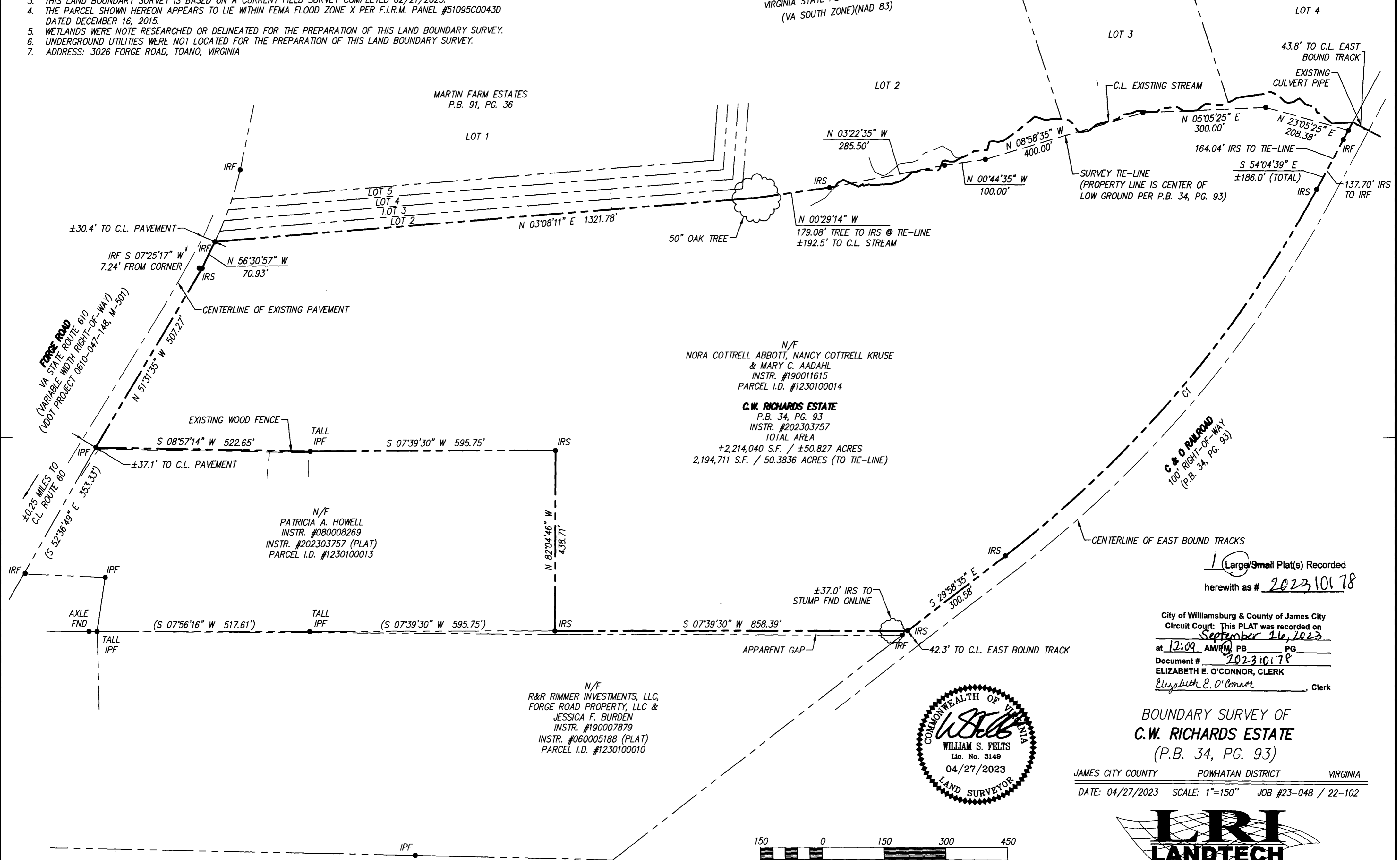


GENERAL NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT, ALL EASEMENTS EXISTING MAY NOT BE SHOWN HEREON.
2. ALL OBSERVED ENCROACHMENTS, IF ANY, ARE SHOWN HEREON.
3. THIS LAND BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY COMPLETED 02/21/2023.
4. THE PARCEL SHOWN HEREON APPEARS TO LIE WITHIN FEMA FLOOD ZONE X PER F.I.R.M. PANEL #51095C0043D DATED DECEMBER 16, 2015.
5. WETLANDS WERE NOTE RESEARCHED OR DELINEATED FOR THE PREPARATION OF THIS LAND BOUNDARY SURVEY.
6. UNDERGROUND UTILITIES WERE NOT LOCATED FOR THE PREPARATION OF THIS LAND BOUNDARY SURVEY.
7. ADDRESS: 3026 FORGE ROAD, TOANO, VIRGINIA

VIRGINIA STATE PLANE COORDINATES
(VA SOUTH ZONE)(NAD 83)



N/F
NORA COTTRELL ABBOTT, NANCY COTTRELL KRUSE
& MARY C. AADAH
INSTR. #190011615
PARCEL I.D. #1230100014

C.W. RICHARDS ESTATE
P.B. 34, PG. 93
INSTR. #202303757
TOTAL AREA
±2,214,040 S.F. / ±50.827 ACRES
2,194,711 S.F. / 50.3836 ACRES (TO TIE-LINE)

N/F
PATRICIA A. HOWELL
INSTR. #080008269
INSTR. #202303757 (PLAT)
PARCEL I.D. #1230100013

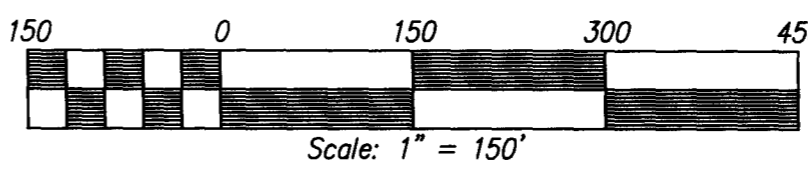
N/F
R&R RIMMER INVESTMENTS, LLC,
FORGE ROAD PROPERTY, LLC &
JESSICA F. BURDEN
INSTR. #190007879
INSTR. #060005188 (PLAT)
PARCEL I.D. #1230100010

1 Large/Small Plat(s) Recorded
herewith as # 202310178

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
September 16, 2023
at 12:09 AM/PM PM PG
Document # 202310178
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



**BOUNDARY SURVEY OF
C.W. RICHARDS ESTATE**
(P.B. 34, PG. 93)
JAMES CITY COUNTY POMHATAN DISTRICT VIRGINIA
DATE: 04/27/2023 SCALE: 1"=150' JOB #23-048 / 22-102



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2808.29'	1180.42'	1171.75'	S 42°01'05" E	24°05'00"

JCC Subdivision Agent
Approval Not Required

LRI
LANDTECH
RESOURCES, INC.
ENGINEERING · SURVEYING · GPS
205-E Bullfante Blvd, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

-PK 8&PT 1027