

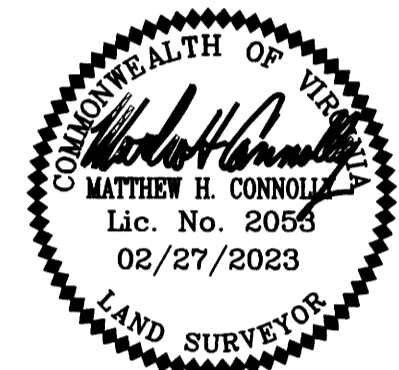
**AMENDED  
BOUNDARY LINE ADJUSTMENT**

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

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 08/11/2022 SCALE: 1"=100' JOB # 22-102  
AMENDED: 02/27/2023

**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-23-0007**



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
04/20/2023  
at 11:35 AM PM, PG. \_\_\_\_\_  
Document # 202303757  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

2 Large Small Plat(s) Recorded  
herewith as # 202303757

**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)

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  
56.83 AC. (OLD)  
50.83 AC. (NEW)

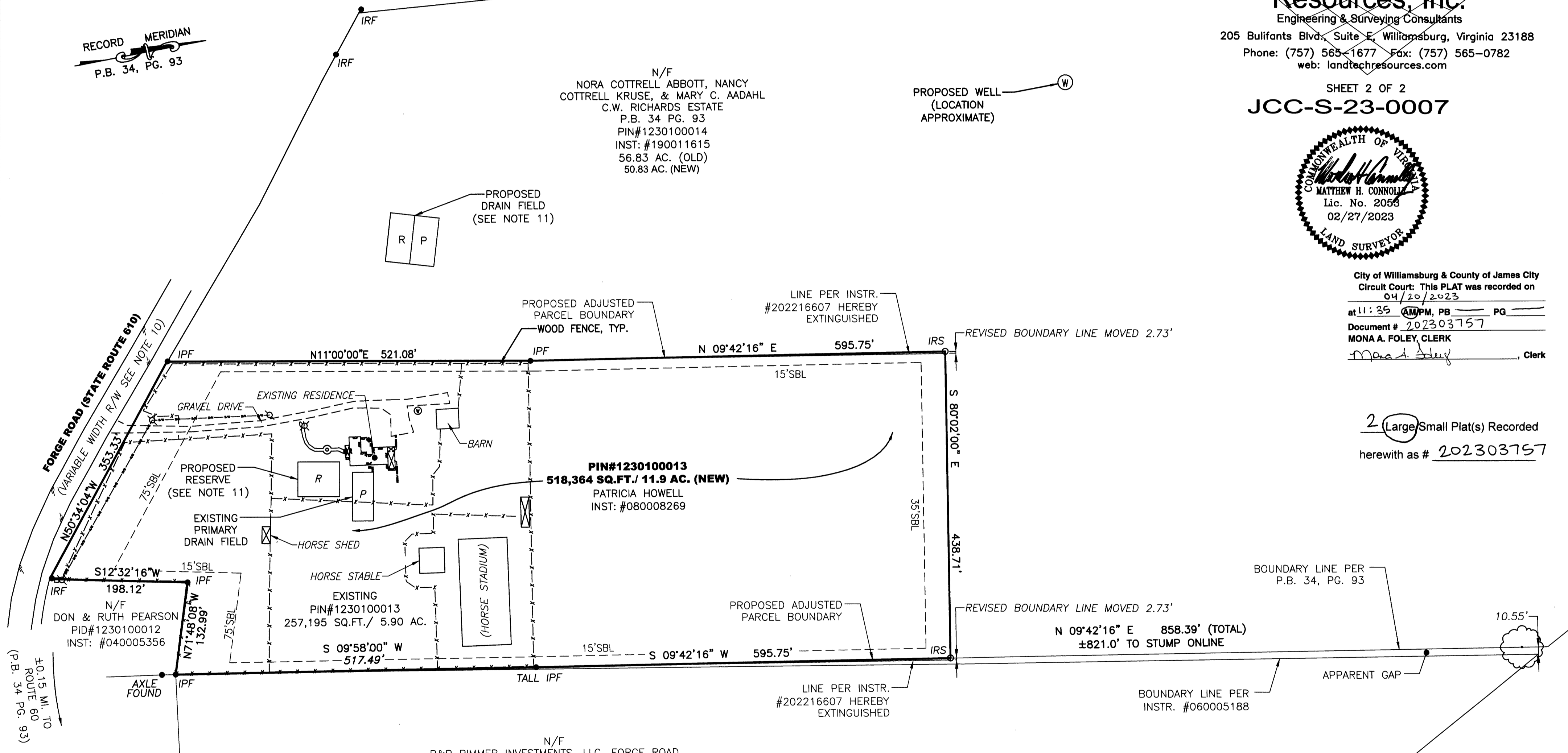
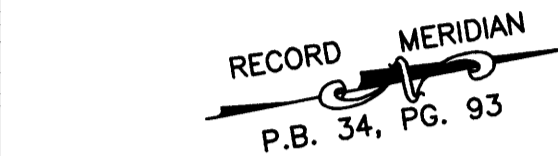
PROPOSED WELL  
(LOCATION APPROXIMATE)

PROPOSED DRAIN FIELD  
(SEE NOTE 11)

PROPOSED ADJUSTED  
PARCEL BOUNDARY  
WOOD FENCE, TYP.

LINE PER INSTR.  
#202216607 HEREBY  
EXTINGUISHED

REVISED BOUNDARY LINE MOVED 2.73'



N/F  
R&R RIMMER INVESTMENTS, LLC, FORGE ROAD  
PROPERTY, LLC & JESSICA F. BURDEN  
INSTR. #190007879  
INSTR. #060005188 (PLAT)  
PID#1230100010

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

