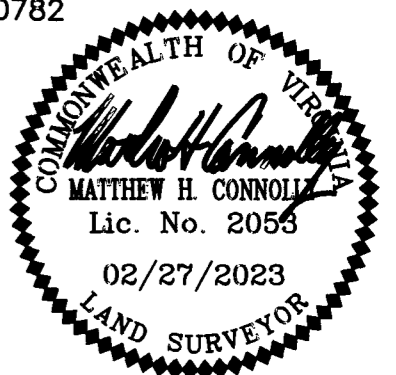


AMENDED BOUNDARY LINE ADJUSTMENT

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

OWNERS CERTIFICATE: (PARCEL ID: 1340100013)

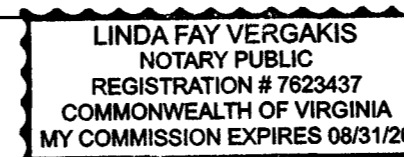
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

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

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)

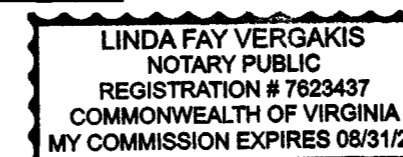
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: Mary C. Aadahl DATE: 3/23/23

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

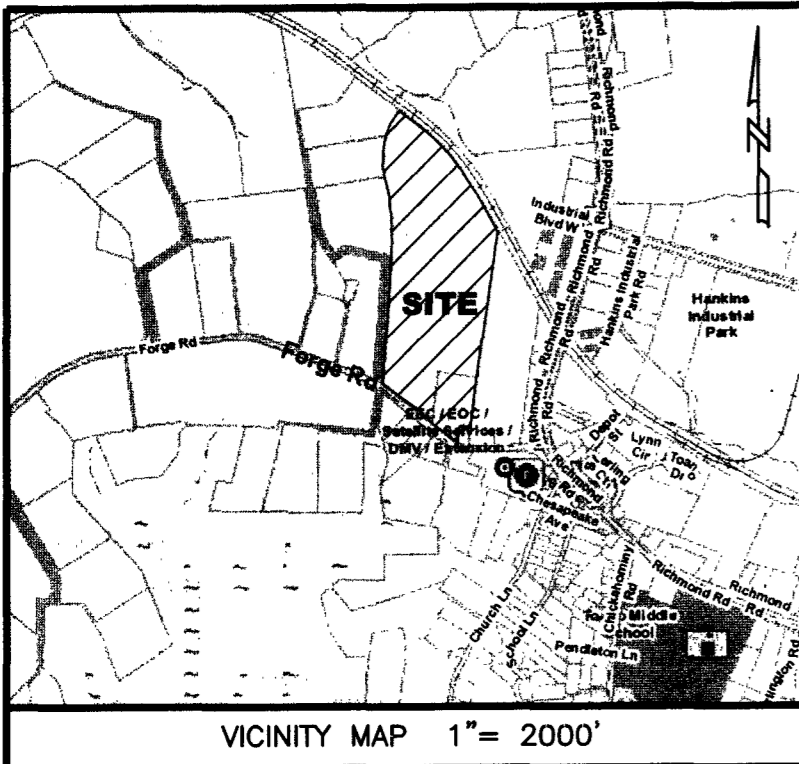


CERTIFICATE OF SOURCE OF TITLE

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



OWNERS CERTIFICATE: (PARCEL ID: 1230100014)

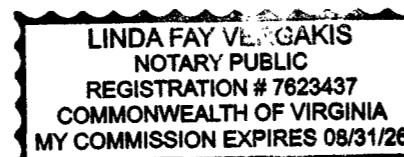
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: Nora Cottrell Abbott DATE: 3/16/23

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



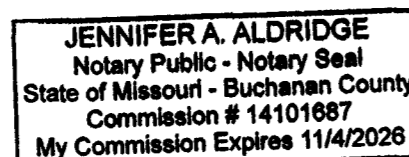
OWNERS CERTIFICATE: (PARCEL ID: 1230100014)

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

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 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.



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

**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  
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'

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

PROPOSED ADJUSTED  
PARCEL BOUNDARY

REVISED BOUNDARY LINE MOVED 2.73'  
N 09°42'16" E 858.39' (TOTAL)  
±821.0' TO STUMP ONLINE

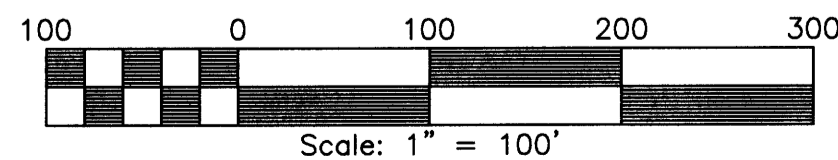
BOUNDARY LINE PER  
P.B. 34, PG. 93

BOUNDARY LINE PER  
INSTR. #060005188

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



RECORD MERIDIAN  
P.B. 34, PG. 93

