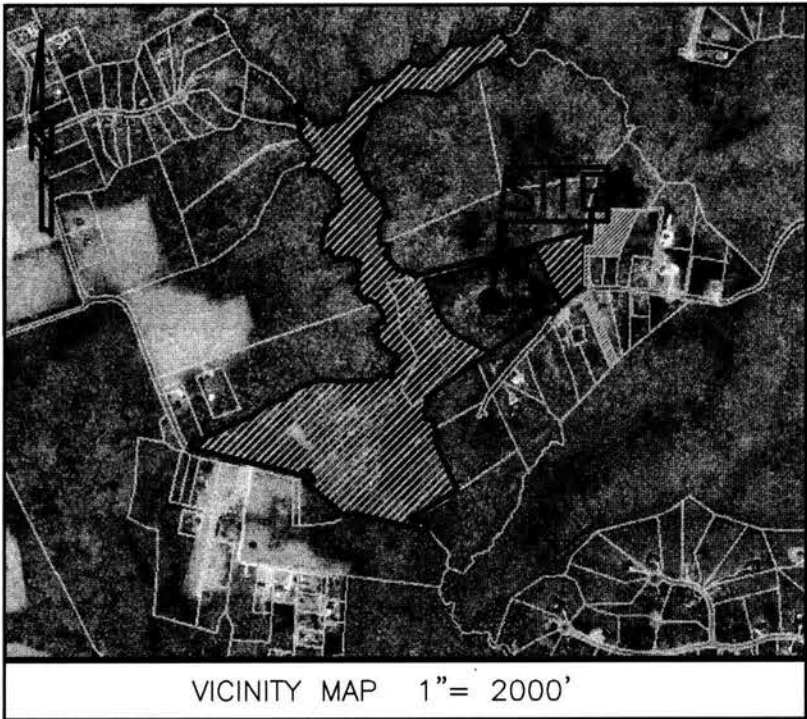


202506999



AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PARCEL ID: 3030100013	244,892 S.F. / 5.622 AC.	464,087 S.F. / 10.654 AC.
PARCEL ID: 3520100007	6,530,515± S.F. / 149.92 AC.	6,311,320± S.F. / 144.89± AC.

BOUNDARY LINE ADJUSTMENT

BETWEEN

PARCEL ID: 3030100013 & PARCEL ID: 3520100007

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 3/31/2025

JOB # 24-504

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 1 OF 3

JCC-S-25-0002

OWNERS CERTIFICATE PARCEL ID: 3520100007:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL ID: 3520100007 & PARCEL ID: 3030100013 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

William C. Kane Jr. April 15, 2025
WILLIAM C. KANE JR. (TRUSTEE) DATE

Angelia K. Kane April 15, 2025
ANGELIA K. KANE (TRUSTEE) DATE

CERTIFICATE OF NOTARIZATION

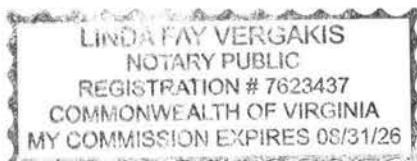
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City I, Linda F. 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 15th DAY OF APRIL, 2025.

Linda F. Vergakis
NOTARY PUBLIC

MY COMMISSION EXPIRES AUGUST 31, 2026

NOTARY REGISTRATION NO. 7623437



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 JR. SOLE ACTING TRUSTEE OF THE WILLIAM C. KANE, SR. REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 28, 2009 BY THAT CERTAIN DEED OF GIFT 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.

04/18/2025
DATE VA DEPARTMENT OF TRANSPORTATION

04/18/2025
DATE VA DEPARTMENT OF HEALTH

04/24/2025
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.

Matthew H. Connolly 3/31/2025
MATTHEW H. CONNOLLY, E.S. DATE



OWNERS CERTIFICATE PARCEL ID: 3030100013:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL ID: 3520100007 & PARCEL ID: 3030100013 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Charles A. Canaday April 18-2025
CHARLES A. CANADAY DATE

CERTIFICATE OF NOTARIZATION

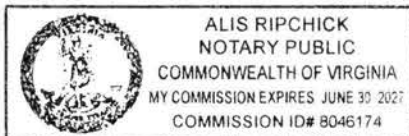
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City I, Alis Ripchick, 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 18th DAY OF April, 2025.

Alis Ripchick
NOTARY PUBLIC

MY COMMISSION EXPIRES June 30, 2027

NOTARY REGISTRATION NO. 8046174



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF CHARLES A. CANADAY AND WAS ACQUIRED FROM ROBERT CANADAY AND MAVIS ELAINE CANADAY BY DEED OF GIFT DATED NOVEMBER 21, 2022 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT #202216809.

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.

3 Large/Small Plat(s) Recorded
herewith as # 202506999

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: 3030100013

OWNERS: CHARLES A. CANADAY

ADDRESS:

3023 JOLLY POND ROAD
WILLIAMSBURG, VIRGINIA 23188
ZONING DISTRICT: A1 GENERAL AGRICULTURE

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23 DAY OF May, 2025. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:13 PM INSTRUMENT # 202506999

TESTE ELIZABETH E. O'CONNOR, CLERK

202506999

VA STATE PLANE
SOUTH ZONE
(NAD 83/GEOID 12B)

BOUNDARY LINE ADJUSTMENT
BETWEEN
PARCEL ID: 3030100006 & PARCEL ID: 3520100007
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 3/31/2025 JOB # 24-504

LandTech
Resources, Inc.

Engineering & Surveying Consultants

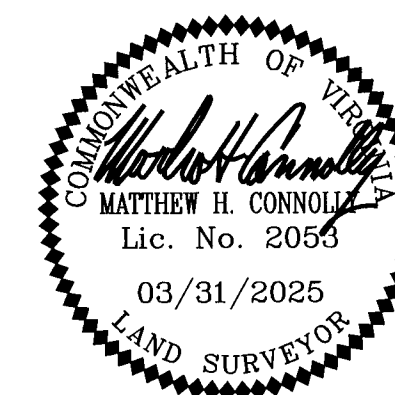
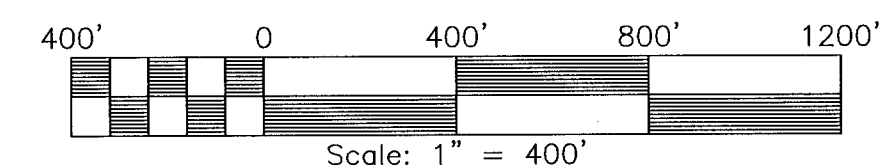
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SHEET 2 OF 3

JCC-S-25-0002

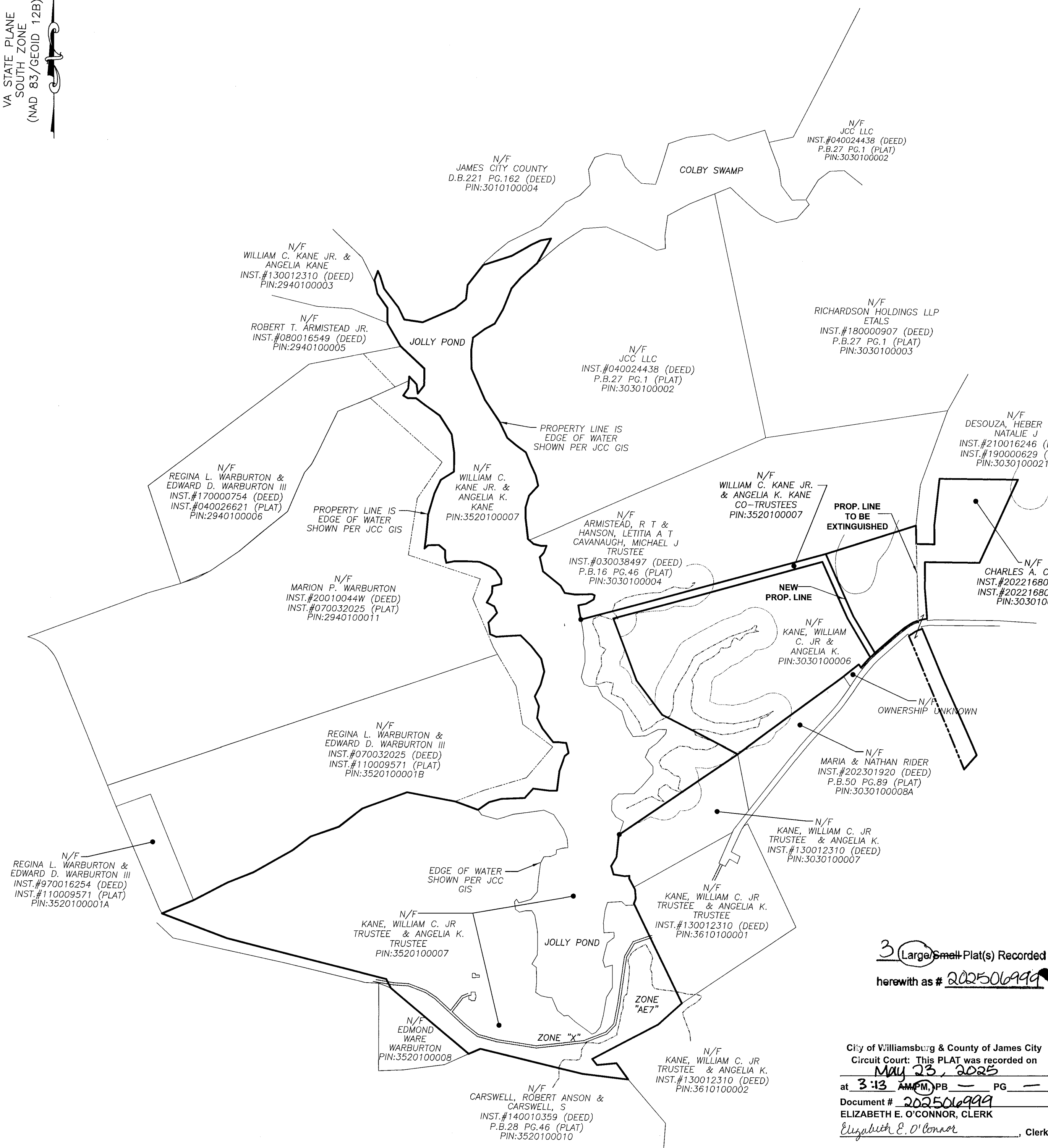


GENERAL NOTES

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 LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. LOTS ARE SERVED BY PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCELS LIE IN FIRM ZONE "X & AE7" & ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0112D DATED 12/16/2015.
7. THIS PROPERTY FALLS PARTIALLY 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. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
11. PRIOR TO ANY FURTHER LAND DEVELOPMENT ACTIVITIES; A SITE SPECIFIC WETLAND DELINEATION AND RPA DETERMINATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION SECTION OF THE JAMES CITY COUNTY CODE.
12. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 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.
14. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
15. BUILDING SETBACKS FOR A-1 ZONING:
FRONT - 75'
SIDE - 15'
REAR - 35'
16. EXISTING GRAVEL DRIVE APPEARS TO BE IN CURRENT USE FOR ACCESS TO ARMISTEAD & CAVANAUGH PROPERTY. DOCUMENTATION FOR ACCESS EASEMENT, IF ANY, HAS NOT BEEN PROVIDED TO THIS FIRM.
17. UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED FOR THIS PLAT. ONLY ABOVE GROUND UTILITIES ARE SHOWN.

NOTE A

JOLLY POND STATE ROUTE 633 IS SHOWN ON THIS PLAT AS A 30' RIGHT OF WAY PER JAMES CITY COUNTY COMMENT LETTER DATED JULY 21, 2022. IT SHOULD BE NOTED THAT DOCUMENTATION CONFIRMING A 30' RIGHT-OF-WAY WAS NOT PROVIDED TO THIS FIRM.



3 Large Small Plat(s) Recorded
herewith as # 202506999

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 23, 2025
at 3:13 AM PM, PB PG
Document # 202506999
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

OVERALL

202506999

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.63'	235.68'	18°52'20"	N 62°04'55" E	77.28'
C2	49.48'	278.61'	10°10'29"	S 78°38'36" W	49.41'
C3	66.41'	185.68'	20°29'39"	N 69°46'05" E	66.06'

LINE	BEARING	DISTANCE
L1	S 51°30'17" W	43.91'
L2	N 51°27'49" E	20.56'
L3	N 48°58'20" E	153.91'
L4	N 46°51'59" E	36.61'
L5	N 46°51'59" E	12.58'
L6	S 41°41'06" W	49.42'
L7	N 38°15'26" E	13.59'
L8	N 33°41'37" W	21.94'
L9	N 51°57'38" E	105.30'
L10	S 53°49'17" W	140.00'



N/F
HANSON & LETITIA ARMISTEAD,
MICHAEL CAVANAUGH
INST.#030038497 (DEED)
P.B.16 PG.46 (PLAT)
PIN:3030100004

N/F
DESOUZA, HEBER R & NATALIE J
INST.#210016246 (DEED)
INST.#190000629 (PLAT)
PIN:3030100021F

PORTION OF
PARCEL ID: 3030100013

PROPERTY OF
CHARLES A. CANADAY
INST. #202216809
INST. #120014542 (PLAT)

TOTAL OLD AREA
244,892 S.F.
5.622 AC.
TOTAL NEW AREA
464,087 S.F.
10.654 AC.

N/F
DESOUZA, HEBER R & NATALIE J
INST.#210016246 (DEED)
INST.#190000629 (PLAT)
PIN:3030100021F

PARCEL ID: 3030100018
N/F
BROWN, DOUGLAS L & JEROLENE
D.B. 145, PG. 46 (DEED)

N/F
DESOUZA, HEBER R & NATALIE J
INST.#210016246 (DEED)
INST.#190000629 (PLAT)
PIN:3030100021F

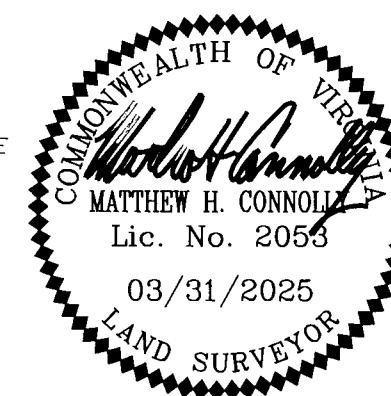
N/F
AUDREY H. BROWN
INST.#100015835 (DEED)
D.B. 86 PG. 457 (PLAT)
PIN:3030100019

3 Large Small Plat(s) Recorded
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City of Williamsburg & County of James City
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ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

BOUNDARY LINE ADJUSTMENT
BETWEEN
PARCEL ID: 3030100006 & PARCEL ID: 3520100007
POWHTAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 3/31/2025 JOB # 24-504

- LEGEND
- ⊕ SIGN
 - ⊕ WATER METER
 - ⊕ SEWER CLEAN OUT
 - ⊕ CABLE PEDESTAL
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ HVAC UNIT
 - ⊕ UTILITY POLE
 - ⊕ OVERHEAD UTILITY
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ TRANSFORMER
 - ⊕ ELECTRIC PEDESTAL
 - ⊕ LIGHT POLE
 - ⊕ WELL
 - ⊕ WATER VALVE
 - ⊕ SIGN
 - ⊕ GUY WIRE
 - ⊕ WELL HOUSE
 - ⊕ FENCE
 - ⊕ IRF = IRON ROD FOUND
 - ⊕ IRS = IRON ROD SET
 - ⊕ IPF = IRON PIPE FOUND
 - ⊕ PROPOSED PRIMARY DRAINFIELD LOCATION
 - ⊕ PROPOSED RESERVE DRAINFIELD LOCATION
 - ⊕ PROPOSED CLASS IIIB WELL LOCATION



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SHEET 3 OF 3
JCC-S-25-0002

