

#050011016

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY L. WALLACE SINK, TRUSTEE OF THE MARTIAL 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 8, 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.

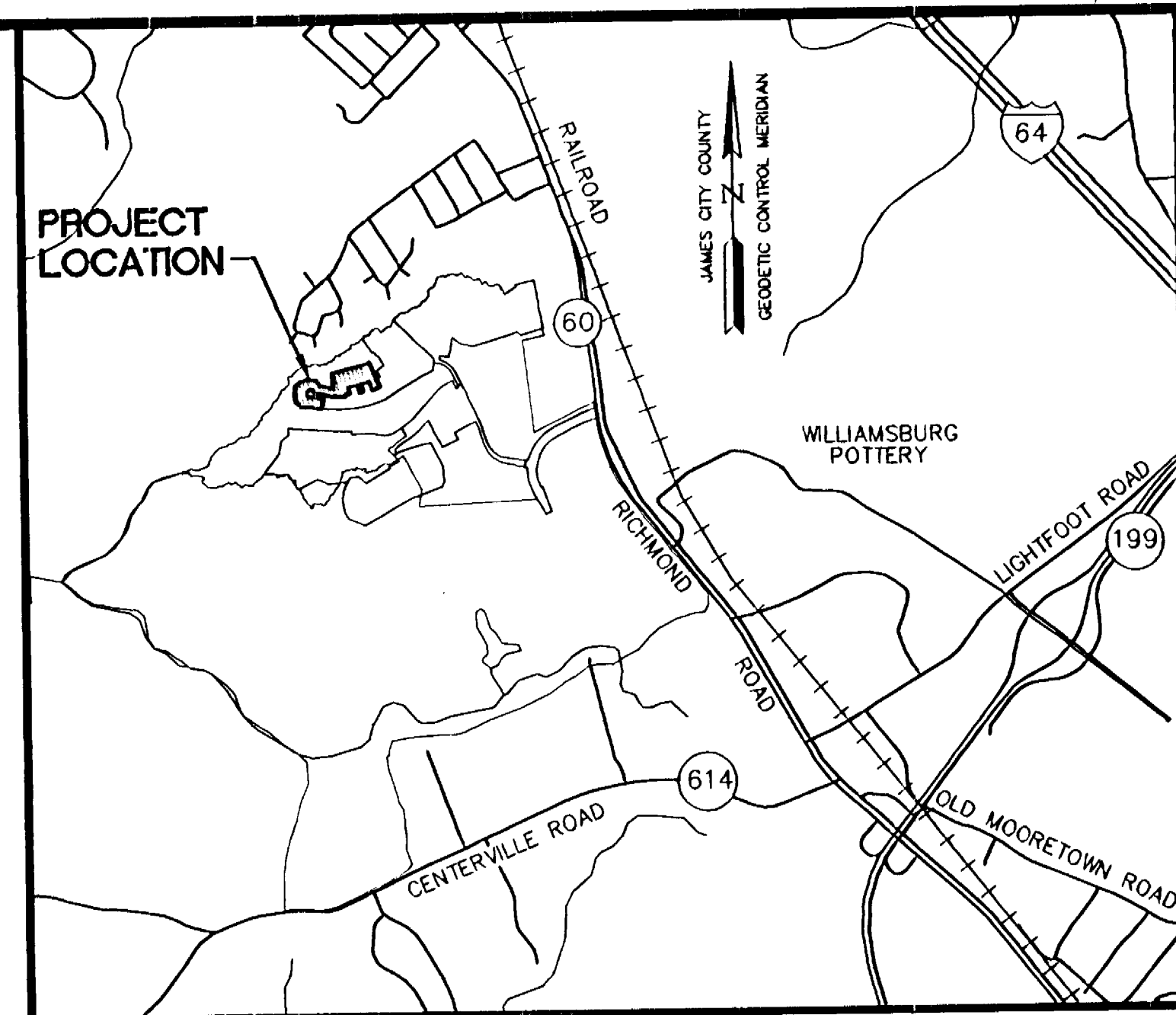
John Fleming 4/11/05
 FOR COLONIAL HERITAGE LLC. DATE
John Fleming
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, I, 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 11 DAY OF April, 2005. MY COMMISSION EXPIRES 6-30-07.
Brittany L. Mangold
 SIGNATURE

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL #(23-4)(1-21).
- TAX MAP PARCEL #(23-4)(1-21) IS CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
- 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.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- SETBACK REQUIREMENTS: AS SHOWN
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-38 OF THE SUBDIVISION ORDINANCE.
- 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 COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 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 COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- JCSA SHALL BE GRANTED ACCESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.
- 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'

- THIS SUBDIVISION PLAN HAS BEEN REVIEWED AGAINST THE NATURAL RESOURCE INVENTORY IN ACCORDANCE WITH COLONIAL HERITAGE PROFFER #6. THE NATURAL RESOURCE INVENTORY RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THESE DEVELOPMENT PLANS.
- THE PUBLIC UTILITY EASEMENTS AS SHOWN SHALL INCLUDE DOMINION VIRGINIA POWER AND VERIZON VIRGINIA, INC.

**AREA TABULATION
 COLONIAL HERITAGE
 PHASE ONE, SECTION THREE A
 LOTS 1-27**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	202,879 S.F.	4.68 AC.±
AREA OF RIGHT OF WAY	48,766 S.F.	1.07 AC.±
AREA OF COMMON OPEN SPACE #1	371,849 S.F.	8.54 AC.±
TOTAL AREA SUBDIVDED	621,494 S.F.	14.27 AC.±

AREA OF NATURAL OPEN SPACE (254,775 S.F.) (5.85 AC.±)
 (AREA OF NATURAL OPEN SPACE IS INCLUDED WITHIN COMMON OPEN SPACE #1)

NUMBER OF LOTS	27	
AVERAGE LOT SIZE	7,515 S.F.	0.17 AC.±
SMALLEST LOT (LOT 2)	3,600 S.F.	0.08 AC.±
LARGEST LOT (LOT 24)	15,879 S.F.	0.38 AC.±
GROSS LOTS PER ACRE	1.89	

NOTE: SEE SHEET 4 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.

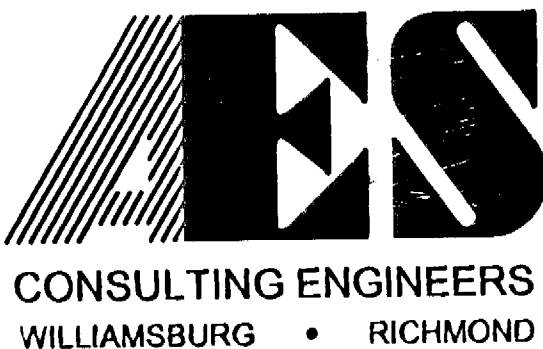
G. T. Wilson, Jr. 2/7/05
 G. T. WILSON, JR., C.L.S. DATE

CERTIFICATE OF APPROVAL

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

[Signature] 5/17/05
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

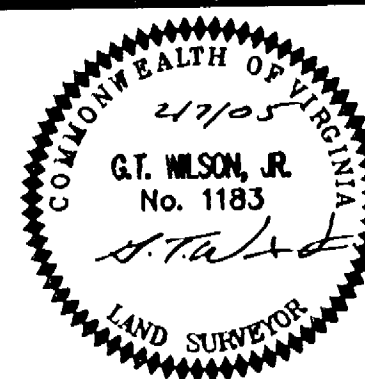
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19 DAY OF May 2005.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:24 AM/PM PG 1
 INSTRUMENT # 050011016
 TESTE: Betsy B. Woolridge, By Claudia A. Bechtoltz, Dep. Clerk
 BETSY B. WOOLRIDGE, CLERK



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

**PLAT OF SUBDIVISION
 COLONIAL HERITAGE
 PHASE ONE, SECTION THREE A
 LOTS 1-27
 PREPARED FOR COLONIAL HERITAGE LLC**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1.	3/28/05	REVISED PER COUNTY COMMENTS	GTW

Designed	Drawn
AES	HEB
Scale	Date
NOTED	2/7/05
Project No.	
8881-9A	
Drawing No.	
1 OF 4	

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