING THE PROPERTY.
- THIS SURVEY IS BASED ON A COMBINATION OF A CURRENT FIELD SURVEY AND A COMPILATION FROM DEEDS, PLATS, SURVEYS BY OTHERS.
- THIS SITE IS WITHIN THE **VILLAGE MIXED USE** ZONING DISTRICT.
- THIS SITE IS SERVED BY COUNTY SEWER AND WATER.
- THE BOUNDARY OF THIS LOT/PARCEL OF LAND IS ACCURATE AND HAS AN ERROR OF CLOSURE NOT EXCEEDING ONE FOOT (1') IN TWENTY THOUSAND FEET (20,000').
- THE PURPOSE OF THIS PLAT IS TO VACATE ALL INTERIOR PROPERTY LINES. THIS PLAT DOES NOT CREATE ANY ADDITIONAL LOTS.

CURVE DATA					
SEGMENT	RADIUS	LENGTH	DELTA	CHORD	TANGENT
C1	43.75'	70.08'	91° 45' 46"	N 20° 16' 07" E 62.82'	45.12'
C2	99.32'	48.90'	28° 12' 24"	N 80° 15' 13" E 48.41'	24.95'
C3	111.32'	54.81'	28° 12' 24"	S 80° 15' 13" W 54.25'	27.97'
C4	55.75'	81.74'	84° 00' 10"	S 24° 08' 55" W 74.62'	50.20'



LEGEND

- IRON ROD/PIPE FOUND
- 5/8" IRON ROD SET
- ▲ LEAD PLUG/DH/NAIL FOUND
- EASEMENT POINT (VISUAL ONLY)
- ▨ EXISTING BUILDING
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE HEREBY VACATED

PROJECT #: 26005241A

SCALE: AS SHOWN

DATE: APRIL 28, 2026

DRAWN BY: WAW

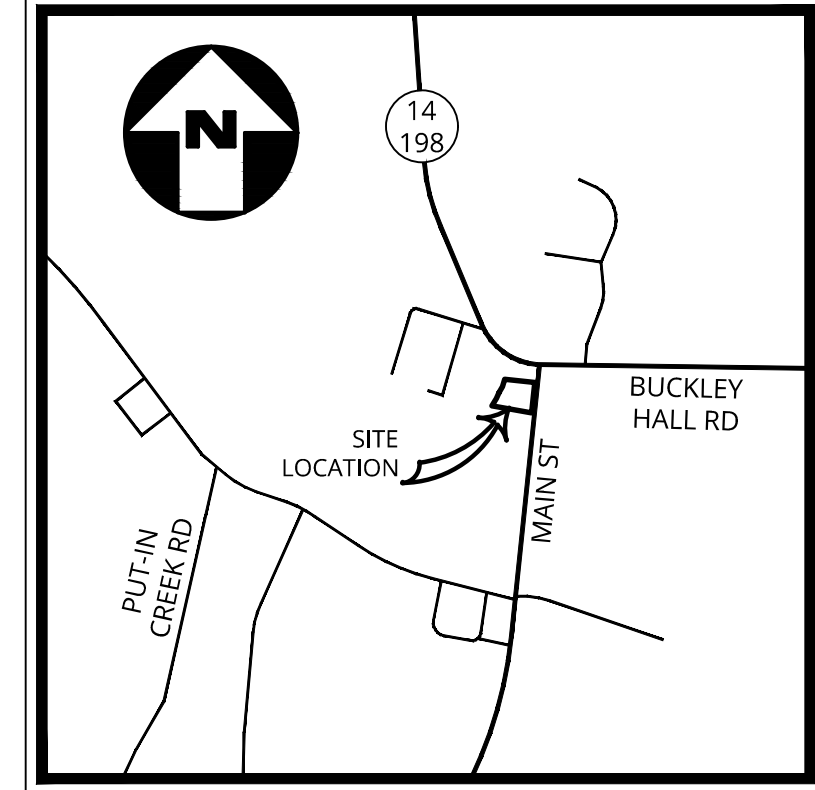
SHEET: 1 OF 1

PLAT OF BOUNDARY LINE ADJUSTMENT

OF

PARCELS 26A325-1, 26A324-1, 26A-316-1, 26A316-2, 26A3-A-188 AND 26A316-3A AS DESCRIBED IN INSTRUMENT # 190001452

MATHEWS COUNTY, VIRGINIA



VICINITY MAP

1" = 1000'

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N 29° 32' 45" E	44.83'
L2	N 22° 52' 55" E	33.41'
L3	N 27° 20' 22" E	36.07'
L4	N 15° 15' 37" E	40.94'
EASEMENT LINE DATA		
SEGMENT	DIRECTION	LENGTH
L5	N 66° 09' 01" E	43.10'
L6	S 85° 38' 35" E	69.72'
L7	N 4° 07' 17" E	12.00'
L8	N 85° 38' 35" W	69.67'
L9	S 66° 09' 01" W	43.10'
L10	S 82° 22' 43" E	13.74'

RESERVED FOR COUNTY APPROVALS



www.colliersengineering.com

Doing Business as



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