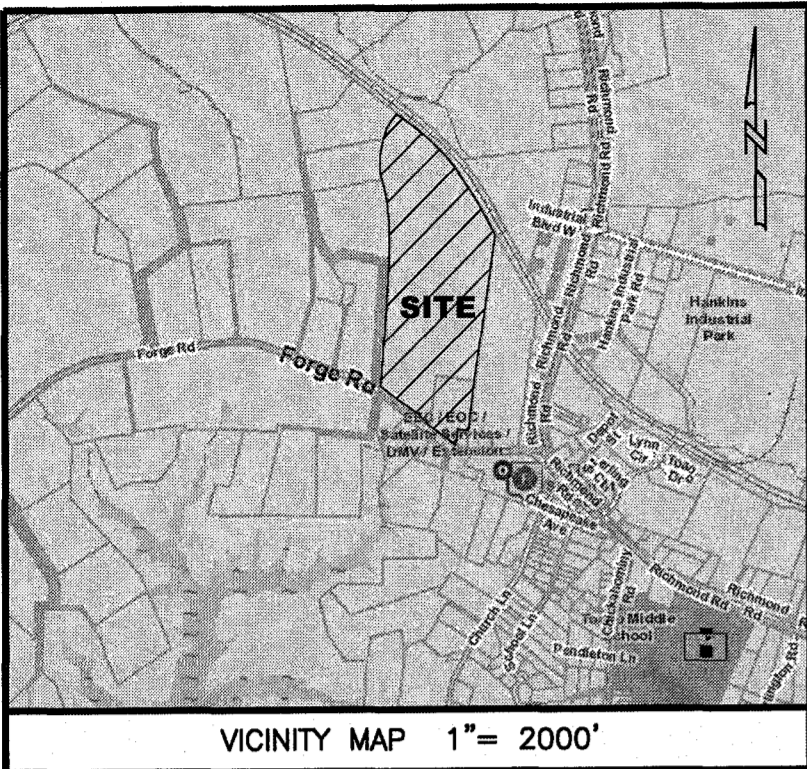


202216607



**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. AADAHL (TRUSTEE)  
INST. #190011615  
INST. #180011184  
ADDRESS:  
3026 FORGE ROAD  
TOANO, VIRGINIA 23168  
ZONING DISTRICT: A1 (GENERAL AGRICULTURE)

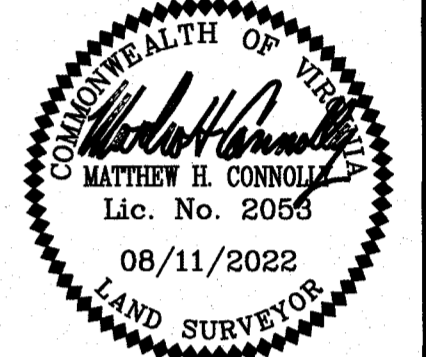
**OWNERS CERTIFICATE: (PARCEL ID: 1340100013)**  
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.  
*Patricia A. Howell* 8/26/22  
PATRICIA A. HOWELL DATE

**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 Vergakis*  
NOTARY PUBLIC  
REGISTRATION NO. 7623437  
Linda Fay Vergakis  
NOTARY PUBLIC  
Registration # 7623437  
Commonwealth of Virginia  
My Commission Expires 08/31/22

**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.

**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*  
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. 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.

**AREA TABULATION**

PARCEL	OLD AREA	NEW AREA
PIN 1230100014	2,472,901 S.F./56.770 AC.	2,211,541 S.F./50.770 AC.
PIN 1230100013	257,195 S.F./5.900 AC.	518,368 S.F./11.900 AC.
TOTAL AREA	2,729,905 S.F./62.670 AC.	2,729,905 S.F./62.670 AC.

**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  
*NONA 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 Vergakis*  
NOTARY PUBLIC  
REGISTRATION NO. 7623437  
LINDA FAY VERGAKIS  
NOTARY PUBLIC  
REGISTRATION # 7623437  
COMMONWEALTH OF VIRGINIA  
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 \_\_\_\_\_, 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 \_\_\_\_\_ 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*  
(OFFICIAL SIGNATURE AND SEAL OF NOTARY)  
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.  
*Erica McCullough*  
DATE 7th Sept 22 VIRGINIA DEPARTMENT OF HEALTH  
*Erica McCullough*  
DATE 11th Sept 2022 VIRGINIA DEPARTMENT OF TRANSPORTATION  
*Erica McCullough*  
DATE \_\_\_\_\_ SUBDIVISION AGENT OF JAMES CITY COUNTY

**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 Vergakis*  
NOTARY PUBLIC  
REGISTRATION NO. 7623437  
LINDA FAY VERGAKIS  
NOTARY PUBLIC  
REGISTRATION # 7623437  
COMMONWEALTH OF VIRGINIA  
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.

2 (Large/Small Plat(s) Recorded) ESTE  
herewith pg. # 202216607

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**

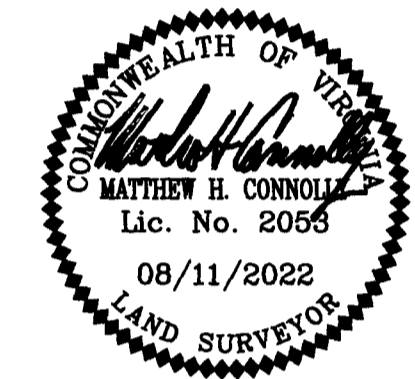
BETWEEN  
**PARCEL ID#1230100014 &**  
**PARCEL ID#1230100013**  
**C.W. RICHARDS ESTATE**

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**

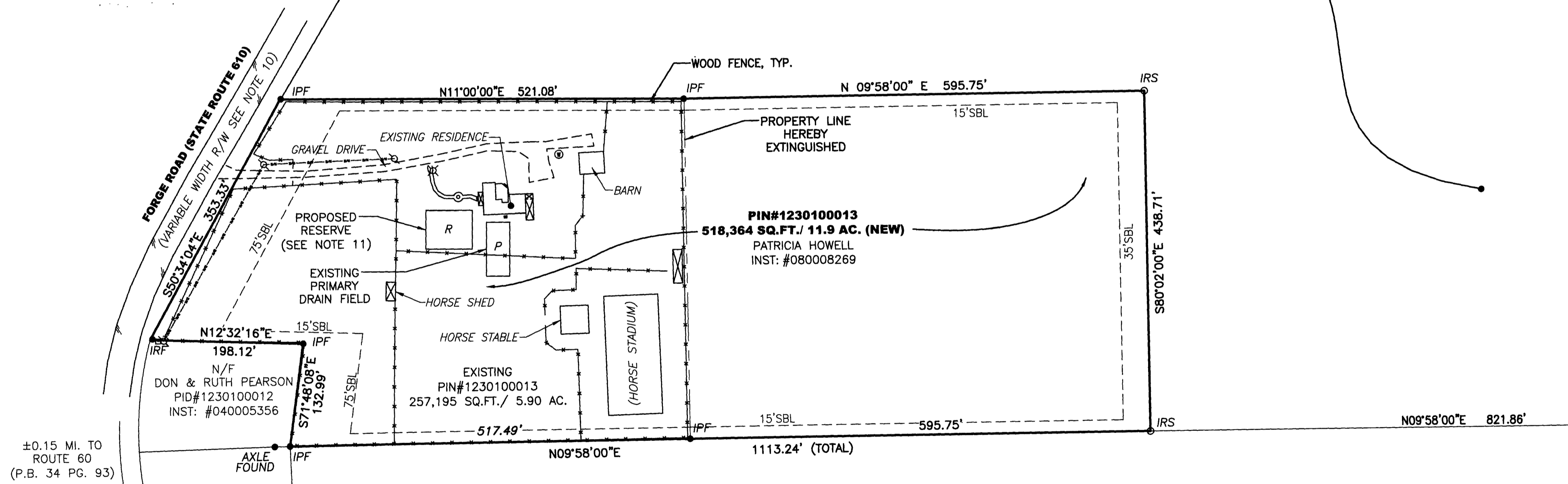


N/F  
 GLENN & DONNA TIERNEY  
 PIN#1230500002  
 INST: #190001666

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



±0.15 MI. TO  
 ROUTE 60  
 (P.B. 34 PG. 93)

FORGE ROAD (STATE ROUTE 610)  
 (VARIABLE WIDTH R/W SEE NOTE 10)

N12°32'16"E 198.12'  
 N/F  
 DON & RUTH PEARSON  
 PID#1230100012  
 INST: #040005356

PROPOSED DRAIN FIELD  
 (SEE NOTE 11)

WOOD FENCE, TYP.

N11°00'00"E 521.08'

N 09°58'00" E 595.75'

15'SBL

PROPERTY LINE  
 HEREBY  
 EXTINGUISHED

15'SBL

580°02'00"E 438.71'

35'SBL

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

15'SBL

EXISTING  
 PIN#1230100013  
 257,195 SQ.FT./ 5.90 AC.

15'SBL

517.49'

15'SBL

595.75'

15'SBL

1113.24' (TOTAL)

N09°58'00"E

821.86'

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
  - OH— OVERHEAD UTILITY
  - ⊗ LIGHT POLE
  - IPF = IRON PIPE FOUND
  - IRS = IRON ROD SET

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

