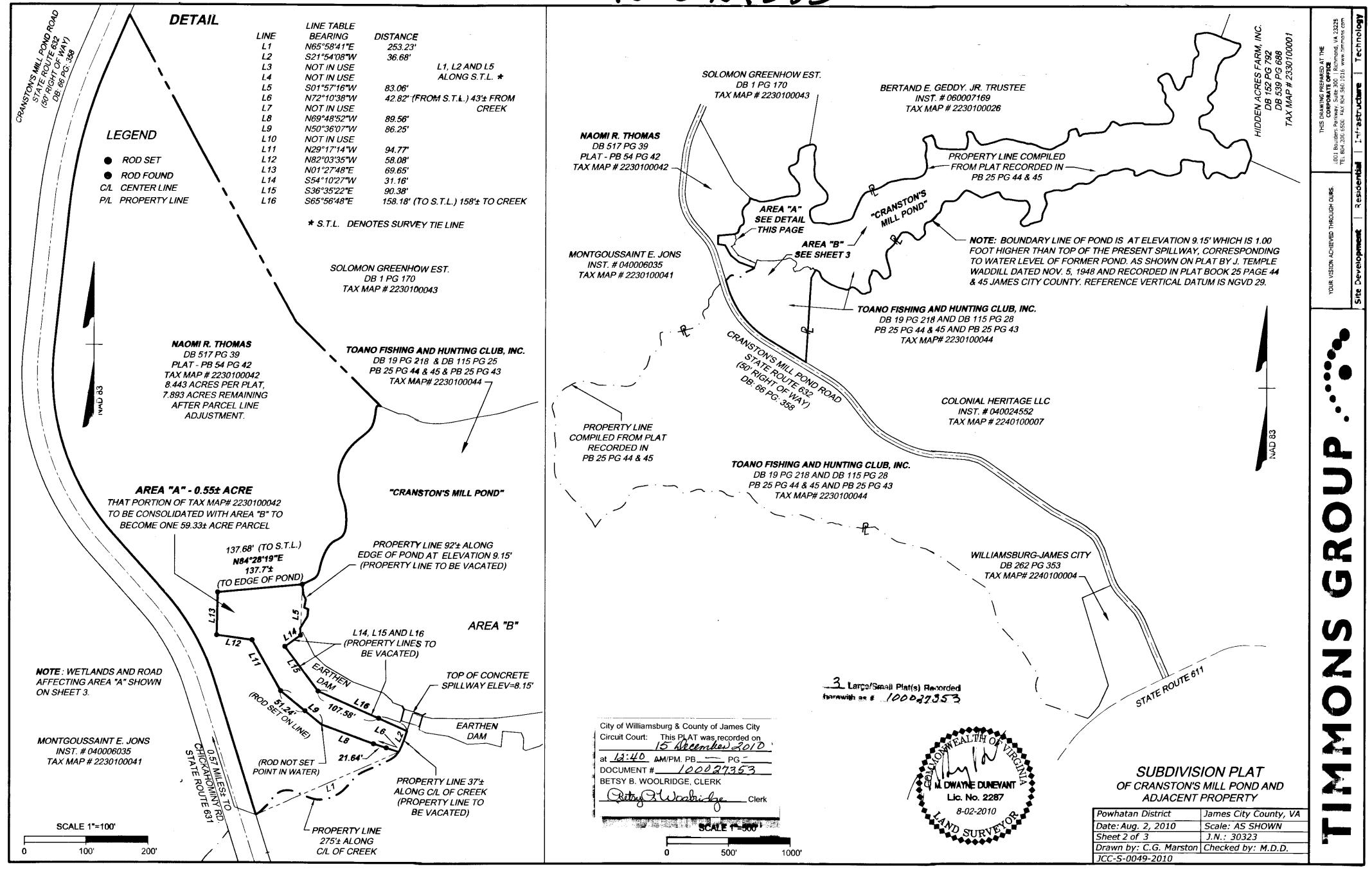
1000 27 353



OWNER'S	CER	TIF	FIC	ATE
THE WARATION	4.1.0			

THE VACATION AND ADJUSTMENT OF THE PROPERTY LINES AS SHOWN ON THIS PLAT AND ENTITLED "SUBDIVISION OF CRANSTON'S MILL POND AND ADJACENT PROPERTY" LOCATED IN JAMES CITY COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND.

OWNER: OWNER REPRESENTATIVE - TOANO FISHING & HUNTING CLUB,

Davis Johnson, President

CERTIFICATE OF NOTARIZATION

STATE OF __VIRGINIA TO WIT COUNTY/CITY OF FAIRFAX

SCOTT A. REED A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 13 DAY OF DECEMBER .2010

20 croc a. Rud NOTARY PUBLIC

MARCH 31, 2013 MY COMMISSION EXPIRES

TITLE

REGISTRATION NUMBER: 356837

OWNER'S CERTIFICATE

THE VACATION AND ADJUSTMENT OF THE PROPERTY LINES AS SHOWN ON THIS PLAT AND ENTITLED "SUBDIVISION OF CRANSTON'S MILL POND AND ADJACENT PROPERTY" LOCATED IN JAMES CITY COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND.

OWNER:

Naomi R. Ruales Formerly Naomi R. Thomas owner

CERTIFICATE OF NOTARIZATION

STATE OF FLORIDA COUNTY/CITY OF PINELLAS

TERRI M. GANNON A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 10 DAY OF DECEMBER .2010

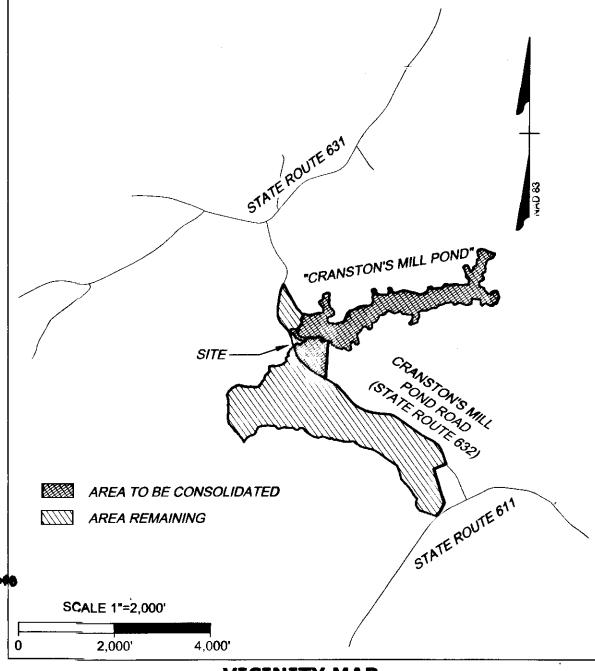
Jeri M. Gannon NOTARY PUBLIC

JUNE 17, 2011 MY COMMISSION EXPIRES

REGISTRATION NUMBER: DD 685740

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS AREA "B", BEING A PORTION OF TAX MAP #2230100044, IS A PORTION OF THE PROPERTY THAT WAS CONVEYED TO TOANO FISHING & HUNTING CLUB, INCORPORATED BY A.W. JENNINGS AND OTHERS BY DEED, DATED DECEMBER 20, 1920 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 19, PAGE 218 ON APRIL 4, 1921, AND ALL OF THAT PROPERTY THAT WAS CONVEYED TO TOANO FISHING & HUNTING CLUB, INCORPORATED BY ORISON T. NEBLETT BY DEED, DATED JANUARY 22, 1968 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 115, PAGE 28 ON FEBRUARY 7, 1968.



VICINITY MAP

CERTIFICATE OF APPROVAL

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

12/15/10 DATE

DEPARTMENT OF TRANSPORTATION

12/15/10 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

> _____ 2 Largo/Small Plat(s) Recorded harawith as # _ (00027353

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on

BETSY B. WOOLRIDGE, CLERK

Retsu & Woodricke

CERTIFICATE OF SOURCE OF TITLE CONTINUED

THE PROPERTY SHOWN ON THIS PLAT AS AREA "A", BEING A PORTION OF TAX MAP #2230100042, IS A PORTION OF THE PROPERTY THAT WAS CONVEYED TO NAOMI R. THOMAS BY JONATHAN P. CATO AND SANDRA S. CATO BY DEED, DATED MAY 31. 1991 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 517 PAGE 39 ON JUNE 11, 1991.

NOTES:

1. TAX MAP NO.:

2230100044 616 CRANSTON'S MILL POND ROAD TOANO, VIRGINIA 153.48399 ACRES PER COUNTY TAX RECORDS

2230100042 6750 CRANSTON'S MILL POND ROAD TOANO, VIRGINIA 8.443 ACRES PER PLAT RECORDED IN PB 54 PG 42

2. ZONING: A-1 GENERAL AGRICULTURAL.

3. TOTAL AREA TO BE CONSOLIDATED:

AREA "A" 0.55± ACRE BEING A PORTION OF TAX MAP# 2230100042 AREA "B" 58.78± ACRES BEING A PORTION OF TAX MAP# 2230100044 59.33± TOTAL ACRES TO BE CONSOLIDATED

RESIDUE: 94.7± ACRES BEING THE REMAINING PORTION OF TAX MAP# 2230100044 (AREA WEST OF CRANSTON'S MILL POND ROAD)

7.893 ACRES BEING THE REMAINING PORTION OF TAX MAP# 2230100042

4. WETLAND LIMITS FOR THE DAM ALTERATION SHOWN ON PLAT, FIELD DELINEATED & GPS FIELD LOCATED BY TIMMONS GROUP JULY 28, 2010, LIMITS VALIDATED BY THE ARMY CORPS OF ENGINEERS AND USED FOR AUTHORIZATION OF NATIONWIDE 3 PERMIT NUMBER: NAO-06-8301.

5. THIS PROPERTY IS IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE AE (BASE FLOOD ELEVATIONS DETERMINED ELEVATION 7.5') AND ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF JAMES CITY COUNTY, VIRGINIA AND BEING COMMUNITY PANEL NUMBERS 51095C0105C AND 51095C0110C BOTH DATED SEPTEMBER 28, 2007.

6. THIS PLAT REPRESENTS A CURRENT TIMMONS GROUP FIELD SURVEY FOR AREA "A", AND A PORTION OF AREA "B". THE REMAINING PROPERTY LINES WHERE COMPILED FROM RECORDS.

7. "WETLANDS AND LAND WITHIN RESOURCE PROTECTION 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. PROPERTY LINE ALONG POND IS AT ELEVATION 9.15' AND THE TOP OF THE CONCRETE SPILLWAY ELEVATION IS AT 8.15'. THE REFERENCE VERTICAL DATUM IS NGVD 29 BASED ON JAMES CITY COUNTY REFERENCE MARK 304. A PERMANENT BENCHMARK MONUMENT WILL BE SET IN VICINITY OF THE EARTHEN EMBANKMENT OR SPILLWAY BASED ON THIS DATUM AND WILL BE USED FOR ONGOING OBSERVATION AND DATA COLLECTION.

9. NO DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT.

THE CONSOLIDATED PROPERTY SHALL CONTAIN NO DRAINFIELDS.

11. ON NOVEMBER 9, 2010, THE JAMES CITY COUNTY BOARD OF SUPERVISORS APPROVED THE SPECIAL USE PERMIT: SUP-0023-2010.

SURVEYOR'S 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.

> DWAYNE DUNEVANT Lic. No. 2287 *8-02-2010*

SUBDIVISION PLAT OF CRANSTON'S MILL POND AND ADJACENT PROPERTY

Powhatan District	James City County, VA
Date: Aug. 2, 2010	Scale: AS SHOWN
Sheet 1 of 3	J.N.: 30323
Drawn by: C.G. Marston	Checked by: M.D.D.
1CC-S-0049-2010	•

And the second s The state of the s

1000 27353 137.<u>7'±</u> POINT "A" N84°28'19"E WETLAND LIMITS FOR THE DAM ALTERATION SHOWN ON PLAT, FIELD (SEE DETAIL LOWER RIGHT DELINEATED & GPS FIELD LOCATED BY TIMMONS GROUP JULY 28, 2010, CORNER OF THIS PAGE) LIMITS VALIDATED BY THE ARMY CORPS OF ENGINEERS AND USED FOR AUTHORIZATION OF NATIONWIDE 3 PERMIT NUMBER: NAO-06-8301. FIELD LOCATED WETLANDS AREA "B" - 58.78± ACRES WETLANDS BY TOP OF CONCRETE BY TIMMONS GROUP SPILLWAY ELEV=8.15' ALL OF THAT PORTION OF TAX **EARTHSOURCE** L12 MAP# 2230100044 LYING EAST OF SOLUTIONS, INC. FROM -L14, L75 AND L16* APPROXIMATE LOCATION OF THIS POINT TO EDGE OF. CRANSTON'S MILL POND ROAD. (PROPERTY LINES TO 0.68 ACRE PARCEL AS SHOWN BY STATE ROUTE 632 AREAS "A" AND "B" TO BE CONSOLIDATED BE VACATED) CHARLES H. FLEET & ASSOCS. AS ONE 59.33± ACRE PARCEL - DATED 12-26-1967 RECORDED IN DEED BOOK 115 PAGE 28 PLAT BOOK 25 PAGE 43 - EDGE OF POND PERMANENT EASEMENT PORTION OF TAX MAP# 2230100044 "CRANSTON'S MILL POND" AND RIGHT OF WAY PROPERTY LINE TO BE VACATED ALONG DIRT ROAD DB 115 PG 28 **EARTHEN** (SEE PG 29 OF DEED) -EDGE OF POND DIRT ROAD TO BE DESIGNATED AS 26" BEECH FOUND PROPERTY LINE COMPILED PROPERTY LINE 20' WIDE BY SEPARATE ON LINE 3'± SOUTH FROM PLAT RECORDED IN OF WATERS EDGE 275'± ALONG AGREEMENT. PB 25 PG 44 & 45---⊤C/L OF CREEK ELEVATION 9.15' AROUND POND S28*16'38"W 75'± -PROPERTY LINE (FROM EDGE OF POND TO BE VACATED FIELD LOCATED AT ELEVATION 9.15') **IRON ROD NOTE:** LINE TABLE FOR L1 **WETLANDS BY** FOUND - L16 SHOWN ON SHEET 2 TIMMONS GROUP FROM PROPERTY LINE 37'± THIS POINT NORTH ALONG C/L OF CREEK (LINE TO BE VACATED) WETLANDS BY -**EARTHSOURCE** EXISTING ----SOLUTIONS, INC. FROM GRAVEL ROAD N17°10'52"W 64.8"± THIS POINT TO EDGE OF (TO C/L OF CREEK) RPA LIMITS BY STATE ROUTE 632 MONTGOUSSAINT E. JONS **EARTHSOURCE** 15,000' ± ALONG THE 9.15' CONTOUR FROM --INST. # 040006035 SOLUTIONS, INC. THE NORTH-EAST CORNER OF AREA "A" LABELED TAX MAP # 2230100041 POINT "A" TO THE 26" BEECH TREE FOUND **DETAIL** 15,000' ± ALONG THE 9.15' CONTOUR FROM POINT "A" TO THE 26" BEECH TREE TOANO FISHING AND HUNTING CLUB, INC. DB 19 PG 218 & DB 115 PG 25 R=753.92" PB 25 PG 44 & 45 & PB 25 PG 43 L=546.51" "CRANSTON'S MILL POND" TAX MAP# 2230100044 T=285.88' Δ=41°32'00" CB=N37°56'52"W C=534.62" AREA "B" - 58.78± ACRES ALL OF THAT PORTION OF TAX MAP# 2230100044 LYING EAST OF U CRANSTON'S MILL POND ROAD. – **26" BEEC**H SCALE 1"=1,000" AREAS "A" AND "B" TO BE CONSOLIDATED TREE AS ONE 59.33± ACRE PARCEL PROPERTY LINE COMPILED 1,000' 2,000' FROM PLAT RECORDED IN COLONIAL HERITAGE LLC INST. # 040024552 PB 25 PG 44 & 45 NOTE: BOUNDARY LINE OF POND IS AT ELEVATION 9.15' WHICH IS 1.00 TAX MAP # 2240100007 FOOT HIGHER THAN TOP OF THE PRESENT SPILLWAY, CORRESPONDING TO WATER LEVEL OF FORMER POND. AS SHOWN ON PLAT BY J. TEMPLE WADDILL DATED NOV. 5, 1948 AND RECORDED IN PLAT BOOK 25 PAGE 44 City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 15 Acenher 2010 & 45 JAMES CITY COUNTY. REFERENCE VERTICAL DATUM IS NGVD 29. at <u>/2:40</u> AM/PM. PB ____ PG ___ TOANO FISHING AND HUNTING CLUB, INC. DB 19 PG 218 & DB 115 PG 25 15" RED OAK BETSY B. WOOLRIDGE, CLERK PB 25 PG 44 & 45 & PB 25 PG 43 ON LINE Retry Woodridge TAX MAP# 2230100044 94.7± TOTAL ACRES REMAINING WEST OF OF CRANSTON'S MILL POND

> SUBDIVISION PLAT OF CRANSTON'S MILL POND AND ADJACENT PROPERTY

NI DWAYNE DUNEYANT

Lic. No. 2287

8-02-2010

IRON ROD FOUND

Powhatan District	James City County, VA	
Date: Aug. 2, 2010	Scale: AS SHOWN	
Sheet 3 of 3	J.N.: 30323	
Drawn by: C.G. Marston	Checked by: M.D.D.	
JCC-S-0049-2010		

State of the State

SCALE 1"=80"

A Secretary Control

ROAD AFTER SUBDIVISION OF PARCEL

_____3. Large/Smell Plat(s) Recorded

herewith as # 1000 87353