

# FOR SALE ±5.6 ACRES

200 LIGHTFOOT ROAD • WILLIAMSBURG, VA



Commercial Real Estate Brokerage  
423 N. Boundary Street, Suite 200  
Williamsburg, VA 23185  
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## HIGHLIGHTS

LAND: ±5.59 ACRES

PURCHASE PRICE: \$625,000

ZONING: EO  
(ECONOMIC OPPORTUNITY)

FRONTAGE:  
LIGHTFOOT ROAD ±258 FEET  
OLDE MOORETOWN ROAD  
±1,020 FEET

## PROPERTY FEATURES

- Excellent development opportunity.
- Site Plan approved for ±53,500 SF of Storage Warehouse for a total of six buildings.
- Property situated at the intersection of Lightfoot Road, and Old Mooretown Road ±650 feet East of the signalized intersection US Route 60 and Lightfoot Road.
- Property is conveniently located off of Interstate 64 and US Route 199 in the Lightfoot area of Williamsburg. This area has become a regional retail hub for the Williamsburg market and its neighboring counties.
- Super Wal-Mart, Lowe's, Home Depot, Harris Teeter, Thomas Nelson Community College, Warhill High School, Great Wolf Lodge, Williamsburg Pottery, and the Sentara Williamsburg Regional Medical Center are located within one mile of the property.



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### PROPERTY SURVEY

**Legal Description:**

ALL that certain parcel or tract of land in the Bruton District of York County, Virginia, containing by survey 5.59 acres, and shown and designated as '5.59 acres Julian Irving Levorsen, Jr., & Julie Anne Feesser, W.B. 71, Pg 162, GPIN B19C-1325-1991' on a plat of survey entitled 'BOUNDARY SURVEY OF 13.22 ACRES STANDING IN THE NAME OF JULIAN IRVING LEVORSEN, JR., & JULIE ANNE FEESER, LOCATED IN THE BRUTON DISTRICT, YORK COUNTY, VIRGINIA', which plat is dated October 30, 2006, was made by Charles A. Calhoun, Land Surveyor, and a copy of which is recorded in the Clerk's Office for the Circuit Court for York County as Plat Instrument No. 070024102 and on which plat the parcel is shown as bounded on the northeast and east by Old Mooretown Road, on the southwest by the Chesapeake & Ohio Railroad, and on the northwest by Lightfoot Road.

BEING the same real estate conveyed to Julie Anne Feesser by deed from Julian Irving Levorsen, Jr., dated October 4, 2007, recorded December 29, 2007, in the Clerk's Office, Circuit Court, York County, Virginia, as Instrument No. LR070029832.

**Mets and Bounds by Survey:**

Beginning at a found Iron Rod lying along the East line of Lightfoot Road (Route 646), said point being the POINT OF BEGINNING; thence, continuing with the East line of Lightfoot Road (Route 646) the following four (4) courses: (1) N48°20'10"E, a distance of 144.61 feet to an Iron Rod found; (2) thence N09°15'00"E, a distance of 45.00 feet to an Iron Rod found; (3) thence S85°14'00"E, a distance of 9.28 feet to an Iron Rod found; (4) thence S86°52'55"E, a distance of 59.76 feet to an Iron Rod set at the intersection of the East line of Lightfoot Road (Route 646) and the West line of Old Mooretown Road (Route 603); thence, departing the East line of Lightfoot Road (Route 646) and continuing with the South line of Old Mooretown Road (Route 603) the following three (3) courses: (1) thence S37°58'37"E, a distance of 682.79 feet to an Iron Rod found; (2) thence, Southerly along a tangent curve to the right, being concave to the West, having a radius of 428.37 feet, a central angle of 41°59'26", a tangent length of 164.39 feet, a chord bearing of S16°58'54"E, a chord length of 306.96 feet, a distance of 313.94 feet along the arc of said curve to an Iron Rod found; (3) thence, Southerly along a tangent curve to the left, being concave to the East, having a radius of 488.37 feet, a central angle of 39°18'12", a tangent length of 174.40 feet, a chord bearing of S15°38'17"E, a chord length of 328.48 feet, a distance of 335.01 feet along the arc of said curve to an Iron Rod found; thence, departing the South line of Old Mooretown Road (Route 603), N88°12'34"W, a distance of 1310.33 feet, returning to the Point of Beginning.

Described Parcel contains 5.588 acres, more or less.

**Title Exceptions:**

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **Not a survey matter.**
- Taxes for the second half of year 2016, and subsequent years, a lien not yet due and payable. **Not a survey matter.**
- Encroachments, overlaps, deficiency in quantity of ground, boundary line disputes, roadways, unrecorded easements, or any matters which would be disclosed by an accurate survey and inspection of the premises.
- Survey prepared by LandTech Resources, Inc. dated October 30, 2006, recorded October 3, 2006, as Plat Instrument No. 070024102 shows the following items:
  - 30' Va. Power Aerial Easement (SHPB 6-165) located along Lightfoot Road and **Affects as shown.**
  - Chesapeake & Ohio Railway, 100' RW located along eastern line of insured premises. **Affects as shown.**
- INTENTIONALLY DELETED
- Easements as contained in the Certificate of Title recorded in Deed Book 615, page 195, as confirmed by Order entered in Deed Book 677, page 250 (SHPB 6, pgs 162-167). See instruments for particulars. **Affects as shown.**

**Area Summary (measured):**

243,431.64 sqft. / 5.588 acres

**Flood Zone Information:**

The parcel shown hereon lies within an area having a zone designation of "X" by the Federal Emergency Management Agency (FEMA) as graphically scaled from the Flood Insurance Rate Maps. Map Number 51055C0106D, effective date December 16, 2015.

**Property Address:**

200 Lightfoot Road, Williamsburg, VA 23188

**Owner of Record:**

Julie Anne Feesser  
LR #070029832  
GPIN: B19C-1325-1991

**Zoning Information:**

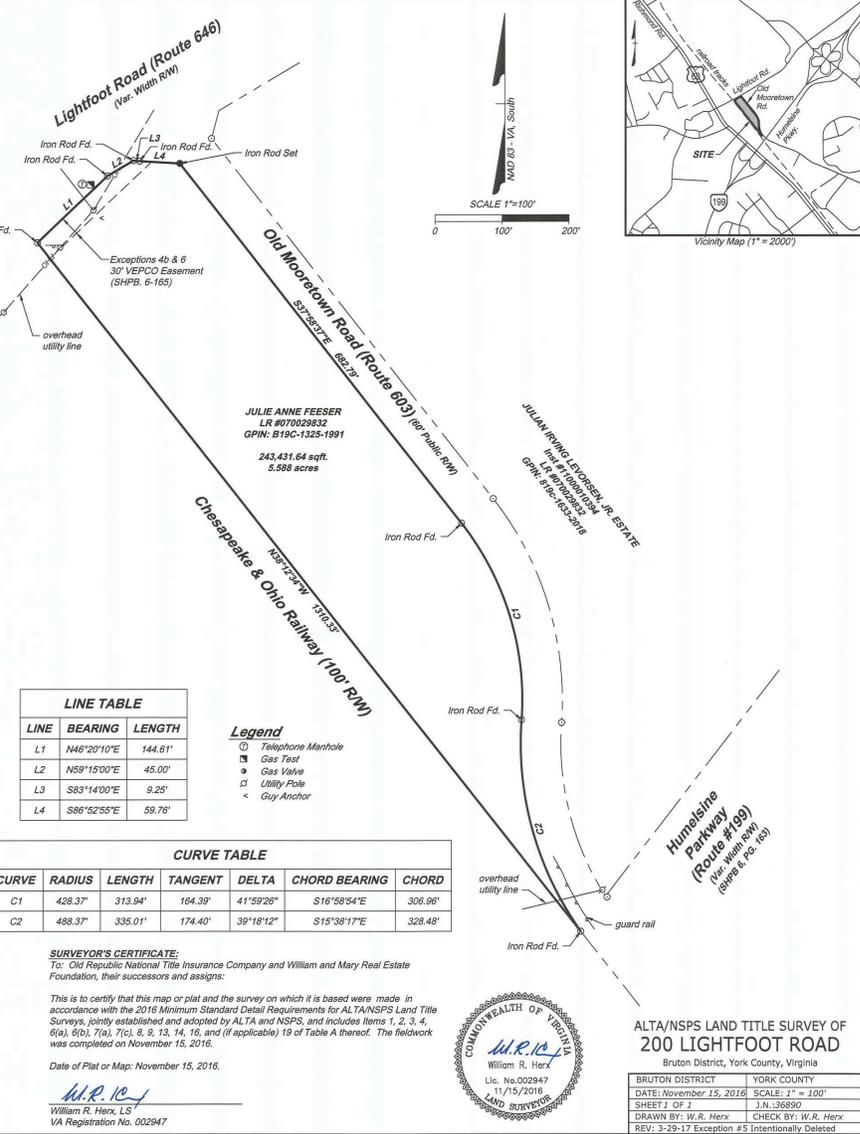
No zoning report provided.

**Parcel Access:**

This parcel has frontage on Lightfoot Road (Route 646) and Old Mooretown Road (Route 603), both being public right-of-ways.

**Survey Notes:**

- This survey was prepared with the benefit of a Title Commitment as provided by Old Republic National Title Insurance Company, Commitment No. BCT:1608488, effective date: September 20, 2016.
- No buildings or structures currently exist on the surveyed property.
- No parking facilities currently exist on the surveyed property.
- There is no evidence of any recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- This plat is based on a ground run survey performed by Timmons Group on November 15, 2016.
- The surveyed lands shown hereon are the same lands as described in the Title Commitment.



LINE	BEARING	LENGTH
L1	N48°20'10"E	144.61'
L2	N09°15'00"E	45.00'
L3	S85°14'00"E	9.28'
L4	S86°52'55"E	59.76'

**Legend**

- ⊙ Telephone Manhole
- ⊠ Gas Test
- Gas Valve
- Utility Pole
- < Guy Anchor

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	428.37'	313.94'	164.39'	41°59'26"	S16°58'54"E	306.96'
C2	488.37'	335.01'	174.40'	39°18'12"	S15°38'17"E	328.48'

**SURVEYOR'S CERTIFICATE:**

To: Old Republic National Title Insurance Company and William and Mary Real Estate Foundation, their successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(c), 8, 9, 13, 14, 16, and (if applicable) 19 of Table A thereof. The fieldwork was completed on November 15, 2016.

Date of Plat or Map: November 15, 2016.

*W.R. Hex*  
William R. Hex, L.S.  
VA Registration No. 002947



ALTA/NSPS LAND TITLE SURVEY OF  
200 LIGHTFOOT ROAD  
Bruton District, York County, Virginia

BRUTON DISTRICT	YORK COUNTY
DATE: November 15, 2016	SCALE: 1" = 100'
SHEET OF 1	J.N. 36890
DRAWN BY: W.R. Hex	CHECK BY: W.R. Hex
REV: 3-29-17	Exception #5 Intentionally Deleted

Y:\901138954V\_200\_Lightfoot\_Road-ALTA\DWG\38954V-XPALTA.dwg | Plotted on 3/30/2017 9:42 AM | By Randy Herx

THIS DRAWING PREPARED BY THE  
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**TIMMONS GROUP**  
 Site Development    Residential    Infrastructure    Technology



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