

PROPERTY INFORMATION

PARCEL ID# 1230100013 OWNER: PÄTRICIA 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	· AERT	EICATE.	(DARCE)	ID-	1230100014	١.
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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 allott NORA COTTRELL ABBOTT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

etty/country of James City 1, Linda Vergalis 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 16th DAY OF MOTON

MY COMMISSION EXPIRES AUG. 31, 2026 Puida & Vergalis NOTARY PUBLIC

LINDA FAY VERGAKIS NOTARY PUBLIC REGISTRATION # 7623437 REGISTRATION NO. 7423437 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 08/31/26

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.

Cottrell Fruse NANCY COTTRELL KRUSE

DATE

CERTIFICATE OF NOTARIZATION

STATE OF MISSOURI

CITY/COUNTY OF _____Ch_ ON THIS TO DAY OF March , 2023, BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED Many Cottrell Kruse (NAME OF DOCUMENT SIGNER), (PERSONALLY KNOWN TO ME) (PROVED TO ME THROUGH IDENTIFICATION DOCUMENTS, WHICH WERE ! Liver's Liver (PROVED TO ME ON THE OATH OR AFFIRMATION OF_ 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

, 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.

(OPPRICIAL SIGNATURE AND DEAL OF NOTARY)

JENNIFER A. ALDRIDGE Notary Public - Notary Seal State of Missouri - Buchanan County Commission # 14101687 My Commission Expires 11/4/2026

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.

on/ 2023 SUBDIVISION AGENT OF JAMES CITY COUNTY 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

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CHY/COUNTY OF LAMES CHY I, LINDS VERDALS 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 14 DAY OF 14 DAY OF 14 DAY OF 15 DAY O MY-COMMISSION EXPIRES DOD. 31. 7026

NOTARY PUBLIC

7623437 REGISTRATION NO._

LINDA FAY VERGAKIS **NOTARY PUBLIC** REGISTRATION # 7623437 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 08/31/26

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 VERNA 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.

MARY C. AADAHL (TRUSTEE)

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CHY/COUNTY OF Llames CHY 1, Linda Vergalis IN AND FOR THE CHTY/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 CHTY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 23rd DAY OF MOCCO MY COMMISSION EXPIRES AUG. 31,2076

NOTARY PUBLIC

REGISTRATION NO. 7623437

LINDA FAY VERGAKIS NOTARY PUBLIC REGISTRATION # 7623437 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 08/31/26

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
- 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.

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

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-23-0007

REF: PB.230, PG 605 PB.34, PG 93

VDOT HWY PLAN 0610-047-145, M-501

ENGINEERS OR SURVEYORS CERTIFICATE

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

Water land MATTHEW H. CONNELLY L.S. 2053

MATTHEW H. CONNOLLA

Lic. No. 2053

02/27/2023

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, PHONE NO. <u>757-344-6270</u> ADDRESS: 4516 MISTY COURT, VA 23185.

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	2,475,384 S.F./56.827 AC.	2,214,040 S.F./50.827 AC.	
PIN 1230100013	257,211 S.F./5.904 AC.	518,555 S.F./11.904 AC.	
TOTAL AREA	2,732,595 S.F./62.731 AC.	2,732,595 S.F./62.731 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 CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 20 TH DAY OF APRIL , 2023. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:35 AM INSTRUMENT # 2023 03757

eal, Deputy culk

2 (Large) Small Plat(s) Recorded

GENERAL NOTES AMENDED 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY **BOUNDARY LINE ADJUSTMENT** 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. PARCEL ID#1230100014 & 4. PARCELS SHOWN ARE SERVED OR TO BE SERVED BY PRIVATE WATER AND SEWER. 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. PARCEL ID#1230100013 6. PER FEMA FLOOD INDEX MAP PANEL #51095C0043D DATED DECEMBER 16, 2015 THE LOTS DO C.W. RICHARDS ESTATE NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE. GLENN & DÓNNA TIERNEY 7. THESE PROPERTIES DO NOT LIE WITHIN THE RPA. POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA PIN#1230500002 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL INST: #190001666 DATE: 08/11/2022 SCALE: 1"=100" JOB # 22-102 REGULATIONS AND JAMES CITY COUNTY CODE. 9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE AMENDED: 02/27/2023 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) Engineering & Surveying Consultants 205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188 Phone: (757) 565-1677 Fax: (757) 565-0782 web: landtechresources.com NORA COTTRELL ABBOTT, NANCY SHEET 2 OF 2 PROPOSED WELL COTTRELL KRUSE, & MARY C. AADAHL JCC-S-23-0007 (LOCATION C.W. RICHARDS ESTATE APPROXIMATE) P.B. 34 PG. 93 PIN#1230100014 INST: #190011615 56.83 AC. (OLD) 50.83 AC. (NÈW) MATTHEW H. CONNOLL -PROPOSED Lic. No. 2053 DRAIN FIELD 02/27/2023 (SEE NOTE 11) City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on LINE PER INSTR.-04/20/2023 PROPOSED ADJUSTED-#202216607 HEREBY at 11: 35 AM/PM, PB _____ PG___ PARCEL BOUNDARY **EXTINGUISHED** Document # 202303757 -WOOD FENCE, TYP. -REVISED BOUNDARY LINE MOVED 2.73' MONA A. FOLEY, CLERK 595.75 N 09'42'16" E Mora A. Adeus N11°00'00"E 521.08' 15'SBL EXISTING RESIDENCE-GRAVEL DRIVE-Large/Small Plat(s) Recorded herewith as # 202303757 PIN#1230100013 **PROPOSED** R - 518.364 SQ.FT./ 11.9 AC. (NEW) RESERVE (SEE NOTE 11) PATRICIA HOWELL 35'SBL INST: #080008269 EXISTING-PRIMARY DRAIN FIELD HORSE SHED JM) S12'32'16"W - 15'SBL BOUNDARY LINE PER STADI HORSE STABLE P.B. 34, PG. 93 198.12 **EXISTING** PROPOSED ADJUSTED -PIN#1230100013 -REVISED BOUNDARY LINE MOVED 2.73' DON & RUTH PEARSON 10.55' PARCEL BOUNDARY 257,195 SQ.FT./ 5.90 AC. N 09'42'16" E 858.39' (TOTAL) PID#1230100012 INST: #040005356 ±821.0' TO STUMP ONLINE S 09'58'00" W _15'SBL_____S 09'42'16" W 595.75' ____ ±0.15 MI. TO ROUTE 60 (P.B. 34 PG. 93) _ *_ 517.49'-*APPARENT GAP TALL IPF AXLE FOUND LINE PER INSTR. BOUNDARY LINE PER #202216607 HEREBY INSTR. #060005188 **EXTINGUISHED** R&R RIMMER INVESTMENTS, LLC, FORGE ROAD LEGEND PROPERTY, LLC & JESSICA F. BURDEN ____ EDGE OF PAVEMENT INSTR. #190007879 EXISTING WELL INSTR. #060005188 (PLAT) TELEPHONE PEDESTAL PID#1230100010 HVAC UNIT `Q UTILITY POLE 100 --OH--- OVERHEAD UTILITY X LIGHT POLE IPF = IRON PIPE FOUND IRS = IRON ROD SET Scale: 1" = 100'