

202216607

**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS REFLECTED HEREON.
2. WETLANDS, IF ANY, WERE NOT INVESTIGATED AS PART OF THIS PLAT
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PARCELS SHOWN ARE SERVED OR TO BE 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. THESE PROPERTIES DO 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. DRAIN FIELD DESIGNED BY ADAM'S SEPTIC
12. PROPERTY SETBACKS SHOWN PER JCC ZONING ORDINANCE (A1 GENERAL AGRICULTURAL)

**BOUNDARY LINE ADJUSTMENT**

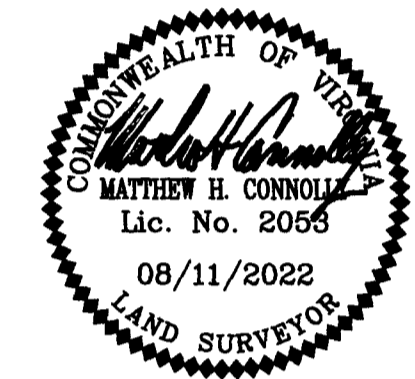
BETWEEN  
**PARCEL ID#1230100014 &**  
**PARCEL ID#1230100013**  
**C.W. RICHARDS ESTATE**

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA  
 DATE: 08/11/2022 SCALE: 1"=100' 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 2 OF 2  
**JCC-S-22-0016**

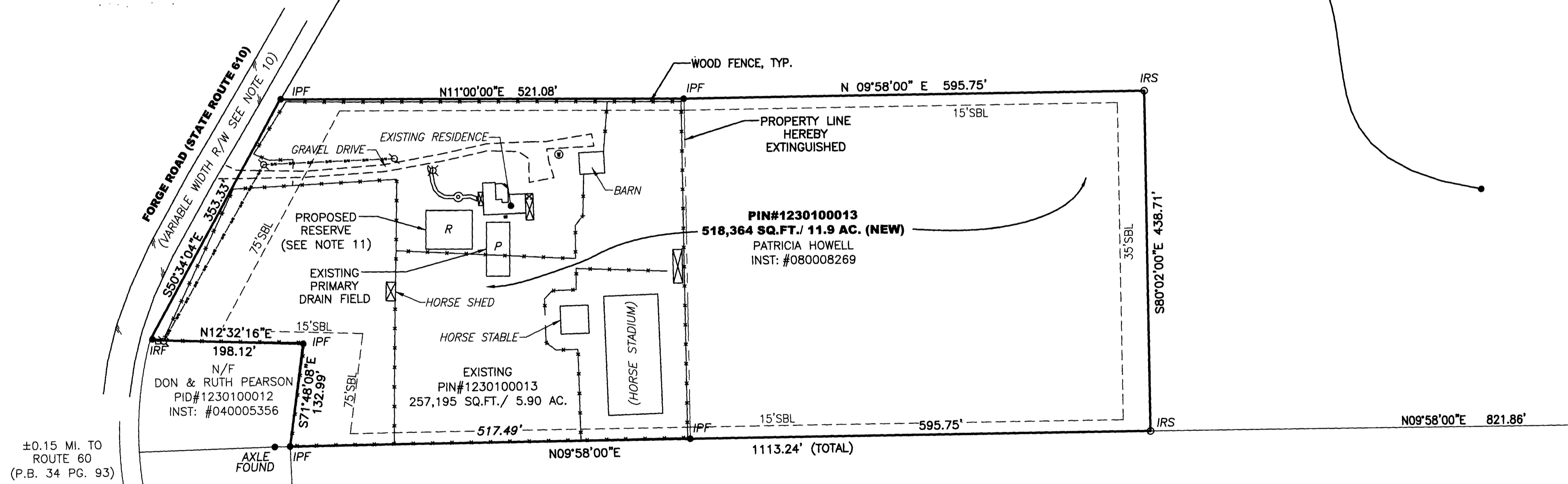


N/F  
 GLENN & DONNA TIERNEY  
 PIN#1230500002  
 INST: #190001666

N/F  
 NORA COTTRELL ABBOTT, NANCY  
 COTTRELL KRUSE, & MARY C. AADAH  
 C.W. RICHARDS ESTATE  
 P.B. 34 PG. 93  
 PIN#1230100014  
 INST: #190011615  
 56.77 AC. (OLD)  
 50.77 AC. (NEW)

PROPOSED WELL  
 (LOCATION APPROXIMATE)

RECORD MERIDIAN  
 P.B. 34, PG. 93



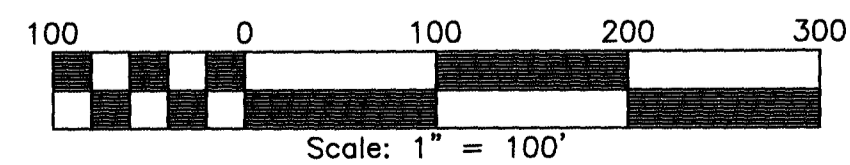
**PIN#1230100013**  
**518,364 SQ.FT./ 11.9 AC. (NEW)**  
 PATRICIA HOWELL  
 INST: #080008269

N/F  
 DON & RUTH PEARSON  
 PID#1230100012  
 INST: #040005356

N/F  
 R&R RIMMER INVESTMENTS, LLC  
 FORGE ROAD PROPERTY LLC &  
 JESSICA F. BURDEN  
 PID#1230100010  
 ISNT: #190007879

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 November 22, 2022  
 at 12:39 AM PM, PG  
 Document # 202216607  
 MONA A. FOLEY, CLERK  
 Clerk

- LEGEND**
- EDGE OF PAVEMENT
  - EXISTING WELL
  - TELEPHONE PEDESTAL
  - HVAC UNIT
  - UTILITY POLE
  - OVERHEAD UTILITY
  - LIGHT POLE
  - IPF = IRON PIPE FOUND
  - IRS = IRON ROD SET



2 Large Small Plat(s) Recorded  
 herewith as # 202216607