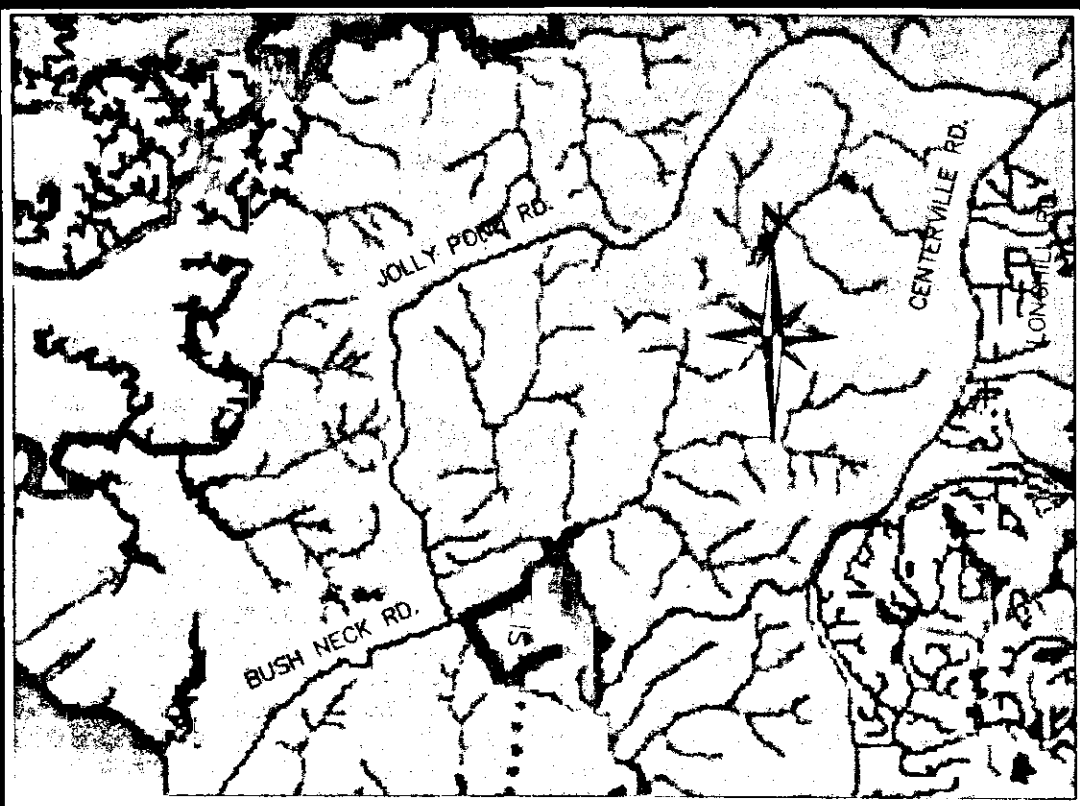


# # 070032025



PLAT SHOWING SUBDIVISION  
OF PROPERTY KNOWN AS  
MILL FIELD  
LOCATED IN POWHATAN DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=200' DATE: 07/24/2007  
J.N. 315.5  
REVISED: 09/03/07

PARCEL ID#2940100006  
SUE G. REDD  
& MARTHA W. McMURRAN  
DB.95, PG.662  
PLAT BY V. D. McMANUS  
DATED: 11/17/65

PROPERTY LINE IS BASED ON  
MONUMENTATION FOUND IN  
THE FIELD. THIS LINE VARIES  
FROM PLAT BY VINCENT D.  
McMANUS DATED NOV. 17,  
1965 AND ENTITLED "LUCY A.  
WARBURTON PROPERTY"

OWNER'S CERTIFICATE:  
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS MILL FIELD IS  
WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE  
UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

10-12-07 *Edward D. Warburton, Jr.*  
DATE SIGNATURE  
NAME *Edward D. Warburton, Jr.*

DATE SIGNATURE PRINTED

CERTIFICATE OF NOTORIZATION:  
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY  
I, *William C. Kane*  
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID,  
DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO  
THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE  
CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 12 DAY OF October 2007

*William C. Kane* Reg. # 331821  
SIGNATURE  
MY COMMISSION EXPIRES 2/21/2011

VICINITY MAP 1"=3000'

PARCEL ID#2940100010  
E.D. WARBURTON JR.  
DB.104, PG.401  
PLAT BY VINCENT D.  
McMANUS  
DATED: 06/12/64

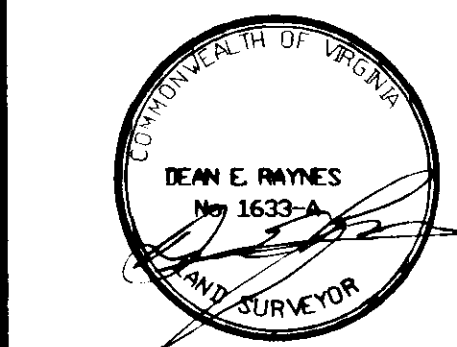
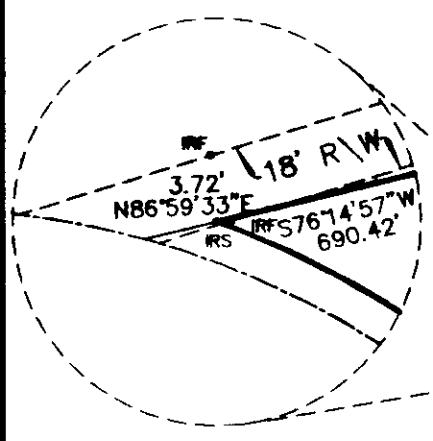
EXISTING 18' RIGHT  
OF WAY PER PLAT  
BY DILLARD &  
MARION DATED  
05/01/02

LINE PER PLAT  
BY V.D. McMANUS  
DATED: 11/17/65

WETLANDS AND 100' RPA ARE  
BASED ON MAP AND CAD FILE  
BY WILLIAMSBURG  
ENVIRONMENTAL GROUP DATED  
MAY 25, 2007 AND ENTITLED  
"PERENNIAL STREAM  
DETERMINATION MAP  
WARBURTON PROPERTY"

LOT 1  
56.20 +/- Acres.  
2448072.0 Sq.ft.

LOT 2  
32.0 +/- Acres.  
1393920.0 Sq.ft.



CERTIFICATE OF SOURCE OF TITLE:  
THE PROPERTY SHOWN ON THIS PLAT WAS  
CONVEYED BY CAROLYN B. WARBURTON TO  
EDWARD D. WARBURTON BY DEED DATED  
03/14/1994 AND RECORDED IN THE OFFICE  
OF THE CLERK OF THE CIRCUIT COURT OF THE  
COUNTY OF JAMES CITY IN DEED BOOK 679,  
PAGE 991.

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.

*Dean E. Raynes*  
DEAN E. RAYNES C.L.S. #1633

Large/Small Plat(s) Recorded  
herewith as # 070032025

HIS LAND SURVEYING, INC.  
P.O. BOX 100  
PROVIDENCE FORGE VIRGINIA 23140  
(804) 966-7817

| NUM | DELTA     | ARC     | RADIUS  | BEARING     | DISTANCE |
|-----|-----------|---------|---------|-------------|----------|
| C1  | 55°04'55" | 223.00' | 231.96' | N42°51'53"W | 214.51'  |

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY  
CIRCUIT COURT. THIS PLAT WAS RECORDED ON  
9/17 2007  
AT 9:17 AM/PM, PB. PG. ---  
DOCUMENT # 070032025  
*Brian B. Wanket, Clerk*  
*Bellaudine Habib, Clerk*  
CLERK OF CIRCUIT COURT

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

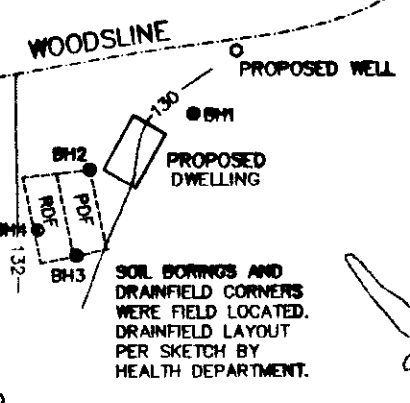
10/10/07 *JW Howell*  
DATE VDOT  
10/11/07 *DBrice*  
DATE VDH  
10/15/07 *William C. Kane*  
DATE SUBDIVISION AGENT JAMES CITY  
CO.

- NOTES:
1. THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY #510201 PANEL # 0030B.
  2. LOTS TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
  3. THE BOUNDARY LINES SHOWN HEREON REPRESENT AN IN THE FIELD BOUNDARY SURVEY.
  4. THIS PROPERTY IS ZONED A-1.
  5. TAX PARCEL ID# 3520100001.
  6. PROPERTY ADDRESS IS 2514 JOLLY POND ROAD.
  7. SEPTIC AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
  8. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
  9. ALL CORNERS SHALL BE MARKED BY IRON RODS AS PROVIDED BY SECTION 19-35.
  10. TOTAL AREA = 88.20 +/- AC. AREA IN LOTS 88.20 +/- AC. NUMBER OF LOTS = 2
  11. THE OWNER WILL NEED TO SECURE A LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATES RIGHT OF WAY.
  12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
  13. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
  14. WETLANDS AND 100' RPA ARE BASED ON MAP BY WILLIAMSBURG ENVIRONMENTAL GROUP DATED MAY 25, 2007 AND ENTITLED "PERENNIAL STREAM DETERMINATION MAP WARBURTON PROPERTY"
  15. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
  16. SETBACK REQUIREMENTS: FRONT 75' FROM CENTERLINE  
SIDE 15'  
REAR 35'
  17. RPA SIGNS SHALL BE INSTALLED IDENTIFYING THE LANDWARD LIMIT OF THE RPA IN ACCORDANCE WITH SECTION 23-7(C) OF CHAPTER 23 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE.

FORMERLY JOLLY'S MILL POND  
JOLLY'S MILL POND IS THE PROPERTY LINE

HIGH WATER OF JOLLY POND IS THE PROPERTY LINE

LONG COVE



PROPOSED WELL  
PROPOSED DWELLING  
SOIL BORINGS AND  
DRAINFIELD CORNERS  
WERE FIELD LOCATED.  
DRAINFIELD LAYOUT  
PER SKETCH BY  
HEALTH DEPARTMENT.

PARCEL ID# 3520100007  
WILLIAM C. KANE