

100002266

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.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Tom Lavell 10/20/09
FOR COLONIAL HERITAGE LLC DATE

Tom Lavell
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF FAIRFAX
TO-WIT:

I, DAVID W. RAMSEY A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20th DAY OF OCTOBER, 2009.

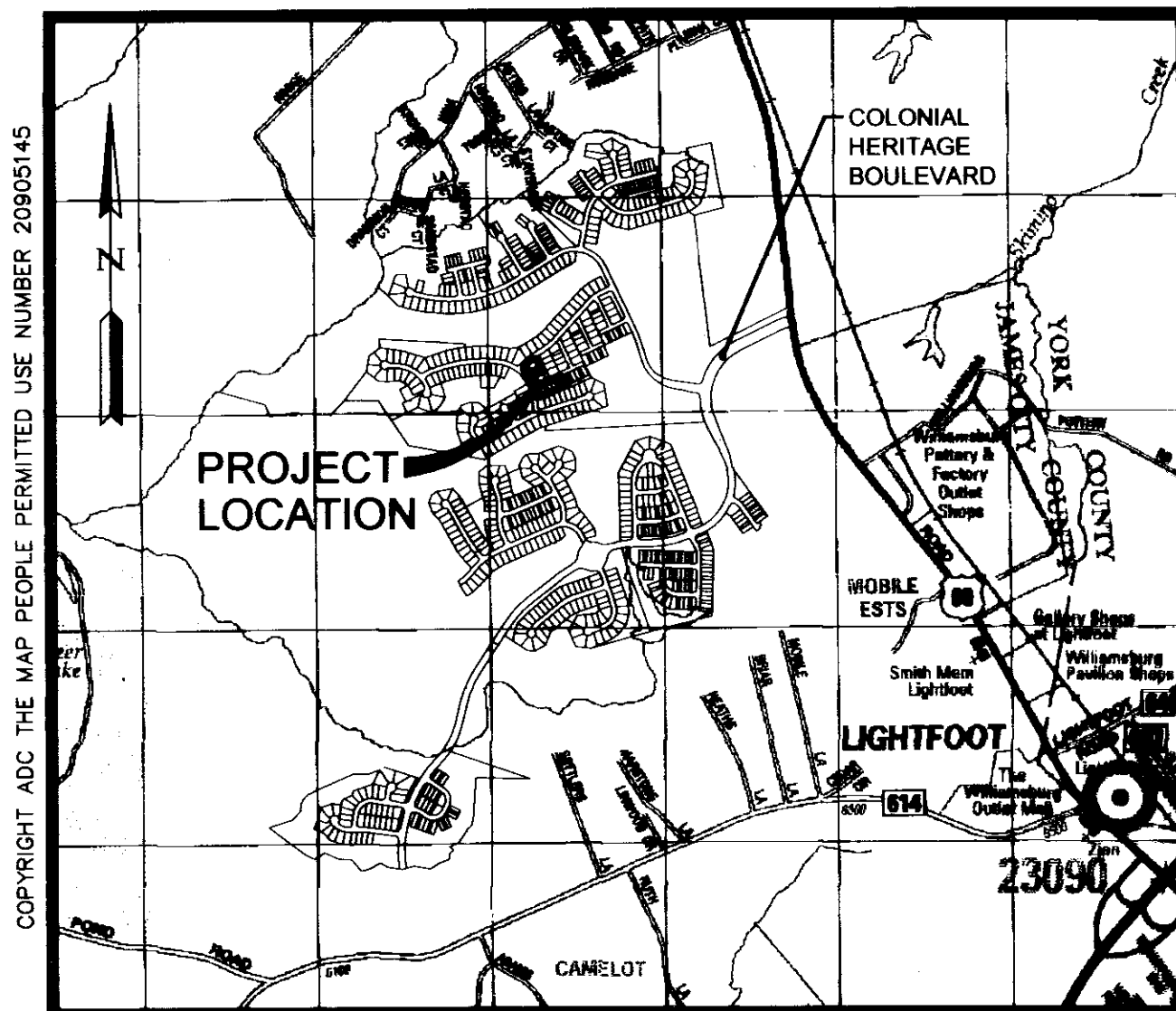
MY COMMISSION EXPIRES JUNE 30, 2011

David W. Ramsey
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7094689

GENERAL NOTES:

1. PARCELS ZONED "MU" ARE SUBJECT TO PROFFERS REFERENCING JCC CASE NO. Z-0004-2000; Z-0003-2002; AND Z-0004-2002 RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 010022082.
2. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
3. SETBACK REQUIREMENTS: AS SHOWN
4. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
5. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
6. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
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) OF THE JAMES CITY COUNTY CODE.
8. JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
9. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. 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.
11. 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.
12. THIS BOUNDARY LINE ADJUSTMENT PLAT HAS BEEN REVIEWED AGAINST THE NATURAL RESOURCE INVENTORY IN ACCORDANCE WITH COLONIAL HERITAGE PROFFER #8. THE NATURAL RESOURCE INVENTORY RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THIS PLAT.
13. THE PRIVATE UTILITY EASEMENTS AS SHOWN HEREON SHALL INCLUDE AS BENEFICIARIES DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC. & JAMES CITY SERVICE AUTHORITY.
14. THIS PROPERTY WAS ORIGINALLY PLATTED AS, PLAT OF SUBDIVISION, COLONIAL HERITAGE, PHASE ONE, SECTION FIVE, LOTS 1-30, JCC-0091-2003, S-0055-2003, S-0114-2005, AND SP-0032-2009, RECORDED AS INSTRUMENT NO. 060006711.
15. THIS PLAT IS BASED ON DEEDS AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
16. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVMITUDES, AND COVENANTS OF RECORD.



LOCATION MAP SCALE: 1"=2000'

**NEW AREA TABULATION
COLONIAL HERITAGE
PHASE ONE, SECTION FIVE
LOTS 21 THRU 26 AND LOTS 28 THRU 30**

LOT	TAX PARCEL	OLD AREA	NEW AREA
21	2341100021	6,384 S.F.	4,760 S.F.
22	2341100022	3,360 S.F.	4,760 S.F.
23	2341100023	5,152 S.F.	4,760 S.F.
24	2341100024	5,152 S.F.	5,196 S.F.
25	2341100025	3,360 S.F.	4,984 S.F.
26	2341100026	5,152 S.F.	4,734 S.F.
28	2341100028	5,152 S.F.	4,760 S.F.
29	2341100029	3,360 S.F.	4,844 S.F.
30	2341100030	8,743 S.F.	7,651 S.F.
CA-1	2341100001B	15,355 S.F.	14,721 S.F.
TOTAL AREA		61,170 S.F.	61,170 S.F.

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.

Robert D. Mann 8/11/09
ROBERT D. MANN, L.S. LIC. NO. 002509

CERTIFICATE OF APPROVAL

THIS BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Quintin J. Deen 12/17/09
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

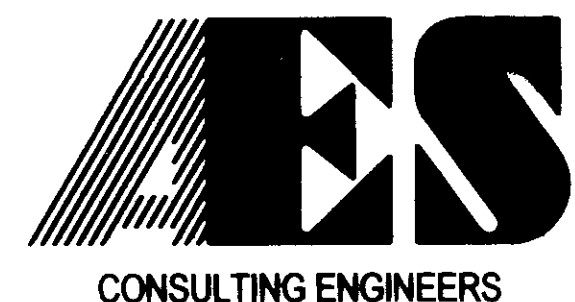
AVERAGE LOT SIZE	5,161 S.F.	0.12 AC.±
SMALLEST LOTS (LOT 26)	4,734 S.F.	0.11 AC.±
LARGEST LOT (LOT 30)	7,651 S.F.	0.18 AC.±

2 Large/Small Plat(s) Recorded herewith as # 100002266

REFERENCE:
INSTRUMENT #060006711

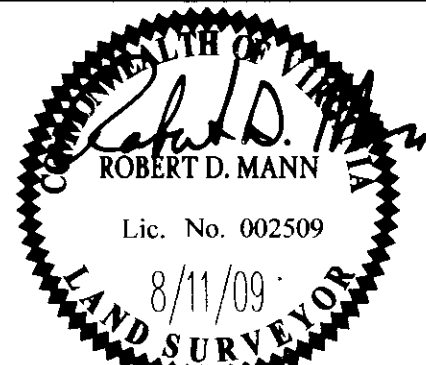
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 9 DAY OF February 2010
THE PLAT SHOWN HEREON WAS PREPARED AND ADMITTED TO THE RECORD AS THE LAW DIRECTOR'S FILED AMOUNT INSTRUMENT # 100002266

TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK
BY: Claudia H. Givens, Dep. Clerk



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

PLAT OF BOUNDARY LINE ADJUSTMENT &
BOUNDARY LINE EXTINGUISHMENT
COLONIAL HERITAGE
PHASE I, SECTION 5
LOTS 21-26, LOTS 28-30 AND CA-1
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	10/14/09	REVISED PER J.C.C. COMMENT LETTERS DATED 9/14/09	SDC

Designed	Drawn
HWP	AES
Scale	Date
NOTED	8/11/09
Project No.	
0681-18	
Drawing No.	
1 of 2	

S:\Jobs\888118 - Phase 1 Section 5\dwg\Plat\Lots 1 - 30\Plat of Boundary Line Adjustment\888118\bls-Lot21-26_28-30-ent 1.dwg, 10/15/2009 10:39:33 AM, stephen.cooke