1000 27353

137.7'±
N84°28'19"E

POINT "A"
(SEE DETAIL LOWER RIGHT CORNER OF THIS PAGE)

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.

FIELD LOCATED WETLANDS BY TIMMONS GROUP

TOP OF CONCRETE SPILLWAY ELEV=8.15'

L14, L15 AND L16* (PROPERTY LINES TO BE VACATED)

WETLANDS BY EARTHSOURCE SOLUTIONS, INC. FROM THIS POINT TO EDGE OF STATE ROUTE 632

PERMANENT EASEMENT AND RIGHT OF WAY ALONG DIRT ROAD DB 115 PG 28 (SEE PG 29 OF DEED) TO BE DESIGNATED AS 20' WIDE BY SEPARATE AGREEMENT.

EARTHEN DAM

EDGE OF POND

APPROXIMATE LOCATION OF 0.68 ACRE PARCEL AS SHOWN BY CHARLES H. FLEET & ASSOCS. DATED 12-26-1967 RECORDED IN DEED BOOK 115 PAGE 28 PLAT BOOK 25 PAGE 43 PORTION OF TAX MAP# 2230100044 PROPERTY LINE TO BE VACATED

AREA "B" - 58.78± ACRES
ALL OF THAT PORTION OF TAX MAP# 2230100044 LYING EAST OF CRANSTON'S MILL POND ROAD. AREAS "A" AND "B" TO BE CONSOLIDATED AS ONE 59.33± ACRE PARCEL

"CRANSTON'S MILL POND"

NAD 83

DIRT ROAD

AREA "A"

PROPERTY LINE 275'± ALONG C/L OF CREEK

0.57 MILES± TO CHICKAHOMINY RD STATE ROUTE 631

64.85' (TO SURVEY TIE-LINE)

N17°10'52"W 64.8± (TO C/L OF CREEK)

PROPERTY LINE TO BE VACATED

PROPERTY LINE 37'± ALONG C/L OF CREEK (LINE TO BE VACATED)

EXISTING GRAVEL ROAD

FIELD LOCATED WETLANDS BY TIMMONS GROUP FROM THIS POINT NORTH

26" BEECH FOUND ON LINE 3'± SOUTH OF WATERS EDGE

S28°16'38"W 75'± (FROM EDGE OF POND AT ELEVATION 9.15')

IRON ROD FOUND

PROPERTY LINE COMPILED FROM PLAT RECORDED IN PB 25 PG 44 & 45 ELEVATION 9.15' AROUND POND

15,000' ± ALONG THE 9.15' CONTOUR FROM THE NORTH-EAST CORNER OF AREA "A" LABELED POINT "A" TO THE 26" BEECH TREE FOUND

RPA LIMITS BY EARTHSOURCE SOLUTIONS, INC.

S03°30'38"W 690.20'

NOTE: LINE TABLE FOR L1 - L16 SHOWN ON SHEET 2

MONTGOUSSAINT E. JONS
INST. # 040006035
TAX MAP # 2230100041

R=753.92'
L=546.51'
T=285.88'
Δ=41°32'00"
CB=N37°56'52"W
C=534.62'

TOANO FISHING AND HUNTING CLUB, INC.
DB 19 PG 218 & DB 115 PG 25
PB 25 PG 44 & 45 & PB 25 PG 43
TAX MAP# 2230100044

AREA "B" - 58.78± ACRES
ALL OF THAT PORTION OF TAX MAP# 2230100044 LYING EAST OF CRANSTON'S MILL POND ROAD. AREAS "A" AND "B" TO BE CONSOLIDATED AS ONE 59.33± ACRE PARCEL

PROPERTY LINE COMPILED FROM PLAT RECORDED IN PB 25 PG 44 & 45

COLONIAL HERITAGE LLC
INST. # 040024552
TAX MAP # 2240100007

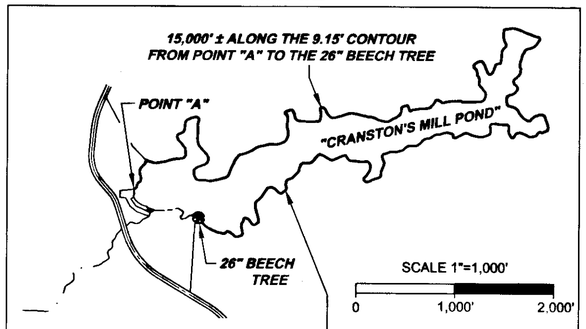
15" RED OAK ON LINE

N59°42'52"W 353.83'

CRANSTON'S MILL POND ROAD STATE ROUTE 632 (50' RIGHT-OF-WAY) DB. 66 PG. 358

IRON ROD FOUND

DETAIL



NOTE: BOUNDARY LINE OF POND IS AT ELEVATION 9.15' WHICH IS 1.00 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 & 45 JAMES CITY COUNTY. REFERENCE VERTICAL DATUM IS NGVD 29.

COMMONWEALTH OF VIRGINIA
M. DWAYNE DUNEVANT
Lic. No. 2287
8-02-2010
LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
15 December 2010
at 12:40 AM/PM. PB — PG —
DOCUMENT # 100027353
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

TOANO FISHING AND HUNTING CLUB, INC.
DB 19 PG 218 & DB 115 PG 25
PB 25 PG 44 & 45 & PB 25 PG 43
TAX MAP# 2230100044
94.7± TOTAL ACRES REMAINING WEST OF OF CRANSTON'S MILL POND ROAD AFTER SUBDIVISION OF PARCEL

3 Large/Small Plat(s) Recorded herewith as # 100027353

SCALE 1"=80'
0
80'
160'

SUBDIVISION PLAT
OF CRANSTON'S MILL POND AND ADJACENT PROPERTY

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	

THIS PLAN WAS PREPARED AT THE CORPORATE OFFICE
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TEL: 804.200.6500 FAX: 804.560.1016 www.timmons.com

Technology Infrastructure Residential Site Development

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP