

110015310

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 CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT NO. 030000330 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.

Signature of Gary P. Vinalstye, dated 4/28/11, FOR COLONIAL HERITAGE LLC. PRINTED NAME: GARY P. VINALSTYE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City TO-WIT:

I, Elisabeth Bays Barr, 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 28th DAY OF April, 2011.

MY COMMISSION EXPIRES 7/31/2011. Signature of Elisabeth Bays Barr, NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7123871



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.

Signature of Thomas C. Sublett, dated 4/19/11, THOMAS C. SUBLETT, L.S. #1886 DATE

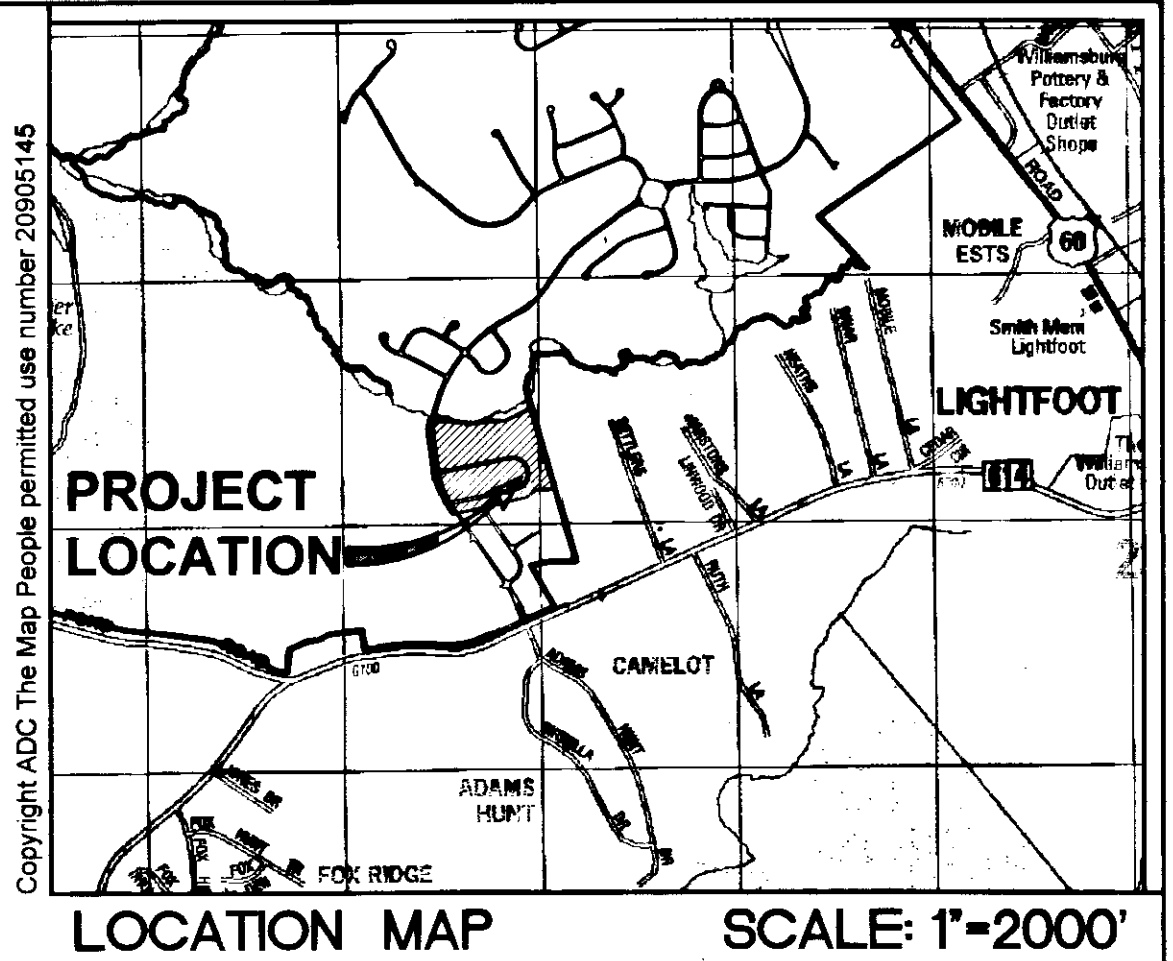
CERTIFICATE OF APPROVAL

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

Signature of Subdivision Agent, dated 5/18/11, SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL # (31-1)(1-11), INSTRUMENT #030000330, P.B. 89, PG. 12 (#030000329)
2. TAX MAP PARCEL # (31-1)(1-11) IS CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
2A. 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. 050000448.
3. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
4. SETBACK REQUIREMENTS: AS SHOWN
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
6. UNLESS OTHERWISE NOTED ALL DRAINAGE AND LANDSCAPE PRESERVATION EASEMENTS ARE TO REMAIN PRIVATE. PRIVATE DRAINAGE AND LANDSCAPE PRESERVATION EASEMENTS HEREBY DEDICATED TO THE HOA (HOMEOWNER'S ASSOCIATION)
7. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
8. 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.
9. 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 IN THE DEED OF EASEMENT.
10. JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
11. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
12. 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.
13. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE HEREBY CONVEYED TO JCSA AND 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.
14. 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.



- 15. THE PRIVATE UTILITY EASEMENTS AS SHOWN HEREON ADJACENT TO PRIVATE RIGHT-OF WAYS SHALL INCLUDE DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC., JAMES CITY SERVICE AUTHORITY, VIRGINIA NATURAL GAS AND OTHER AVAILABLE UTILITIES AS PERMITTED BY HOA.
16. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0110C DATED 9/28/07.
17. 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.
18. THIS PLAT IS BASED ON DEED AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
19. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.

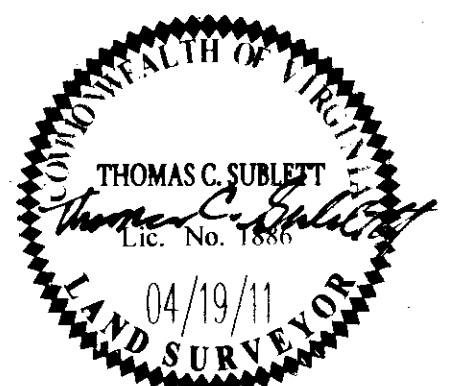
AREA TABULATION
COLONIAL HERITAGE
PHASE IV, SECTION 1-A
LOTS 1-53

Table with 3 columns: Description, S.F., AC.±. Includes rows for TOTAL AREA PARCEL (31-1)(1-11), AREA OF RESIDENTIAL LOTS, AREA OF RIGHT OF WAY (TO CL STREAM), AREA OF COMMON OPEN SPACE #1-5, TOTAL AREA SUBDIVIDED (AREA TO CL STREAM), NUMBER OF LOTS, AVERAGE LOT SIZE, SMALLEST LOT (LOT 28), LARGEST LOT (LOT 19), GROSS LOTS PER ACRE.

5 Large/Small Plat(s) Recorded herewith as # 110015310

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 20 DAY OF July 2011 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:28 AM/PM INSTRUMENT # 110015310. TESTE: Betsy B. Woolridge, Clerk. BETSY B. WOOLRIDGE, CLERK. By Claudia Hinkelholz, Dep. Clerk.

Revision table with columns: Rev, Date, Description, Revised By. Row 1: 4/19/11, REVISED PER COUNTY COMMENTS, TCS.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23186. Phone: (757) 253-0040, Fax: (757) 220-8994, www.aesva.com.

PLAT OF SUBDIVISION COLONIAL HERITAGE PHASE IV, SECTION 1-A LOTS 1-53 PREPARED FOR COLONIAL HERITAGE LLC. Includes location: STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA.

Project Contacts: HWP, Project Number: 8861-40-1A, Scale: NONE, Date: 02/07/11, Sheet Number: 1 of 5.