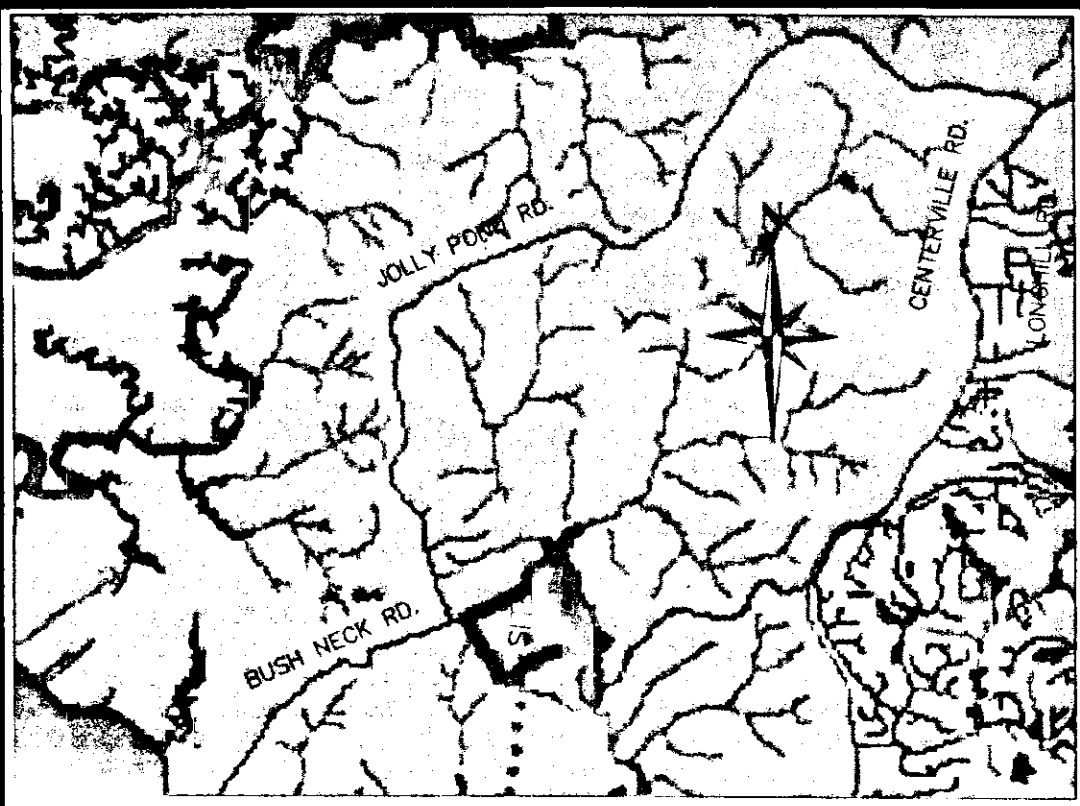


070032025



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"

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

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.

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

DATE SIGNATURE PRINTED

CERTIFICATE OF NOTORIZATION:
COMMONWEALTH OF VIRGINIA

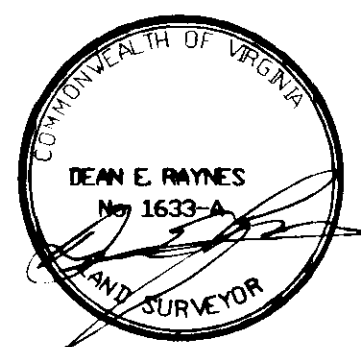
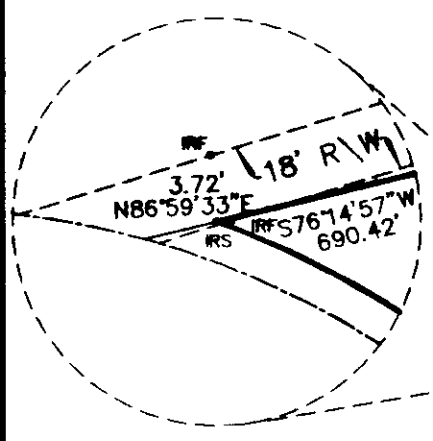
CITY/COUNTY OF JAMES CITY
I, *William C. Kane*
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO
THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE
CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 12 DAY OF October 2007

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

- 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.

VICINITY MAP 1"=3000'



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, 3rd Dep. 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 *DBR*
DATE VDH
10/15/07 *William C. Kane*
DATE SUBDIVISION AGENT JAMES CITY
CO.