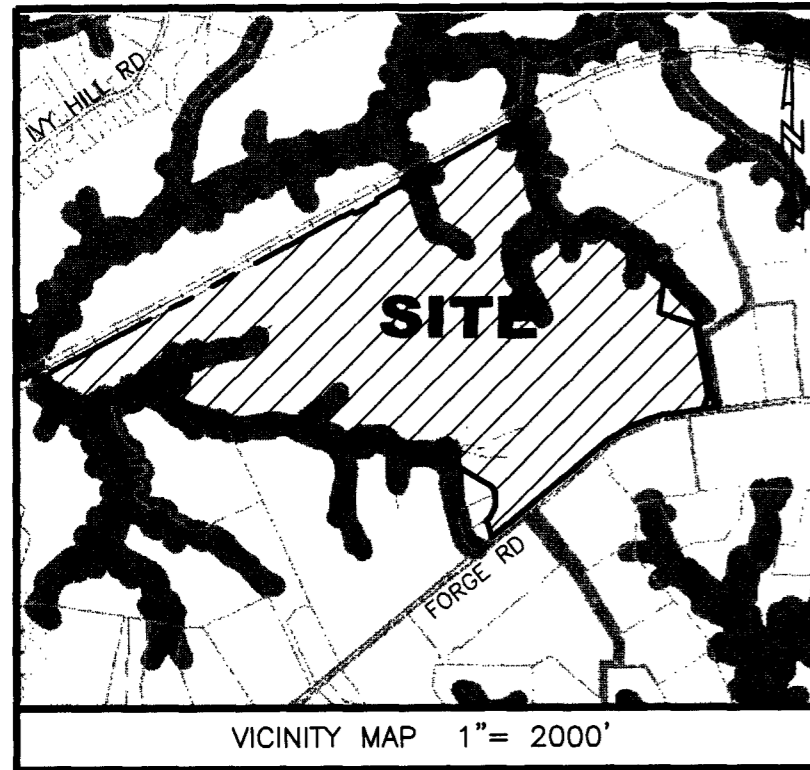


202300296



PROPERTY INFORMATION

LOT 1, COTTRELL SUBDIVISION (PID#1140100002A)
OWNER: DAVID M. STRATTON
INST. #970004569
D.B. 724, PG. 488
P.B. 60 PG. 89

ADDRESS:
2798 FORGE ROAD
TOANO, VIRGINIA 23168
ZONING DISTRICT: A1 (GENERAL AGRICULTURE)

PID# 1140100002
OWNERS: NANCY COTTRELL, TRUSTEE &
M. ANDERSON BRADSHAW
INST. #970020219

ADDRESS:
2724 FORGE ROAD
TOANO, VA 23168
ZONING DISTRICT: A1 (GENERAL AGRICULTURE)

OWNERS CERTIFICATE: (PARCEL ID: 1140100002)

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, Trustee 10/26/22
NANCY COTTRELL KRUSE, TRUSTEE DATE

CERTIFICATE OF NOTARIZATION

STATE OF MISSOURI
CITY/COUNTY OF Platte Smithville, I, Emilee Moody, 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 26 DAY OF October, 2022. MY COMMISSION EXPIRES 02/13/2026

Emilee Moody
NOTARY PUBLIC
REGISTRATION NO. 22001572

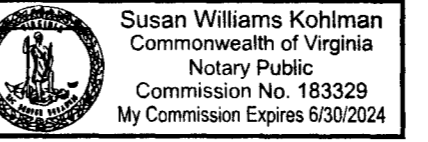


M. Anderson Bradshaw Trustee Nov. 1 2022
M. ANDERSON BRADSHAW, TRUSTEE DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, I, Susan Williams Kohlman, 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 1st DAY OF November, 2022. MY COMMISSION EXPIRES 6/30/2024

Susan Williams Kohlman
NOTARY PUBLIC
REGISTRATION NO. 183329



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF NANCY COTTRELL KRUSE, TRUSTEE AND M. ANDERSON BRADSHAW, TRUSTEE. AND WAS ACQUIRED FROM JOSEPH M. COTTRELL BY THAT CERTAIN DEED DATED DECEMBER 22, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 970020129.

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 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 SYSTEMS.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. PER JAMES CITY COUNTY VA FIRM PANEL 51095C0039D DATED DECEMBER 16, 2015; LOTS DO NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE.
- 7. PER JCC GIS MAPPING, A PORTION OF THE PROPERTIES DO LIE WITHIN THE RPA.
- 8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 11. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 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. A PORTION OF THE REMAINING ACREAGE IN PIN#1140100002 LIES WITHIN THE MILL CREEK AGRICULTURAL FORESTAL DISTRICT.
- 14. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PID#1140100002	12,988,721 S.F./298.18 AC.	12,769,240 S.F./293.14 AC.
PID#1140100002A	140,366 S.F./3.22 AC.	359,847 S.F. / 8.26 AC.
TOTAL	13,129,087 S.F./301.40 AC.	13,129,087 S.F./301.40 AC.

BOUNDARY LINE ADJUSTMENT

BETWEEN
LOT 1, JOSEPH M. COTTRELL SUBDIVISION (PIN#1140100002A)
AND
PIN#1140100002

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/20/2022 JOB # 22-244



SHEET 1 OF 3
JCC-S-22-0021

VDH SUBDIVISION APPROVAL STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC5-610-20-ET. SEQ., THE REGULATIONS)

THIS SUBDIVISION WAS SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR REVIEW PURSUANT TO §32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE VIRGINIA DEPARTMENT OF HEALTH TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM A LICENSED ONSITE SOIL EVALUATOR (OSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN OSE FOR RESIDENTIAL DEVELOPMENT. THE VIRGINIA DEPARTMENT OF HEALTH IS NOT REQUIRED TO PERFORM A FIELD CHECK ON SUCH EVALUATIONS.

PARCEL #1140100002

SOILS FOR THE EXISTING DRAINFIELD ON PARCEL #1140100002 WERE EVALUATED BY ADAM HERMAN OF ADAM'S SEPTIC EVALUATION & DESIGN, LLC. DRAINFIELD LOCATION IS ADJACENT TO EXISTING HOUSE AND LOCATION IS ON FILE WITH THE VIRGINIA HEALTH DEPARTMENT.

SOILS FOR THE EXISTING DRAINFIELD ON PARCEL #1140100002A WERE EVALUATED BY ADAM HERMAN OF ADAM'S SEPTIC EVALUATION & DESIGN, LLC. EXISTING DRAINFIELD LOCATION IS AS SHOWN ON PLAT.

PURSUANT TO §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.

3 Large/Small Plat(s) Recorded
herewith as # 202300296

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 9th DAY OF January, 2023 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:42 am INSTRUMENT # 202300296
TESTE MONA A. FOLEY, CLERK

OWNERS CERTIFICATE: (PARCEL ID: 1140100002A)

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.

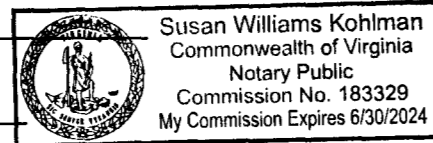
David M. Stratton 11-2-22
SIGNATURE DATE

DAVID M. STRATTON
NAME PRINTED

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, I, Susan Williams Kohlman A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 2nd DAY OF November, 2022. MY COMMISSION EXPIRES 6/30/2024

Susan Williams Kohlman
NOTARY PUBLIC
REGISTRATION NO. 183329



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF DAVID M. STRATTON AND WAS ACQUIRED FROM: DAVID M. & PERRI L. STRATTON BY THAT CERTAIN DEED DATED MARCH 26, 1997 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 970004569.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

11-22-22 DATE VIRGINIA DEPARTMENT OF HEALTH
11/18/22 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
11 Dec 2022 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

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.

10/20/2022 DATE
William S. Felts
WILLIAM S. FELTS, L.S. 3149

