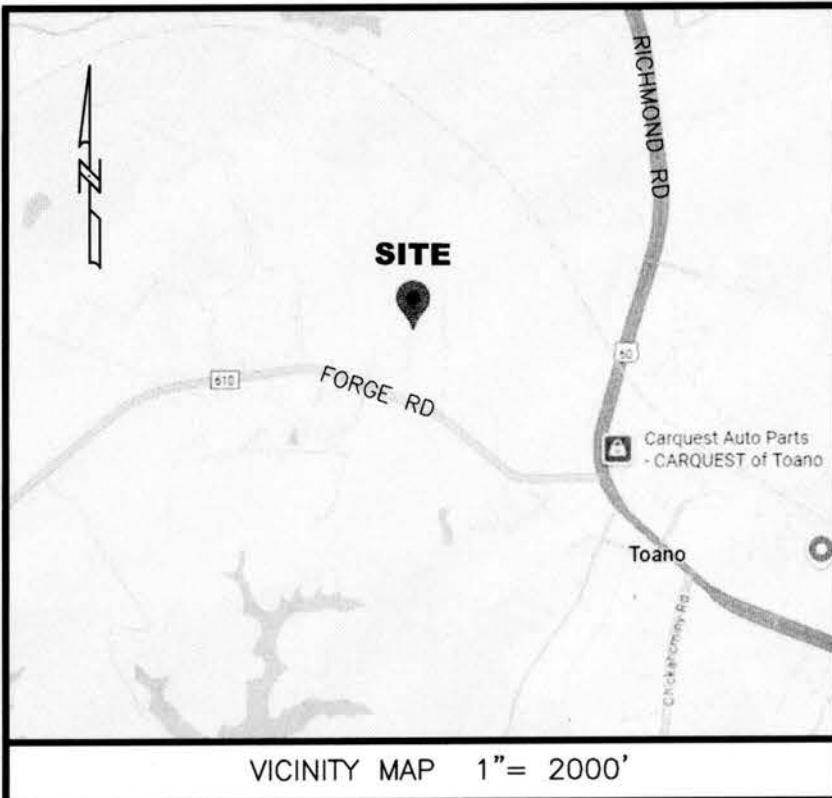


202600971



PROPERTY INFORMATION

PIN:1230100016  
OWNER: EARDLY, MICHAEL P  
TRUSTEE & MICHELLE L TRUSTEE  
INST. #170018615 (DEED)  
INST. #120024981 (PLAT)

ADDRESS:  
2996 FORGE ROAD  
JAMES CITY COUNTY, VA

ZONING DISTRICT: A1 GENERAL AGRICULTURE

PIN:1230100017A  
OWNER: BOYD, ASHLEY NICE  
INST. #202504748 (DEED)  
INST. #120024981 (PLAT)

ADDRESS:  
2928 FORGE ROAD  
JAMES CITY COUNTY, VA

ZONING DISTRICT: A1 GENERAL AGRICULTURE

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
2996 - PIN:1230100016	23,740 S.F. / 0.545 AC.	23,740 S.F. / 0.545 AC.
2928 - PIN:1230100017A	130,723 S.F. / 3.001 AC.	130,723 S.F. / 3.001 AC.

CERTIFICATE OF SOURCE OF TITLE (PIN:1230100017A)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT STANDS IN THE NAME OF ASHLEY NICE BOYD AND WAS ACQUIRED FROM EDDIE R. BARKER BY THAT CERTAIN DEED DATED APRIL 2, 2025 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 202504748 ON APRIL 7, 2025.

OWNERS CERTIFICATE:

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.

Ashley Nice Boyd 12.30.2025  
SIGNATURE DATE  
ASHLEY NICE BOYD  
NAME PRINTED

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY/COUNTY OF James City I, Susan Williams Kohlman, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 30th DAY OF December, 2025. MY COMMISSION EXPIRES 6/30/2028.

Susan W. Kohlman  
NOTARY PUBLIC  
REGISTRATION NO. 183329  
Susan Williams Kohlman  
Commonwealth of Virginia  
Notary Public  
Commission No. 183329  
My Commission Expires 6/30/2028

CERTIFICATE OF APPROVAL

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

1/14/2026 Patrick Kerr  
DATE VIRGINIA DEPARTMENT OF HEALTH  
01/07/2026 Yogendra C. Patel  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
01/22/2026 Susan M. Skene  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF SOURCE OF TITLE (PIN:1230100016)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT STANDS IN THE NAME OF THE MICHAEL AND MICHELLE EARDLY JOINT REVOCABLE LIVING TRUST AND WAS ACQUIRED FROM MICHAEL P. EARDLY AND MICHELLE L. EARDLY BY THAT CERTAIN DEED DATED SEPTEMBER 9, 2017 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 170018615 ON SEPTEMBER 20, 2017.

OWNERS CERTIFICATE:

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.

Michelle L. Eardly Dec 31, 2025  
SIGNATURE DATE  
MICHELLE L. EARDLY, TRUSTEE  
NAME PRINTED

Michael P. Eardly 12-31-25  
SIGNATURE DATE  
MICHAEL P. EARDLY, TRUSTEE  
NAME PRINTED

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY/COUNTY OF James City I, Susan Williams Kohlman, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 31st DAY OF December, 2025. MY COMMISSION EXPIRES 6/30/2028.

Susan W. Kohlman  
NOTARY PUBLIC  
REGISTRATION NO. 183329  
Susan Williams Kohlman  
Commonwealth of Virginia  
Notary Public  
Commission No. 183329  
My Commission Expires 6/30/2028

BOUNDARY LINE ADJUSTMENT  
BETWEEN  
GPIN#1230100017A (2928 FORGE RD)  
AND  
GPIN#1230100016 (2996 FORGE RD)

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 10/23/2025 JOB # 25-293

JCC-S-25-0035



LandTech  
Resources, Inc.  
Engineering & Surveying Consultants

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

SHEET 1 OF 2

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 WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. LOTS SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PER JAMES CITY COUNTY VA FIRM INDEX 51095C0039D DATED DECEMBER 16, 2015, LOTS LIE WITHIN FEMA ZONE X (AREA OF MINIMAL FLOOD HAZARD).
7. WETLANDS AND LANDS WITHIN RPA AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (C)(1) OF THE JAMES CITY COUNTY CODE.
8. UNLESS OTHERWISE NOTED, ANY DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
12. 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.

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.

10/17/2025 W. Chase Grogg  
DATE W. CHASE GROGG, LS

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 27 DAY OF January, 2026.  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:13 AM  
INSTRUMENT # 202600971  
TESTE ELIZABETH E. O'CONNOR, CLERK

2 (Large/Small Plat(s) Recorded  
herewith as # 202600971



202600971

# LandTech Resources, Inc.

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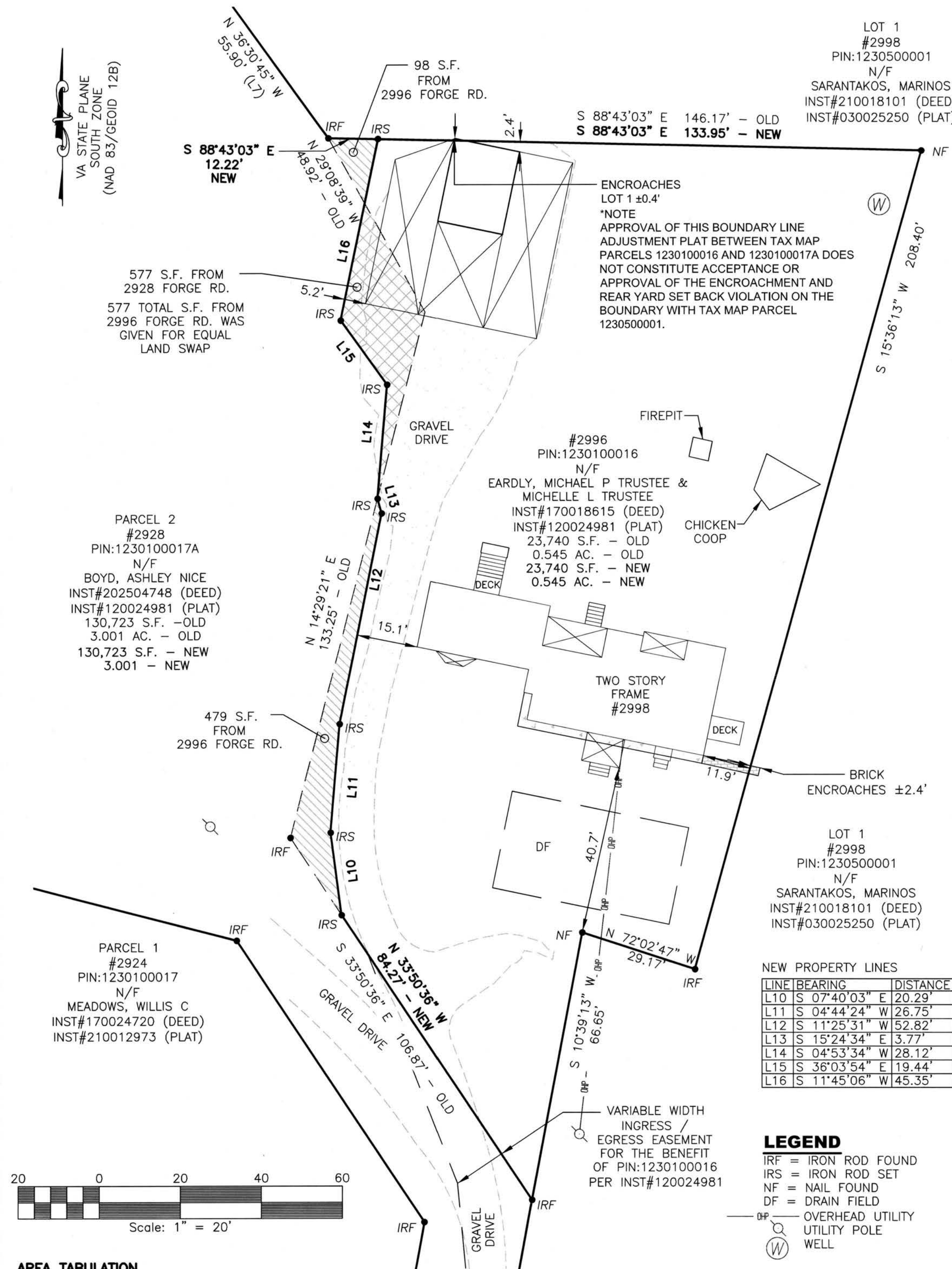
SHEET 2 OF 2

## BOUNDARY LINE ADJUSTMENT BETWEEN GPIN#1230100017A (2928 FORGE RD) AND GPIN#1230100016 (2996 FORGE RD)

POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 10/23/2025 JOB # 25-293

JCC-S-25-0035

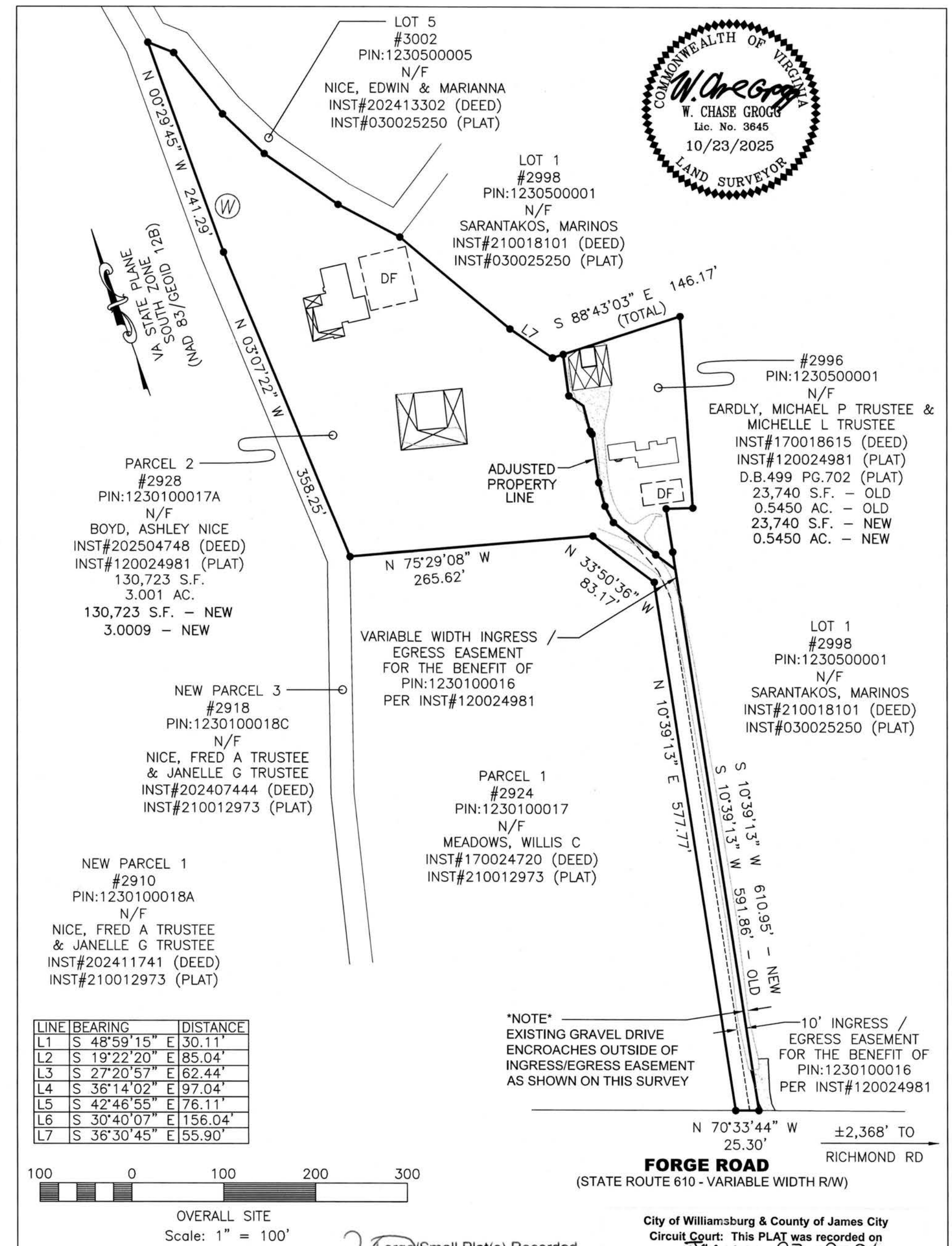


### AREA TABULATION

PARCEL	OLD AREA	NEW AREA
2996 - PIN:1230100016	23,740 S.F. / 0.545 AC.	23,740 S.F. / 0.545 AC.
2928 - PIN:1230100017A	130,723 S.F. / 3.001 AC.	130,723 S.F. / 3.001 AC.

### BUILDING SETBACK (SBL)

PER A-1 ZONING  
FRONT: 75'  
REAR: 35'  
SIDE: 15'



herewith as # 202600971

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
January 27, 2026  
at 11:13 AM, PG  
Document # 202600971  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk