

#050010783

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY VAJACK, LLC, AND MASSIE CORPORATION TO COLONIAL HERITAGE LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 2, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 030000330. ON JANUARY 6, 2003.
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY L.WALLACE SINK, TRUSTEE OF THE MARITAL TRUST UNDER THE WILL OF DAVID W. WARE, TO COLONIAL HERITAGE LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 5, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 030000331. ON JANUARY 6, 2003.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES

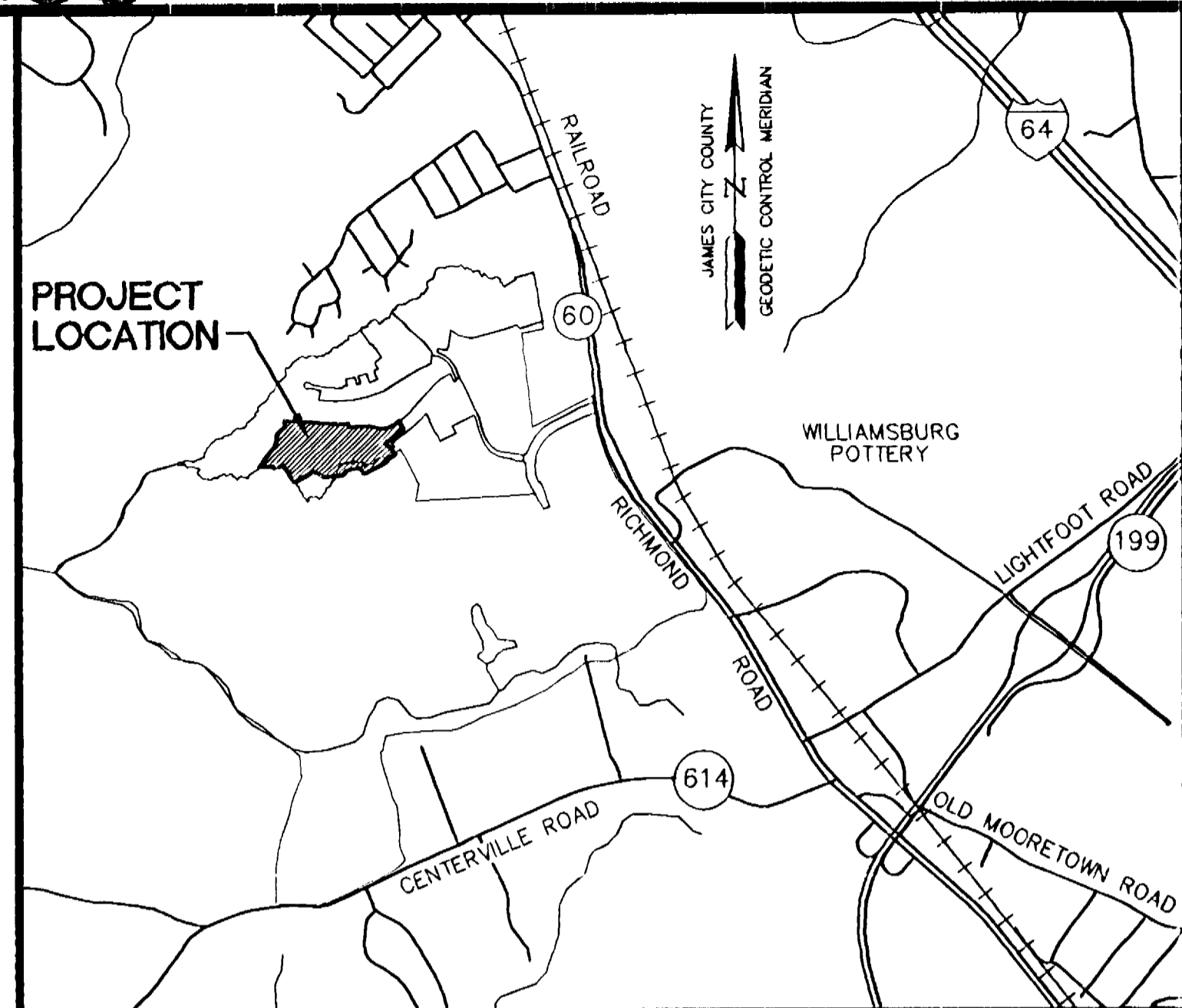
Donald C. Fink 4/14/05
 FOR COLONIAL HERITAGE LLC. DATE
 DONALD C. FINK
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Brittany Mangold
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 14 DAY OF April, 2005. MY COMMISSION EXPIRES June 30, 2007.
Brittany J. Mangold
 SIGNATURE

GENERAL NOTES:

1. PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL #(23-4)(1-21) AND #(24-3)(1-32).
2. TAX MAP PARCEL #(23-4)(1-21) AND #(24-3)(1-32) ARE CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
3. PARCELS ZONED "MU" ARE SUBJECT TO PROFFERS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 010022082.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. SETBACK REQUIREMENTS: AS SHOWN
6. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
7. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
8. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
10. IN ACCORDANCE WITH SECTION 19-29H OF THE JAMES CITY COUNTY ZONING ORDINANCE, THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
11. JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
12. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
14. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.



LOCATION MAP

SCALE: 1"=2000'

15. THIS SITE PLAN AND/OR SUBDIVISION PLAN HAS BEEN REVISED AGAINST THE NATURAL RESOURCE INVENTORY IN ACCORDANCE WITH COLONIAL HERITAGE PROFFER #6. THE NATURAL RESOURCE INVENTORY RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THESE DEVELOPMENT PLANS.
16. THE PUBLIC UTILITY EASEMENTS AS SHOWN SHALL INCLUDE JCSA, DOMINION VIRGINIA POWER AND VERIZON VIRGINIA, INC.
17. DUE TO THE PROXIMITY OF THESE LOTS TO WETLANDS AND PERENNIAL STREAMS, INDIVIDUAL DEVELOPMENT ON THESE LOTS MAY BE SUBJECT TO THE PERFORMANCE STANDARDS ESTABLISHED THROUGH THE CHESAPEAKE BAY PRESERVATION ORDINANCE OF JAMES CITY COUNTY, ADOPTED NOVEMBER 25, 2003. OWNERS OF THESE LOTS ARE ADVISED TO CONSULT THIS ORDINANCE AND ALSO THE "RESOLUTION - CHESAPEAKE BAY PRESERVATION ORDINANCE TRANSITION - AMENDMENTS AND GRANDFATHERING/VESTING RULES", ALSO ADOPTED NOVEMBER 25, 2003.

**AREA TABULATION
 COLONIAL HERITAGE
 PHASE ONE, SECTION FOUR
 LOTS 1-53**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	520,116 S.F.	11.940 AC.±
AREA OF RIGHT OF WAY	87,216 S.F.	2.002 AC.±
AREA OF COMMON OPEN SPACE #1	91,976 S.F.	2.111 AC.±
AREA OF COMMON OPEN SPACE #2	147,678 S.F.	3.390 AC.±
AREA OF COMMON OPEN SPACE #3	210,722 S.F.	4.838 AC.±
TOTAL AREA SUBDIVIDED	1,057,708 S.F.	24.282 AC.±
AREA OF NATURAL OPEN SPACE (AREA OF NATURAL OPEN SPACE IS INCLUDED WITHIN COMMON OPEN SPACE #2 - SEE SHEET #5)	(318,653 S.F.)	(7.32 AC.±)
NUMBER OF LOTS	53	
AVERAGE LOT SIZE	9,814 S.F.	0.225 AC.±
SMALLEST LOT (LOT 40)	6,589 S.F.	0.151 AC.±
LARGEST LOT (LOT 34)	18,513 S.F.	0.425 AC.±
GROSS LOTS PER ACRE	2.18	

NOTE: SEE SHEET 5 FOR DETAIL OF NATURAL OPEN SPACE EASEMENTS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

G. T. Wilson, Jr. 10/15/04
 G. T. WILSON, JR., C.L.S. DATE

CERTIFICATE OF APPROVAL

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

Agent 5/16/05
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
17 May 2005
 at 3:27 AM/PM, PG. 1
 DOCUMENT # 050010783
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

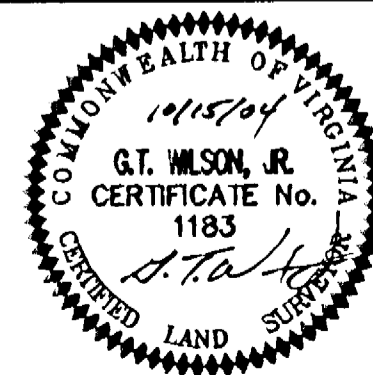
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 17th DAY OF May, 2005.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:27 AM/PM
 INSTRUMENT # 050010783
 TESTE: Betsy B. Woolridge, Clerk
 BETSY B. WOOLRIDGE, CLERK
By: Claudia H. Benichol, Dep. Clerk



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

**PLAT OF SUBDIVISION
 AND PROPERTY LINE EXTINGUISHMENT
 COLONIAL HERITAGE
 PHASE ONE, SECTION FOUR LOTS 1-53
 PREPARED FOR COLONIAL HERITAGE LLC**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	GTW	BY
1	2/28/05	REVISIONS PER COUNTY COMMENTS		

Designed AES	Drawn HEB
NOTED	10/15/04
Project No. 8881-17	
Drawing No. 1 OF 6	

S:\Jobs\888117 - Phase 1 Section 4.dwg\Plats\888117P01.dwg, 3/12/2005 9:06:11 AM, heb