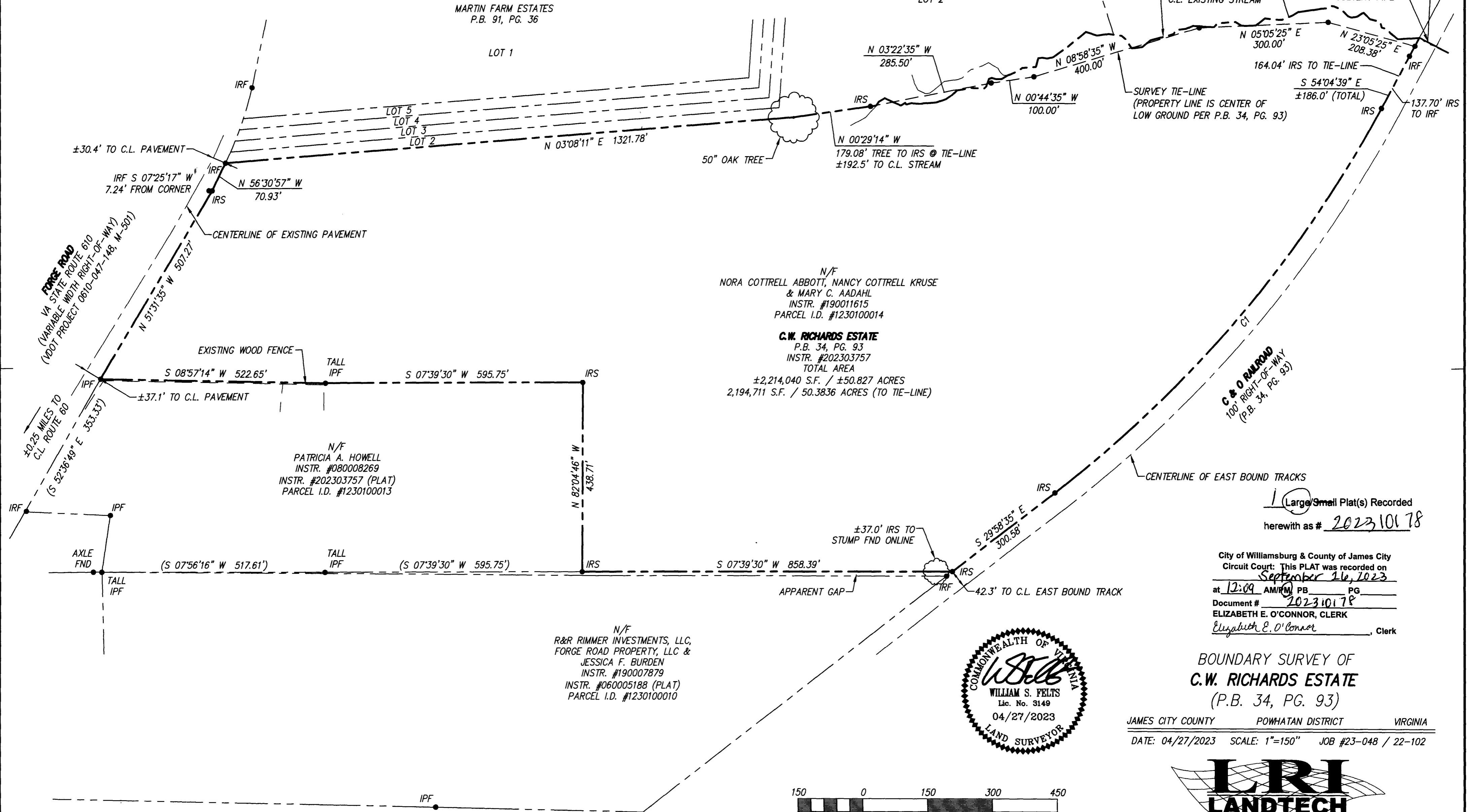


**GENERAL NOTES:**

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

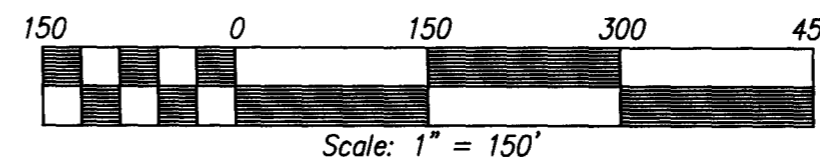


1 Large/Small Plat(s) Recorded  
herewith as # 202310178

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
September 16, 2023  
at 12:09 AM/PM PB 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

-PK 8&PT 10/27



205-E Bullfante Blvd, Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com