

110015687

SUBDIVISION
OF PROPERTY STANDING IN THE NAME OF
WARBURTON
LOCATED IN POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=100' DATE: 02/09/2011
J.N. 315.5-10
SHEET 1 OF 2

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

Edward D. Warburton, Jr. 6-29-11
DATE SIGNATURE PRINTED
NAME Edward D. Warburton, Jr.

DATE SIGNATURE PRINTED
NAME

CERTIFICATE OF NOTORIZATION:
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY
Edith Klapper
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 29th DAY OF June, 2011

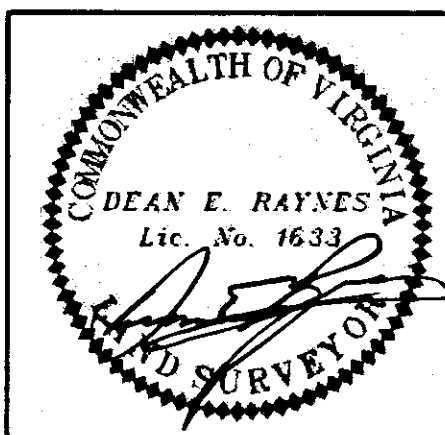
Edith Klapper
SIGNATURE
MY COMMISSION EXPIRES 12-31-2012

Edith Klapper
Notary Public No. 7182782
Commonwealth of Virginia
My Commission Expires:

CERTIFICATE OF SOURCE OF TITLE:
THE PROPERTY SHOWN ON THIS PLAT WAS
CONVEYED BY EDWARD D. WARBURTON TO
EDWARD D. WARBURTON, JR. BY WILL DATED
12/02/1955 AND RECORDED ON 5/18/1980 IN
THE OFFICE OF THE CLERK OF THE CIRCUIT
COURT OF THE COUNTY OF JAMES CITY IN
WILL BOOK 7, PAGE 95-97.

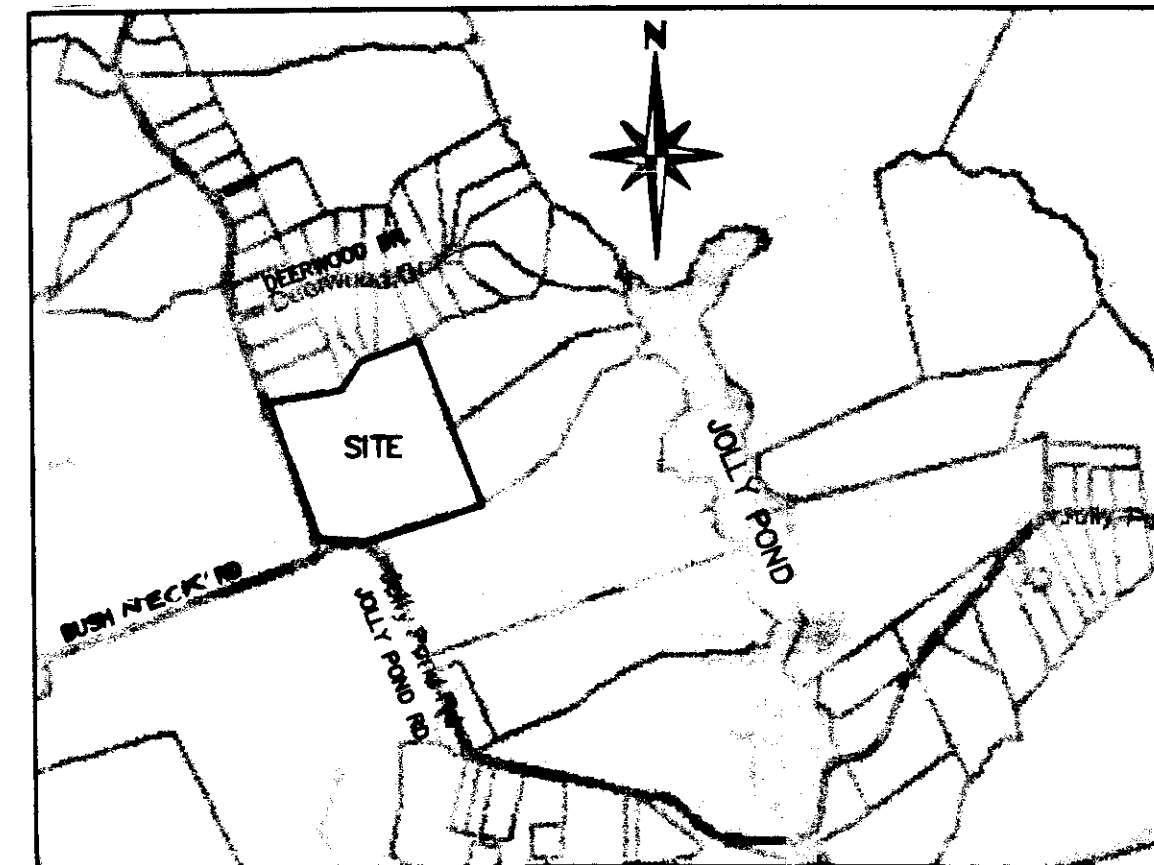
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT TO THE BEST OF MY
KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES
WITH ALL OF THE REQUIREMENTS OF THE
BOARD OF SUPERVISORS AND ORDINANCES OF
THE COUNTY OF JAMES CITY, VIRGINIA
REGARDING THE PLATTING OF SUBDIVISIONS
WITHIN THE COUNTY.

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



HIS LAND SURVEYING, INC.
P.O. BOX 188
PROVIDENCE FURGE VIRGINIA 23148
(804) 966-7817

2 Large/Small Plat(s) Recorded
herewith as # 110015687



VICINITY MAP 1"=1500'

- NOTES:
1. THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY #510201 PANEL # 00308.
 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# 2940100010.
 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= 30.252+/- AC. AREA IN LOTS 6.009+/- AC. NUMBER OF LOTS = 2 AND REMAINDER
 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 APPROXIMATE. WETLANDS WERE LOCATED IN THE FIELD BY ME USING SUB-METER GPS AND ARE NOT TO BE USED FOR VESTING PURPOSES.
 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.
 18. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(8) OF THE JAMES CITY COUNTY CODE.

CERTIFICATE OF APPROVAL:

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

6/23/11 Yachel Gt
DATE VDOT
6/14/11 Theresa Hudson
DATE VDH
7/7/11 [Signature]
DATE SUBDIVISION AGENT JAMES CITY
CO.

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
CIRCUIT COURT: THIS PLAT WAS RECORDED ON
7-25-2011
AT 2:59 AM/PM, P.B. 5 PG. 5
DOCUMENT# 110015687

Betsy B. Woolridge
CLERK OF CIRCUIT COURT
By Bea Hallman D.C.

110015687

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	15°24'50"	62.40'	231.96'	N78°06'45"W	62.22'
C2	62°36'21"	106.15'	97.15'	S54°31'00"E	100.95'
C3	10°55'49"	71.91'	376.95'	S17°44'55"E	71.80'

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 2:09 PM, PG. 7-25-2011
 DOCUMENT # 110015687
 BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk

Large (Small Plats) Recorded
 herewith as # 110015687

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 OF PROPERTY STANDING IN THE NAME OF
 WARBURTON
 LOCATED IN POWHATAN DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=100' DATE: 02/09/2011
 J.N. 315.5-10
 SHEET 2 OF 2



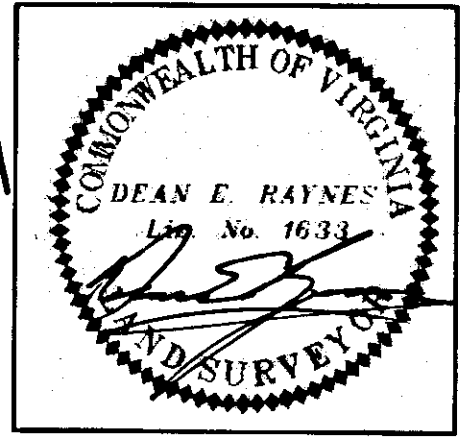
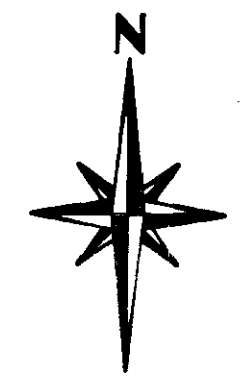
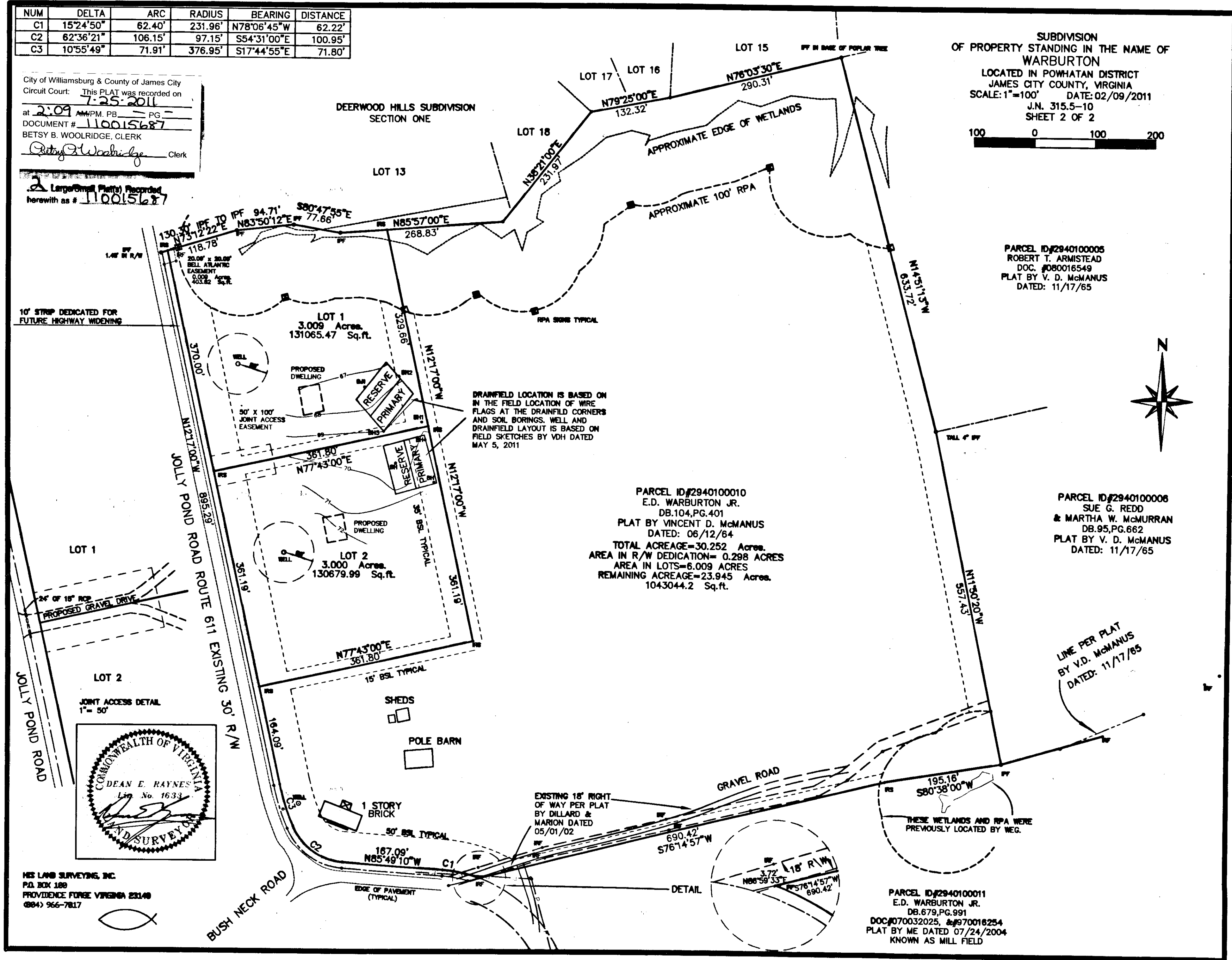
PARCEL ID#2940100005
 ROBERT T. ARMISTEAD
 DOC. #080016549
 PLAT BY V. D. McMANUS
 DATED: 11/17/65

PARCEL ID#2940100010
 E.D. WARBURTON JR.
 DB.104, PG.401
 PLAT BY VINCENT D. McMANUS
 DATED: 06/12/64
 TOTAL ACREAGE=30.252 Acres.
 AREA IN R/W DEDICATION= 0.298 ACRES
 AREA IN LOTS=6.009 ACRES
 REMAINING ACREAGE=23.945 Acres.
 1043044.2 Sq.ft.

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

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

PARCEL ID#2940100011
 E.D. WARBURTON JR.
 DB.679, PG.991
 DOC#070032025, �
 PLAT BY ME DATED 07/24/2004
 KNOWN AS MILL FIELD



MES LAND SURVEYING, INC.
 P.O. BOX 189
 PROVIDENCE FORGE VIRGINIA 23140
 (804) 966-7817