

120000411

**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] 10/5/2011 DATE  
 FOR COLONIAL HERITAGE LLC  
 GARY VANALSTYNE V.P. PRINTED NAME



**CERTIFICATE OF NOTARIZATION**

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

I, Nancy Carolyn Cain 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 5th DAY OF October, 2011.

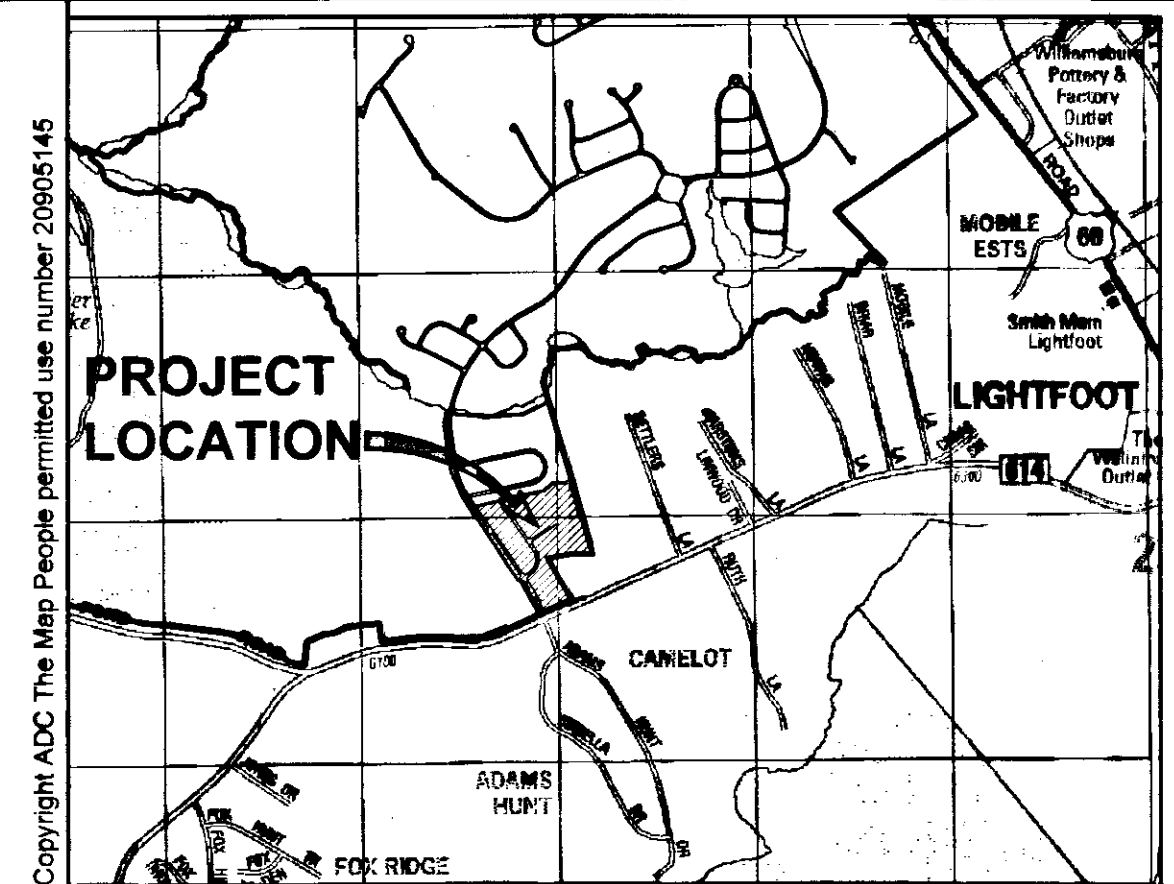
MY COMMISSION EXPIRES August 31, 2015

[Signature] NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 304286

**GENERAL NOTES:**

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL # (31-1)(1-11), INSTRUMENT #030000330, P.B. 89, PG. 12 (#030000329)
- TAX MAP PARCEL # (31-1)(1-11) IS CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
- 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.
- 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 AND LANDSCAPE PRESERVATION EASEMENTS ARE TO REMAIN PRIVATE. PRIVATE DRAINAGE AND LANDSCAPE PRESERVATION EASEMENTS HEREBY DEDICATED TO THE HOA (HOMEOWNER'S ASSOCIATION)
- 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 PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
- JCSA SHALL BE 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 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.
- 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.



- 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.
- 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.
- 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.
- THIS PLAT IS BASED ON DEED AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.

**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.

Thomas C. Sublett 7/25/11 DATE  
 THOMAS C. SUBLETT, L.S. #1886

**CERTIFICATE OF APPROVAL**

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

Rachel Cox 9/26/11 DATE  
 VIRGINIA DEPARTMENT OF TRANSPORTATION  
[Signature] 11/7/11 DATE  
 SUBDIVISION AGENT OF JAMES CITY COUNTY

**AREA TABULATION  
 COLONIAL HERITAGE  
 PHASE IV, SECTION 1-B  
 LOTS 54 - 78**

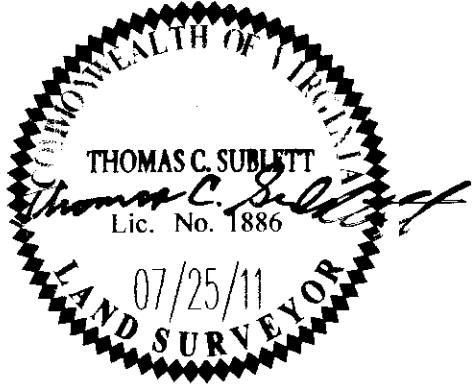
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	188,403 S.F.	4.325 AC.±
AREA OF RIGHT OF WAY (INCLUDES PUBLIC & PRIVATE RIGHT OF WAY)	165,660 S.F.	3.803 AC.±
AREA OF COMMON OPEN SPACE #1 (INCLUDES AREA OF UNDISTURBED NATURAL OPEN SPACE #4)	306,893 S.F.	7.041 AC.±
AREA OF COMMON OPEN SPACE #4B	24,598 S.F.	0.564 AC.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>685,354 S.F.</b>	<b>15.733 AC.±</b>
NUMBER OF LOTS	25	
AVERAGE LOT SIZE	7,536 S.F.	0.173 AC.±
SMALLEST LOT (LOT 65)	5,640 S.F.	0.129 AC.±
LARGEST LOT (LOT 54)	15,439 S.F.	0.354 AC.±
GROSS LOTS PER ACRE	1.588	

Large/Small Plat(s) Recorded herewith as # 120000411

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 16th DAY OF January, 2012  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:57 AM/PM  
 INSTRUMENT # 120000411

TESTE: Betsy B. Woolridge, Clerk  
 BETSY B. WOOLRIDGE, CLERK  
 By Claudia K. Kofz, Lisa Smith

Rev.	Date	Description	Revised By
1	9/20/2011	REVISED PLAT PER COUNTY COMMENTS	JFS



**INES**  
 CONSULTING ENGINEERS  
 5248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.inesva.com

**PLAT OF SUBDIVISION  
 COLONIAL HERITAGE  
 PHASE IV, SECTION 1-B  
 LOTS 54-78  
 PREPARED FOR COLONIAL HERITAGE LLC**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS  
 Project Number: 8881-40-1B  
 Scale: NONE Date: 07/25/11  
 Sheet Number  
**1 of 5**