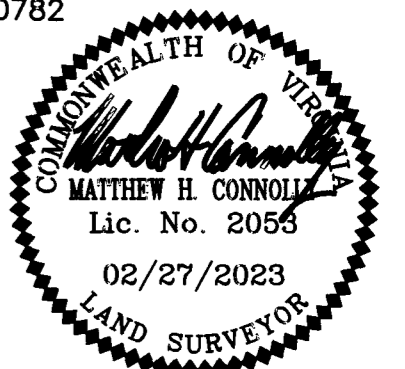


AMENDED BOUNDARY LINE ADJUSTMENT

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

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA DATE: 08/11/2022 JOB # 22-102 AMENDED: 02/27/2023

LandTech Resources, Inc. Engineering & Surveying Consultants 205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188



JCC-S-23-0007

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.

02/27/2023 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")

AREA TABULATION

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")

STATE OF VIRGINIA JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 20th DAY OF APRIL, 2023. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:35 AM.

INSTRUMENT # 202303757 TESTE A Deal, Deputy Clerk

2 (Large) Small Plat(s) Recorded

herewith as # 202303757

PROPERTY INFORMATION

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

PARCEL ID: 1230100014 OWNERS: NORA COTTRELL ABBOTT, NANCY COTTRELL KRUSE, & MARY C. ADAHL (TRUSTEE) INST. #190011615 INST. #180011184 ADDRESS: 3026 FORGE ROAD TOANO, VIRGINIA 23168 ZONING DISTRICT: A1 (GENERAL AGRICULTURE)

OWNERS CERTIFICATE: (PARCEL ID: 1340100013)

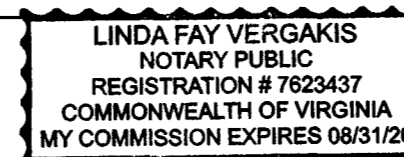
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: Patricia A. Howell DATE: 4/14/2023 PATRICIA A. HOWELL

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF James City I, 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.

Signature: Linda Vergakis NOTARY PUBLIC REGISTRATION NO. 7623437



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)

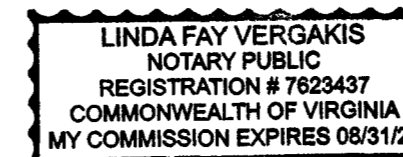
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: Mary C. Adahl DATE: 3/23/23 MARY C. ADAHL (TRUSTEE)

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF James City I, 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.

Signature: Linda Vergakis NOTARY PUBLIC REGISTRATION NO. 7623437

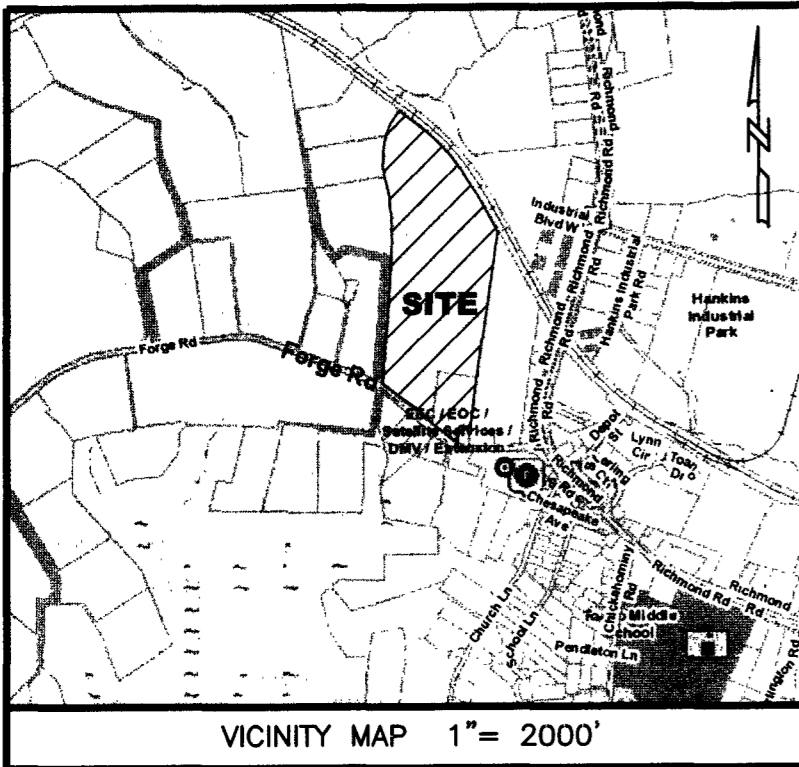


CERTIFICATE OF SOURCE OF TITLE

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. ADAHL REVOCABLE LIVING TRUST AND WAS ACQUIRED FROM: MARY FRANCES COTTRELL ADAHL 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...



OWNERS CERTIFICATE: (PARCEL ID: 1230100014)

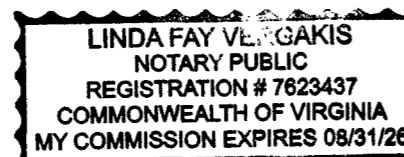
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: Nora Cottrell Abbott DATE: 3/16/23 NORA COTTRELL ABBOTT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF James City I, 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.

Signature: Linda Vergakis NOTARY PUBLIC REGISTRATION NO. 7623437



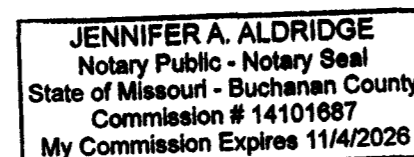
OWNERS CERTIFICATE: (PARCEL ID: 1230100014)

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.

Signature: Nancy Cottrell Kruse DATE: 3/9/23 NANCY COTTRELL KRUSE

CERTIFICATE OF NOTARIZATION

STATE OF MISSOURI CITY/COUNTY OF Clay ON THIS 9th DAY OF March, 2023, BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED Nancy Cottrell Kruse (NAME OF DOCUMENT SIGNER), (PERSONALLY KNOWN TO ME) (PROVED TO ME THROUGH IDENTIFICATION DOCUMENTS, WHICH WERE Driver's License...)



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.

Signature: [Signature] DATE: 20 April 2023 SUBDIVISION AGENT OF JAMES CITY COUNTY