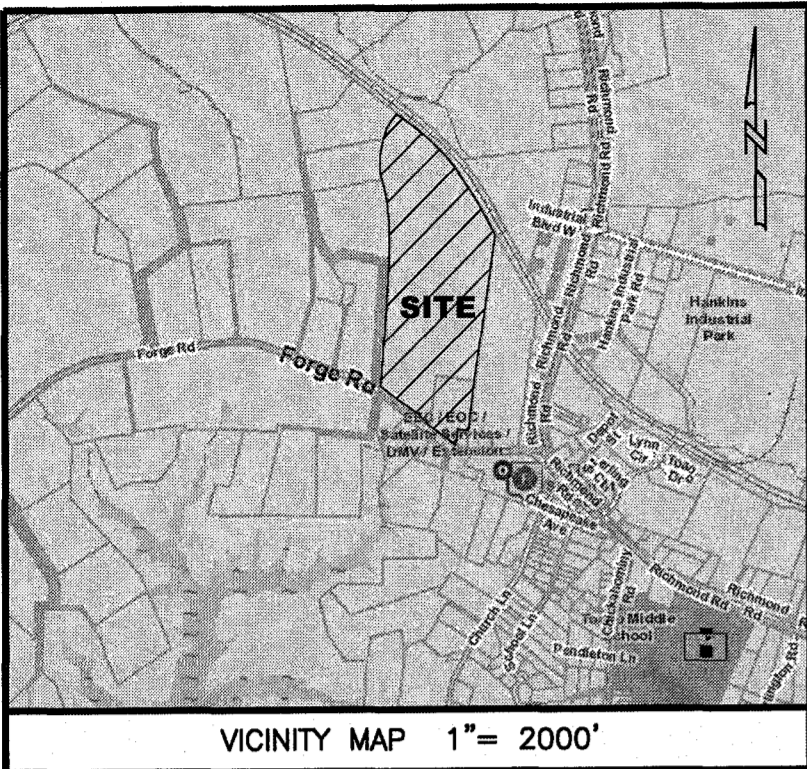


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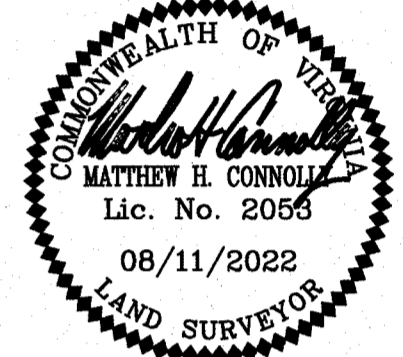
PROPERTY INFORMATION
PARCEL ID# 1230100013
OWNER: PATRICIA A. HOWELL
INST. #080008269
ADDRESS: 3094 FORGE ROAD
TOANO, VIRGINIA 23168
ZONING DISTRICT: A1 (GENERAL AGRICULTURE)

OWNERS CERTIFICATE: (PARCEL ID: 1340100013)
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
Patricia A. Howell 8/26/22
PATRICIA A. HOWELL DATE

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF James City, Linda Vergakis, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 26th DAY OF August, 2022.
MY COMMISSION EXPIRES August 31, 2022.
Linda Fay Vergakis
NOTARY PUBLIC
REGISTRATION NO. 7623437
My Commission Expires 08/31/22

BOUNDARY LINE ADJUSTMENT
BETWEEN
PARCEL ID#1230100014 &
PARCEL ID#1230100013
C.W. RICHARDS ESTATE
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 08/11/2022 JOB # 22-102

LandTech Resources, Inc.
Engineering & Surveying Consultants
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



SHEET 1 OF 2
JCC-S-22-0016

REF: PB.230, PG 605
PB.34, PG 93
VDOT HWY PLAN 0610-047-145, M-501

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 COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
08/11/2022 DATE
Matthew H. Connolly L.S. 2053

VDH SUBDIVISION APPROVAL STATEMENT
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING REGULATIONS (12 VAC 5-620-20 et seq., THE "REGULATIONS")
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS.
THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ADAM HERMAN, AOSE NO. 1940001109.
PHONE NO. 757-344-6270
ADDRESS: 4516 MISTY COURT, VA 23185.
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. PURSUANT TO SEC. 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.
THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

Table with 3 columns: PARCEL, OLD AREA, NEW AREA. Rows include PIN 1230100014, PIN 1230100013, and TOTAL AREA.

VDH SUBDIVISION APPROVAL STATEMENT
THESE LOTS WERE PREVIOUSLY APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING REGULATIONS (12 VAC 5-620-20 et seq., THE "REGULATIONS")
THIS PLAT IS FOR A BOUNDARY LINE ADJUSTMENT ONLY. CURRENT WELL AND SEPTIC FOR THE LOTS ARE NOT AFFECTED BY THE CHANGES.

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 2nd DAY OF November, 2022.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:39 pm
INSTRUMENT # 202216607
MONA A. FOLEY, CLERK

OWNERS CERTIFICATE: (PARCEL ID: 1230100014)
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Nora Cottrell Abbott 9/6/22
NORA COTTRELL ABBOTT DATE
CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF James City, Linda Vergakis, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 6th DAY OF September, 2022.
MY COMMISSION EXPIRES August 31, 2022.
Linda Fay Vergakis
NOTARY PUBLIC
REGISTRATION NO. 7623437
My Commission Expires 08/31/22

OWNERS CERTIFICATE: (PARCEL ID: 1230100014)
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Nancy Cottrell Kruse 8/17/22
NANCY COTTRELL KRUSE DATE
CERTIFICATE OF NOTARIZATION
STATE OF MISSOURI
CITY/COUNTY OF Platte
ON THIS 17 DAY OF August, 2022, BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED Nancy Kruse (NAME OF DOCUMENT SIGNER), (PERSONALLY KNOWN TO ME) (PROVED TO ME THROUGH IDENTIFICATION DOCUMENTS, WHICH WERE Drivers License.) (PROVED TO ME ON THE OATH OR AFFIRMATION OF Linda Vergakis, WHO IS PERSONALLY KNOWN TO ME AND STATED TO ME THAT (HE)(SHE) PERSONALLY KNOWS THE DOCUMENT SIGNER AND IS UNAFFECTED BY THE DOCUMENT,) (PROVED TO ME ON THE OATH OR AFFIRMATION OF Linda Vergakis AND WHOSE IDENTITIES HAVE BEEN PROVEN TO ME THROUGH IDENTIFICATION DOCUMENTS AND WHO HAVE STATED TO ME THAT THEY PERSONALLY KNOW THE DOCUMENT SIGNER AND ARE UNAFFECTED BY THE DOCUMENT,) TO BE THE PERSON WHO SIGNED THE PRECEDING OR ATTACHED DOCUMENT IN MY PRESENCE.

Erica McCullough
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 16, 2026
PLATTE COUNTY
COMMISSION #22083026

CERTIFICATE OF SOURCE OF TITLE
THIS IS TO CERTIFY THAT A TWO-THIRDS (2/3) UNDIVIDED INTEREST IN THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAMES OF NORA COTTRELL ABBOTT AND NANCY COTTRELL KRUSE AND WAS DISTRIBUTED FROM: THE FLORENCE PORTER COTTRELL REVOCABLE LIVING TRUST BY THAT CERTAIN DEED DATED JUNE 6, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 180011184.

CERTIFICATE OF APPROVAL
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
Virginia Department of Health
Virginia Department of Transportation
SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF SOURCE OF TITLE
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF PATRICIA A. HOWELL AND WAS ACQUIRED FROM VERA J. DICKERSON BY THAT CERTAIN DEED DATED MARCH 24, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 080008269.

OWNERS CERTIFICATE: (PARCEL ID: 1230100014)
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Mary C. Aadahl 9/6/22
MARY C. AADAHL (TRUSTEE) DATE
CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF James City, Linda Vergakis, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 6th DAY OF September, 2022.
MY COMMISSION EXPIRES August 31, 2022.
Linda Fay Vergakis
NOTARY PUBLIC
REGISTRATION NO. 7623437
My Commission Expires 08/31/22

CERTIFICATE OF SOURCE OF TITLE
THIS IS TO CERTIFY THAT A ONE-THIRD (1/3) UNDIVIDED INTEREST IN THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF THE MARY C. AADAHL REVOCABLE LIVING TRUST AND WAS ACQUIRED FROM: MARY FRANCES COTTRELL AADAHL BY THAT CERTAIN DEED DATED AUGUST 7, 2019 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 190011615.

- GENERAL NOTES
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLANDS, IF ANY, WERE NOT INVESTIGATED AS PART OF THIS PLAT
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. LOTS ARE SERVED BY PRIVATE WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PER FEMA FLOOD INDEX MAP PANEL #51095C0043D DATED DECEMBER 16, 2015 THE LOTS DO NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE.
7. THE ACREAGE TO BE CONVEYED FROM PARCEL 1230100014 TO PARCEL 1230100013 DOES NOT LIE WITHIN THE RPA.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
10. R/W SHOWN PER VDOT R/W PLANS #0610-047-148
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
13. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

Large/Small Plat(s) Recorded with pg. # 202216607