



AREA TABULATION

PARCEL	OLD AREA	NEW AREA		
PARCEL ID: 3030100006	1,697,969 S.F. / 38.98 AC.	871,586 S.F. / 20.01 AC.		
PARCEL ID: 3520100007	5,703,746± S.F. / 130.94± AC.	6,530,515± S.F. / 149.92± AC.		

AREA DEDICATED FOR PUBLIC USE	
TOTAL AREA DEDICATED FOR PUBL	IC USE: 4,091 S.F. / 0.10 AC.

OWNERS	CERTIFIC	ATE P	ARCEL	ID: 3	5201	00007

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL ID: 3520100007 & PARCEL ID: 3030100006 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

n.cx	12/21/2023
WILLIAM C. KANE JR. (TRUSTEE)	DATE
000	12/21/2023
ANGELIA K. KANE (TRUSTEE)	/ DATE /

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CHY/COUNTY OF James City I, Linda Vergalis , a notary public in and for the CHY/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 CHY/COUNTY aforesaid.

GIVEN UNDER MY HAND THIS 21st DAY OF December , 2023.

Juida & Vergalos NOTARY PUBLIC	
NOTARY PUBLIC	
MY COMMISSION EXPIRES AUGUST 31, 2026	_
NOTARY 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 THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF WILLIAM C. KANE JR. & ANGELIA K. KANE, CO-TRUSTEES AND WAS ACQUIRED FROM: WILLIAM C. KANE SR. BY THAT CERTAIN DEED DATED MAY 14, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT #130012310.

CERTIFICATE OF APPROVAL

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

01/04/24	De la companya della companya della companya de la companya della
DATE	VA DEPARTMENT OF TRANSPORTATION
1/8/2024 DATE	VA DEPARTMENT OF HEALTH
01/18/2024	Lusen m. Istenes
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.



10/27/2023 DATE MATTHEW H. CONNOLL Lic. No. 2053

10/27/2023

AND SURVEYOR

OWNERS CERTIFICATE PARCEL ID: 3030100006:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL ID: 3520100007 & PARCEL ID: 3030100006 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

D.Cla	12/21/2023
WILLIAM C. KANE JR.	DATE
00	12/21/2023
ANGELIA K. KANE	/ DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City I, Linda Vergaids , 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 21st DAY OF December , 2023.

9	\unda	A Vero	rates			
)	NOTARY	^			
	'	- NOTARY	PUBLIC	0 :	0.01	

NOTARY 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 THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF WILLIAM C. KANE JR. & ANGELIA K. KANE AND WAS ACQUIRED FROM: THOMAS B. WALLACE BY THAT CERTAIN DEED DATED AUG. 30, 2017, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT #170017701.

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: ANN L. RUFF, AOSE NO. 1940001376, PHONE NO. 757–810–5293

ADDRESS: P.O. BOX 759, LIGHTFOOT, VA 23090.
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.

BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL ID: 3030100006 & PARCEL ID: 3520100007

POWHATAN DISTRICT JAMES CITY COUNTY

VIRGIN

DATE: 10/27/2023

JOB # 23-104

Land Tech Resources, Inc. Engineering & Surveying Consultants

205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

JCC-S-23-0033

Large/Small Plat(s) Recorded
herewith as # 202402092

PROPERTY INFORMATION

PARCEL ID: 3520100007

OWNERS: WILLIAM C. JR. & ANGELIA K. KANE, CO-TRUSTEES

ADDRESS:

2756 JOLLY POND ROAD

WILLIAMSBURG, VIRGINIA 23188

ZONING DISTRICT: A1 GENERAL AGRICULTURE

PARCEL ID: 3030100006

OWNERS: WILLIAM C. JR. & ANGELIA K. KANE

ADDRESS:

3008 JOLLY POND ROAD

WILLIAMSBURG, VIRGINIA 23188

ZONING DISTRICT: A1 GENERAL AGRICULTURE

STATE OF VIRGINIA. JAMES CITY COUNTY

TESTE <u>ELIZABETH E. O'CONNOR. CLERK</u>