



COMMONWEALTH
LAND

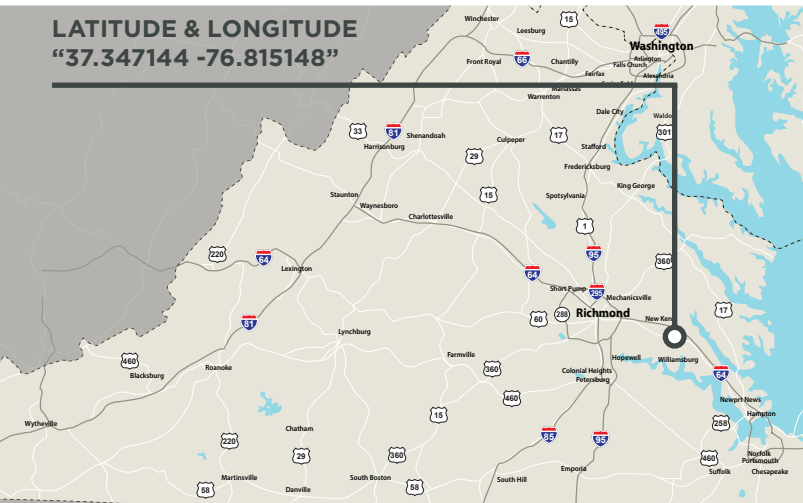
CRANSTON'S MILL POND (VSR632) WILLIAMSBURG, VA 23168

**FOR SALE | 59± ACRES
JAMES CITY COUNTY**

Price: \$500,000 (\$8,474/acre)

PRICE REDUCTION

LATITUDE & LONGITUDE
"37.347144 -76.815148"



Features

RARE OPPORTUNITY for exclusive ownership of a 50± acre Mill Pond with wildlife abound located along Cranston's Mill Pond Road just west of Colonial Williamsburg within an hour of Richmond

NEW DAM WAS CONSTRUCTED over 10 years ago and pond was put back in place as part of an environmental bank which encumbers the property. Certain requirements regarding dam and pond maintenance run with the property

OWNERSHIP includes a foot above high water mark around the entire pond as well as an additional 9 acres most of which is high ground and outside of the RPA

PROPERTY includes a boat ramp, pier, walkway across the dam and a boat house built from reclaimed wood which allows it to blend in with the natural surroundings

POND has been stocked numerous times over the last ten (10) years with Hybrid Bass, Catfish, Crappie, and Bream providing an unparalleled fishing experience for our area

IDEAL SETTING for a private fishing club or retreat with approximately 50 acres of stocked fishable water in a great location

CONTACT BROKER FOR MORE DETAILS

Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



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4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*

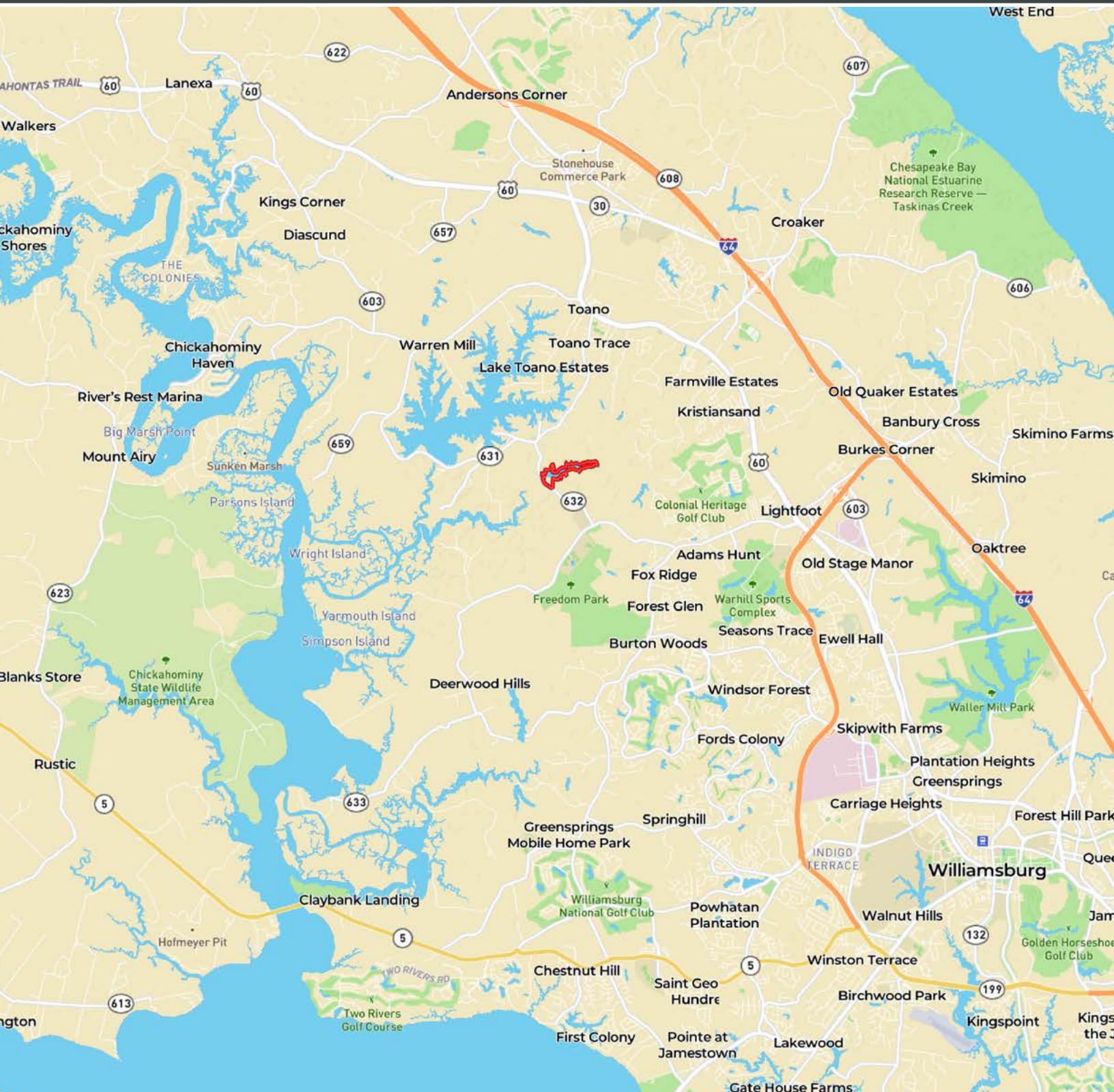


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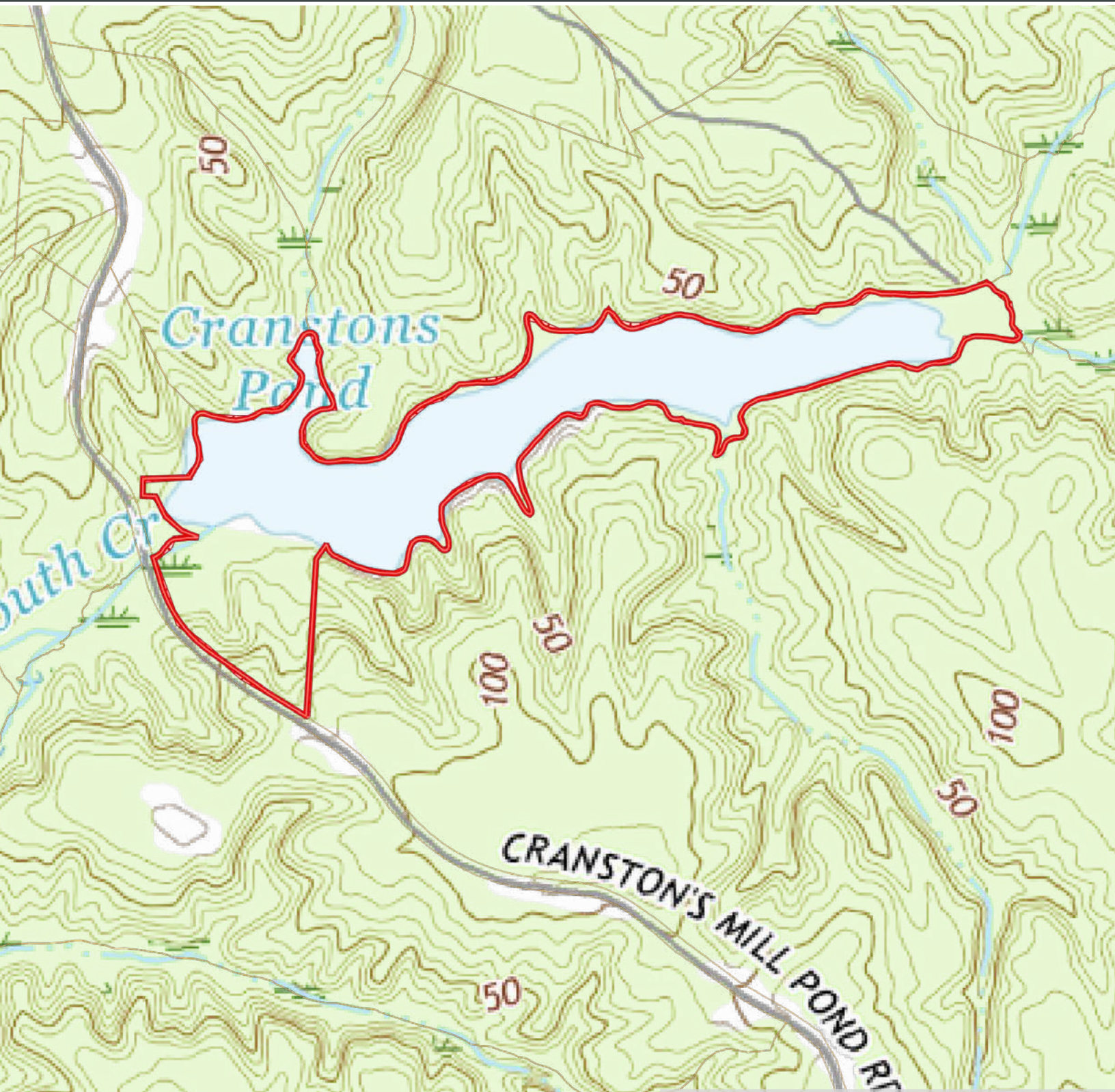


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OWNER'S CERTIFICATE

THE VACATION AND ADJUSTMENT OF THE PROPERTY LINES AS SHOWN ON THIS PLAT AND ENTITLED "SUBDIVISION OF CRANSTON'S MILL POND AND ADJACENT PROPERTY" LOCATED IN JAMES CITY COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE LAND.

OWNER:

OWNER REPRESENTATIVE -TOANO FISHING & HUNTING CLUB, INCORPORATED DATE _____

(PRINT NAME) _____ TITLE _____

CERTIFICATE OF NOTARIZATION

STATE OF _____ } TO WIT
COUNTY/CITY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2010

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

REGISTRATION NUMBER: _____

OWNER'S CERTIFICATE

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OWNER:

NAOMI R. THOMAS DATE _____

(PRINT NAME) _____ TITLE _____

CERTIFICATE OF NOTARIZATION

STATE OF _____ } TO WIT
COUNTY/CITY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

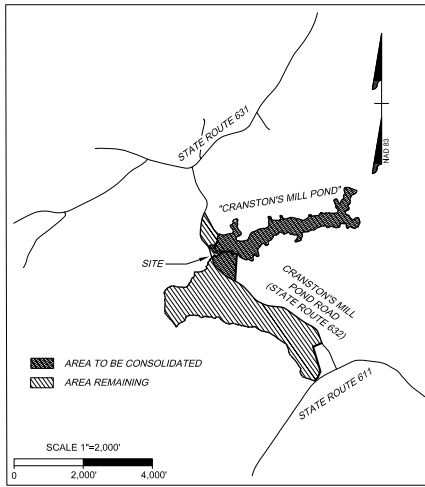
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2010

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

REGISTRATION NUMBER: _____

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS AREA "B", BEING A PORTION OF TAX MAP #2230100044, IS A PORTION OF THE PROPERTY THAT WAS CONVEYED TO TOANO FISHING & HUNTING CLUB, INCORPORATED BY A.W. JENNINGS AND OTHERS BY DEED, DATED DECEMBER 20, 1920 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 19, PAGE 218 ON APRIL 4, 1921, AND ALL OF THAT PROPERTY THAT WAS CONVEYED TO TOANO FISHING & HUNTING CLUB, INCORPORATED BY ORISON T. NEBLETT BY DEED, DATED JANUARY 22, 1968 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 115, PAGE 28 ON FEBRUARY 7, 1968.



VICINITY MAP

CERTIFICATE OF APPROVAL

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

DATE _____ VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE _____ SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF SOURCE OF TITLE CONTINUED

THE PROPERTY SHOWN ON THIS PLAT AS AREA "A", BEING A PORTION OF TAX MAP #2230100042, IS A PORTION OF THE PROPERTY THAT WAS CONVEYED TO NAOMI R. THOMAS BY JONATHAN P. CATO AND SANDRA S. CATO BY DEED, DATED MAY 31, 1991 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 517 PAGE 39 ON JUNE 11, 1991.

NOTES:

- TAX MAP NO.: 2230100044 616 CRANSTON'S MILL POND ROAD TOANO, VIRGINIA 153.48399 ACRES PER COUNTY TAX RECORDS
- 2230100042 6750 CRANSTON'S MILL POND ROAD TOANO, VIRGINIA 8.443 ACRES PER PLAT RECORDED IN PB 54 PG 42

2. ZONING: A-1 GENERAL AGRICULTURAL.

3. TOTAL AREA TO BE CONSOLIDATED:

AREA "A" 0.55± ACRES BEING A PORTION OF TAX MAP # 2230100042
AREA "B" 58.78± ACRES BEING A PORTION OF TAX MAP # 2230100044
59.33± TOTAL ACRES TO BE CONSOLIDATED

RESIDUE: 94.7± ACRES BEING THE REMAINING PORTION OF TAX MAP # 2230100044 (AREA WEST OF CRANSTON'S MILL POND ROAD)

7.893 ACRES BEING THE REMAINING PORTION OF TAX MAP # 2230100042

4. 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.

5. THIS PROPERTY IS IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE AE (BASE FLOOD ELEVATIONS DETERMINED ELEVATION 7.5') AND ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF JAMES CITY COUNTY, VIRGINIA AND BEING COMMUNITY PANEL NUMBERS 51095C0105C AND 51095C0110C BOTH DATED SEPTEMBER 28, 2007.

6. THIS PLAT REPRESENTS A CURRENT TIMMONS GROUP FIELD SURVEY FOR AREA "A", AND A PORTION OF AREA "B". THE REMAINING PROPERTY LINES WHERE COMPILED FROM RECORDS.

7. "WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE."

8. PROPERTY LINE ALONG POND IS AT ELEVATION 9.15' AND THE TOP OF THE CONCRETE SPILLWAY ELEVATION IS AT 8.15'. THE REFERENCE VERTICAL DATUM IS NGVD 29 BASED ON JAMES CITY COUNTY REFERENCE MARK 304. A PERMANENT BENCHMARK MONUMENT WILL BE SET IN VICINITY OF THE EARTHEN EMBANKMENT OR SPILLWAY BASED ON THIS DATUM AND WILL BE USED FOR ONGOING OBSERVATION AND DATA COLLECTION.

9. NO DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT.

10. THE CONSOLIDATED PROPERTY SHALL CONTAIN NO DRAINFIELDS.

11. ON NOVEMBER 9, 2010, THE JAMES CITY COUNTY BOARD OF SUPERVISORS APPROVED THE SPECIAL USE PERMIT: SUP-0023-2010.

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.



SUBDIVISION PLAT
OF CRANSTON'S MILL POND AND
ADJACENT PROPERTY

Powhatan District	James City County, VA
Date: Aug. 2, 2010	Scale: AS SHOWN
Sheet 1 of 3	J.N.: 30323
Drawn by: C.G. Marston	Checked by: M.D.D.
JCC-S-0049-2010	





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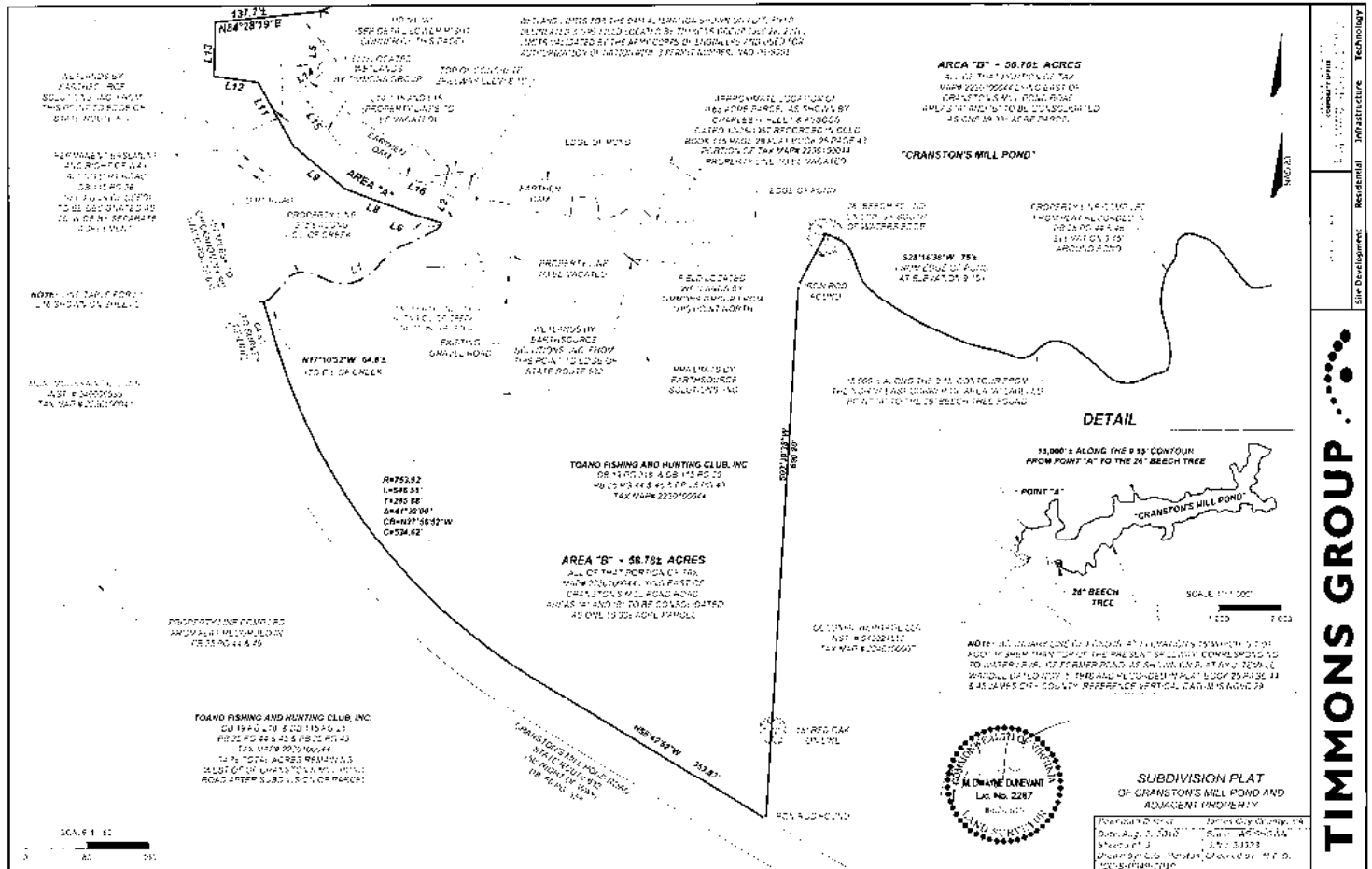
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