

080011370

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 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 6, 2003.

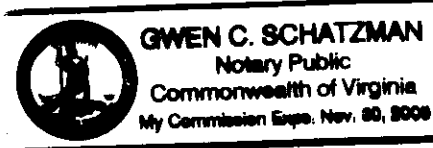
OWNER'S CERTIFICATE

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

[Signature] 3/14/08
 FOR COLONIAL HERITAGE LLC DATE
RONALD C. FINN
 PRINTED NAME

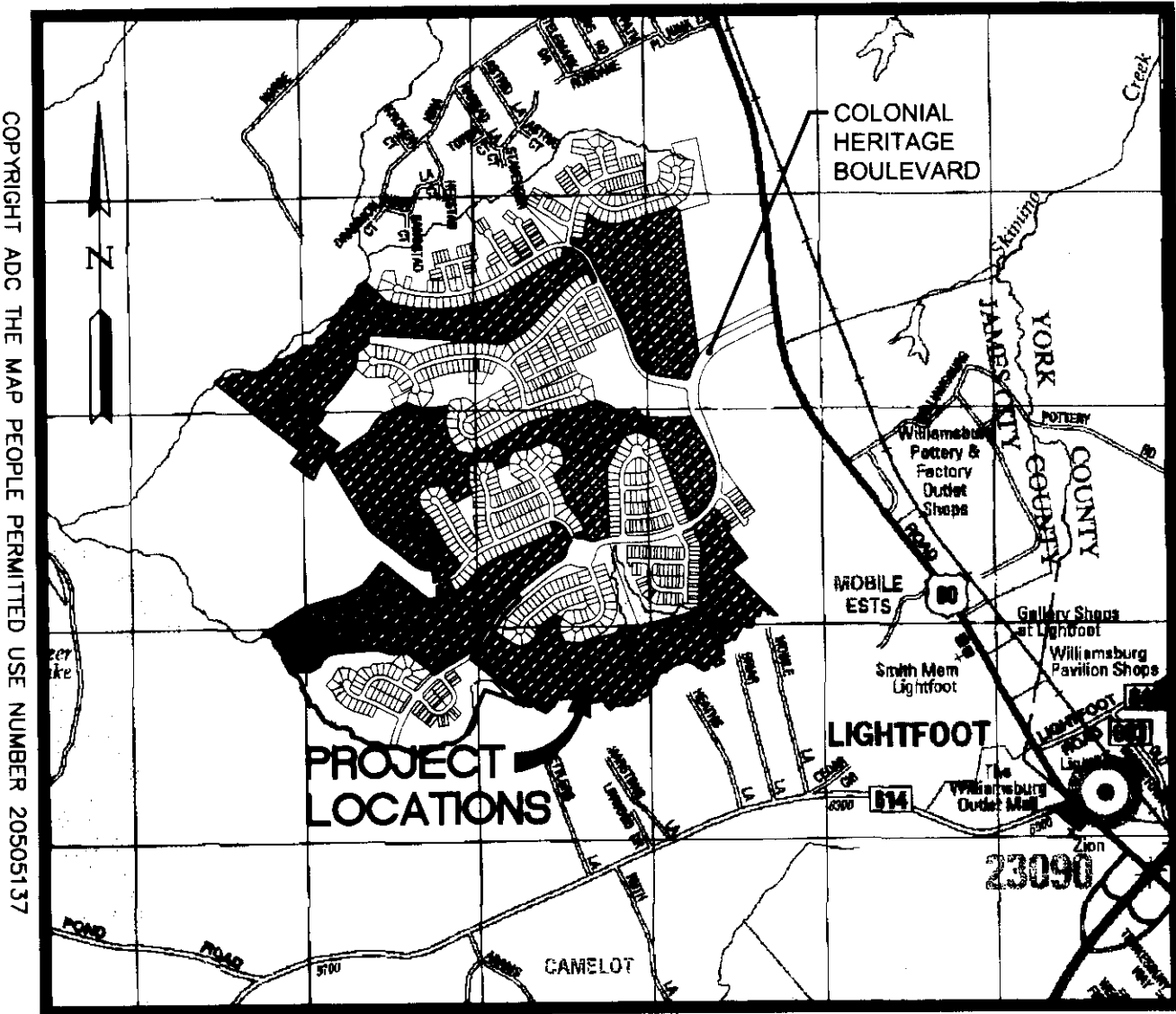
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY, I, GWEN C. SCHATZMAN
 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 14TH DAY OF FEBRUARY, 2008. MY COMMISSION EXPIRES 11/30/09.
Gwen C. Schatzman 361448
 SIGNATURE



GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL # (23-4)(1-21) AND (24-3)(1-32)
- TAX MAP PARCEL # (24-3)(1-32) AND (23-4)(1-21) ARE 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. 050000448
- 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 19-36 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 JAMES CITY COUNTY CODE.
- 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 REFERENCED ON THE DEED OF EASEMENT.
- JCSA IS HEREBY GRANTED INGRESS/EGRESS 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 80' TO 120' 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 SITE PLAN AND/OR 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.
- ALL GOLF COURSE IRRIGATION IS PROVIDED BY SURFACE RUN-OFF WATER, GROUND WATER USE IS PROHIBITED BY PROFFERS
- THE CONTRACTOR IS TO PLACE AN RPA BUFFER SIGN ON LOTS. RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.

**AREA TABULATION
 COLONIAL HERITAGE
 GOLF COURSE
 HOLES 1 - 18**

	SQUARE FEET	ACRES
AREA 1	1,344,331 S.F.	30.86 AC.±
AREA 2	2,108,612 S.F.	48.41 AC.±
AREA 3	3,234,548 S.F.	74.26 AC.±
AREA 4	1,962,905 S.F.	45.06 AC.±
AREA 5	2,080,636 S.F.	47.76 AC.±
TOTAL AREA	10,731,034 S.F.	248.35 AC.±

**NATURAL OPEN SPACE CHANGES
 DUE TO ADJUSTMENTS**

AREA OF NATURAL OPEN SPACE REMOVED: 16,488 S.F. (0.38 AC)
 SEE NATURAL OPEN SPACE #11 & #17 ON SHEET 6
 AND SEE NATURAL OPEN SPACE #26 ON SHEET 12

AREA OF NATURAL OPEN SPACE ADDED: 128,879 S.F. (2.96 AC)
 SEE ADDITIONAL NATURAL OPEN SPACE #30A & B ON SHEET 10

12 Large/Small Plats Recorded herewith as # 080011370

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 29 DAY OF April, 2008.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:51 AM/
 INSTRUMENT # 080011370

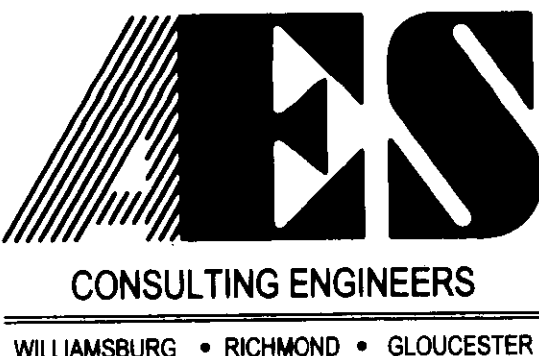
TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK
By Claudia H. H. H. H. H.

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. 4/13/08
 G. T. WILSON, JR., L.S. #1183 DATE

CERTIFICATE OF APPROVAL

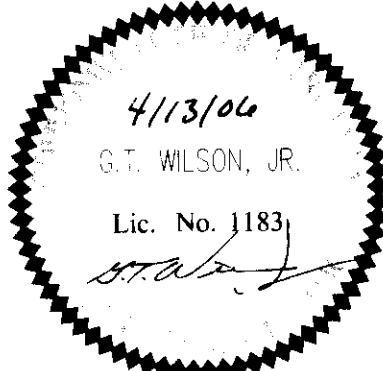
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
[Signature] 4/13/08
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



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

**PLAT OF SUBDIVISION
 COLONIAL HERITAGE
 18 HOLE GOLF COURSE
 PREPARED FOR COLONIAL HERITAGE LLC**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	2/1/08	REVISED PER JAMES CITY COUNTY COMMENTS	HWP
2	11/27/07	REVISED PER JAMES CITY COUNTY COMMENTS	HWP
1	10/18/06	REVISED PER JAMES CITY COUNTY COMMENTS	HWP

Designed HWP	Drawn HEB
Scale N/A	Date 4/13/08
Project No. 0881-11-P	
Drawing No. 1 of 12	