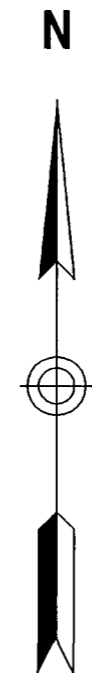
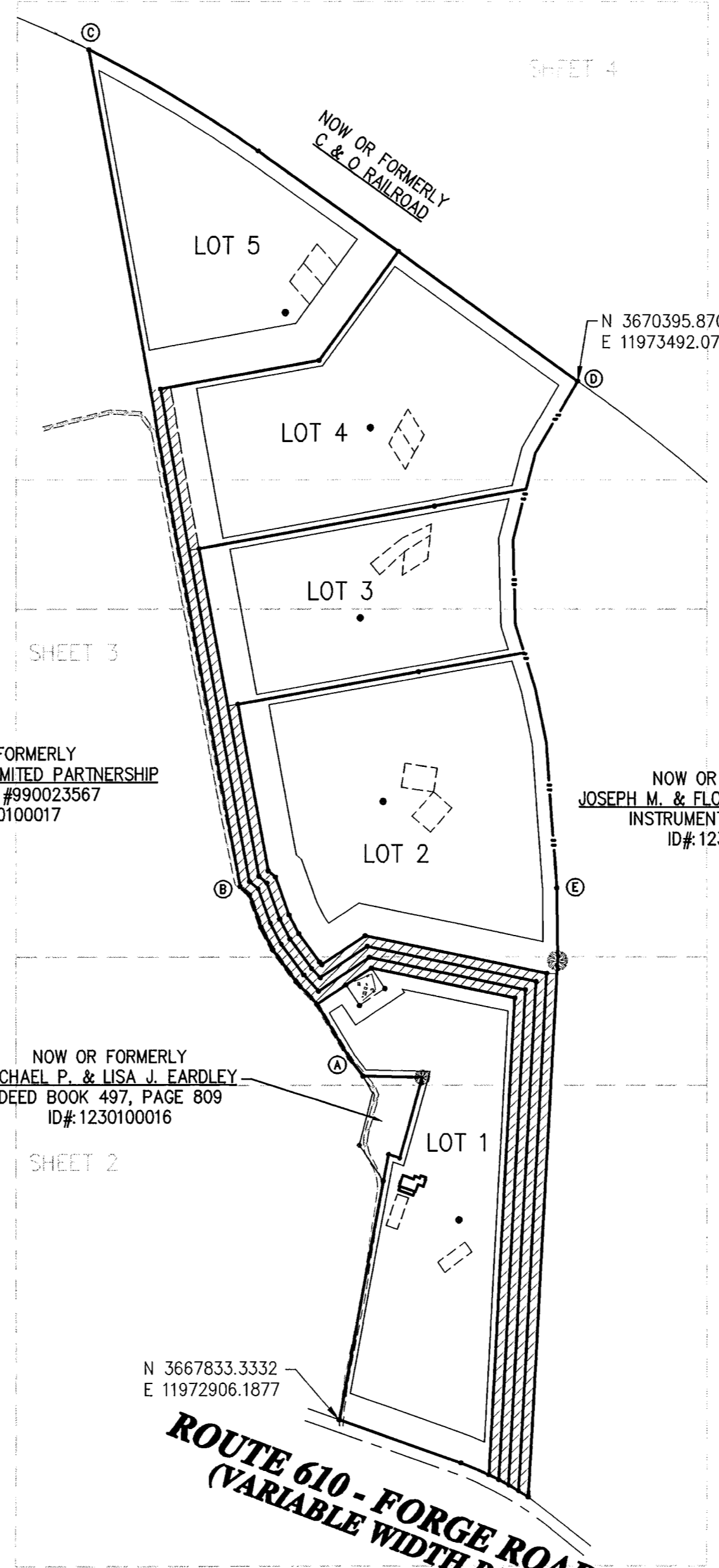


Vicinity Map
1"=2000'

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
25 August 2003
at 12:53 AM/PM, PB 91 PG 36-39
DOCUMENT # 030025250
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



General Notes

- 1.) THIS SURVEY IS INTENDED TO REPRESENT THAT PROPERTY CONVEYED TO HENRY S. BRANSCOME, II IN INSTRUMENT# 01022622 OF THE LAND RECORDS OF JAMES CITY COUNTY, VIRGINIA AND BASED ON A CURRENT FIELD SURVEY. PARCEL ID# 1230100015.
- 2.) PROPERTY LINE FROM (A) TO (B) IS CENTERLINE OF EXISTING ROADWAY.
- 3.) PROPERTY LINE FROM (B) TO (C) IS BASED ON EXISTING FENCE LINE DUE TO AMBIGUITIES IN DEED DESCRIPTIONS AND PER VERBAL EVIDENCE OF REPRESENTATIVES OF THE MEADOWS FAMILY LIMITED PARTNERSHIP AND HENRY S. BRANSCOME, II.
- 4.) PROPERTY LINE (D) TO (E) IS CENTERLINE SWAMP. LINE SHOWN IS ONLY APPROXIMATE IN NATURE.
- 5.) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- 6.) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 7.) SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
- 8.) THE SUBJECT PROPERTY IS ZONED A1.
- 9.) MINIMUM LOT SIZE:
 - (1) ONE ACRE FOR NON-RESIDENTIAL USES
 - (2) THREE ACRES FOR SINGLE-FAMILY DWELLINGS
 - (3) A RATIO OF ONE ACRE OF OPEN LAND PER SEVEN HORSES, EIGHT DAIRY CATTLE, 13 SLAUGHTER OR FEEDER CATTLE, 33 SWINE, OR 130 SHEEP SHALL BE PROVIDED FOR EACH AGRICULTURAL OPERATION
 - (4) TWENTY ACRES FOR INTENSIVE AGRICULTURE. NO MORE THAN 1,000 VEAL, CATTLE, HORSES OR SIMILAR ANIMALS OR 3,000 SHEEP, LAMBS GOATS OR SIMILAR ANIMALS OR 7,500 SWINE OR 50,000 TURKEYS OR 100,000 CHICKENS SHALL BE CONFINED AT ANY ONE SITE.
- 10.) MINIMUM LOT WIDTH AND FRONTAGE:
 - (A) LOTS OF FIVE ACRES OR MORE SHALL HAVE A MINIMUM LOT WIDTH AT SETBACK LINE OF 250 FEET.
 - (B) THE MINIMUM LOT FRONTAGE ABUTTING A PUBLIC RIGHT-OF-WAY SHALL BE 25 FEET.
- 11.) SETBACKS:
 - FRONT: 100 FEET FROM CENTERLINE OF STREET RIGHT-OF-WAY LOT 1
75 FEET FROM FRONT LOT LINE LOTS 2-5
 - SIDE: 15 FEET, ACCESSORY BUILDINGS SHALL BE FIVE FEET, EXCEPT THAT ACCESSORY BUILDINGS EXCEEDING ONE STORY SHALL HAVE A MINIMUM SIDE YARD OF 15 FEET.
 - REAR: 35 FEET, ACCESSORY BUILDINGS SHALL BE FIVE FEET, EXCEPT THAT ACCESSORY BUILDINGS EXCEEDING ONE STORY SHALL HAVE A MINIMUM REAR YARD OF 15 FEET.
- 12.) MERIDIAN BASIS: JAMES CITY COUNTY CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM-SOUTH ZONE (NAD83).
- 13.) ALL "IRON RODS SET" SHOWN HEREON WILL BE PERMANENTLY MONUMENTED BY JUNE 1, 2003.
- 14.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE HEALTH DEPARTMENT REGULATIONS AND JAMES CITY COUNTY CODE.
- 15.) ALL APPLICABLE PRIVATE WELL REGULATIONS SHALL BE ADHERED TO AND PERMITS OBTAINED IN ACCORDANCE WITH THE STATE HEALTH DEPARTMENT REGULATIONS AND JAMES CITY COUNTY CODE. JAMES CITY SERVICE AUTHORITY SHALL INSPECT THE WELL GROUTING FOR EACH PARCEL.
- 16.) THE RIGHT-OF-WAY ON FORGE ROAD IS IN EXCESS OF 50 FEET.
- 17.) VARIABLE WIDTH SHARED ACCESS EASEMENT FOR USE BY LOT OWNERS AND RELATIVES OF THE DECEASED BURIED IN CEMETARY CONTAINED WITHIN THE BOUNDARIES OF LOT 1.

Owner's Certificate

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS MARTIN FARM ESTATES IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.
June 25, 2003 Henry S. Branscome II
DATE SIGNATURE
Henry S. Branscome II
NAME PRINTED

Certificate of Notarization

COMMONWEALTH OF VIRGINIA
I, Steven O. Wigley
OFFICER/COUNTY OF James City County
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 NAME THIS 25 DAY OF June, 2003 (YEAR).
Steven O. Wigley
(SIGNATURE)
MY COMMISSION EXPIRES March 31, 2005

Certificate of Approval

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
DATE 6/24/03 A. S. Hardy
VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE June 24, 2003 Theresa A. Graham
VIRGINIA DEPARTMENT OF HEALTH
DATE 7/14/03 [Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

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.
DATE 6-6-03 Frank G. Mundy, II
NAME
FRANK G. MUNDY, II
NAME PRINTED

Certificate of Source of Title

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY LOIS DANIEL MARTIN AND VIRGINIA M. MURPHY TO HENRY S. BRANSCOME, II BY INSTRUMENT, DATED DECEMBER 4TH, 2001 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NUMBER 01022622.

NOW OR FORMERLY
MEADOWS FAMILY LIMITED PARTNERSHIP
INSTRUMENT #990023567
ID#: 1230100017

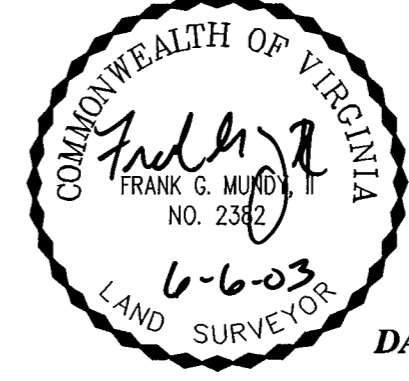
NOW OR FORMERLY
JOSEPH M. & FLORENCE P. COTTRELL
INSTRUMENT #970020130
ID#: 1230100014

NOW OR FORMERLY
MICHAEL P. & LISA J. EARDLEY
DEED BOOK 497, PAGE 809
ID#: 1230100016

- Legend
- IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - IRON ROD SET
 - ⊙ APPROXIMATE WELL LOCATION
 - /// ACCESS EASEMENT
 - DIRT ROAD
 - × BARBED WIRE FENCE
 - DRAINFIELD PER HEALTH DEPT.

Area Table

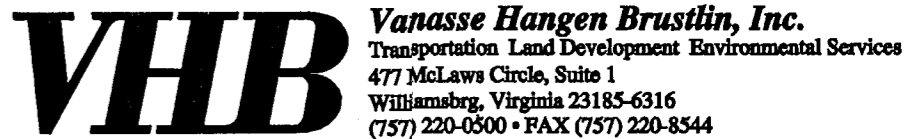
LOT 1	8.908 ACRES	(11.755 ACRES WITHIN TRAVERSE)
LOT 2	±11.9 ACRES	(8.832 ACRES WITHIN TRAVERSE)
LOT 3	±8.4 ACRES	(11.685 ACRES WITHIN TRAVERSE)
LOT 4	±11.4 ACRES	
LOT 5	9.794 ACRES	
TOTAL AREA	±50.4 ACRES	(50.974 ACRES WITHIN TRAVERSE)



Subdivision Plat
OF
Martin Farm Estates

Stonehouse District
James City County, Virginia

DATE: 12/17/02 SHEET 1 OF 4
PROJECT No.: 31340.00 DRAWN BY: RWP



REVISED: 6/6/03
REVISED: 3/20/03

FILE No.: 31340plat