

120012555

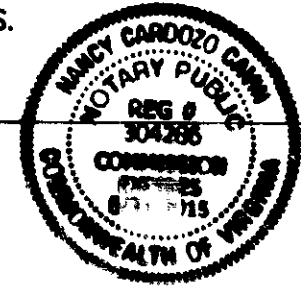
CERTIFICATION OF SOURCE OF TITLE

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 6, 2003.

OWNER'S CERTIFICATE

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

[Signature] 6/5/12
 FOR COLONIAL HERITAGE LLC DATE
 BY: U.S. HOMG (REARLADW), ITS SOLE MEMBER
 GARY P. VANALSTYNE
 PRINTED NAME



CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Jarvis
 I, Nancy Cardozo Cavin, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 6th DAY OF June, 2012.

MY COMMISSION EXPIRES August 31, 2015

NOTARY REGISTRATION NUMBER: 304286

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 5/03/12
 THOMAS C. SUBLETT, L.S. #1886 DATE

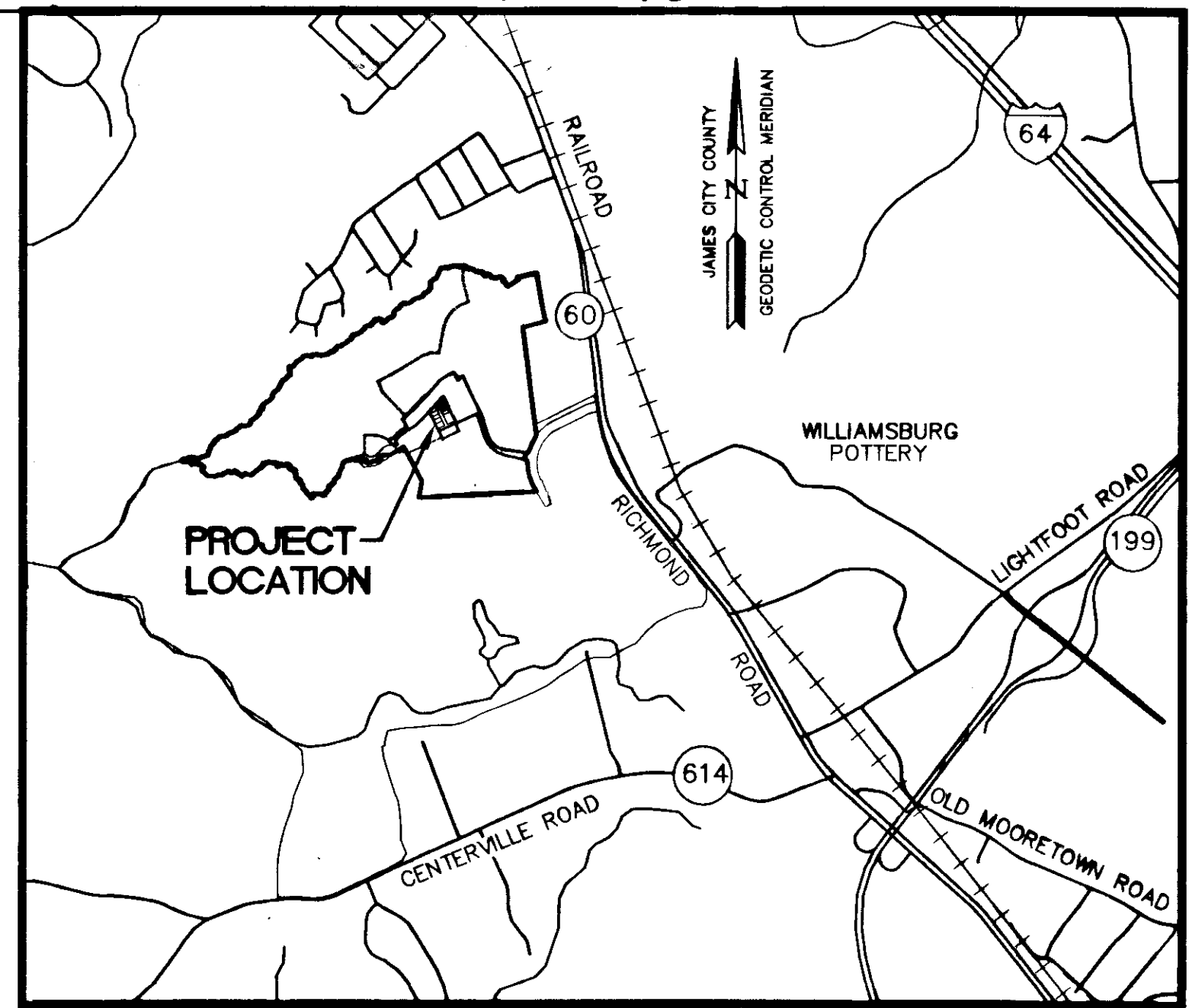
CERTIFICATE OF APPROVAL

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

[Signature] 6/8/12
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

GENERAL NOTES:

- PROPERTY AS SHOWN IS TAX MAP PARCELS #23-4(6-16, 16A, 17 & 27-30).
- THE PROPERTIES ARE 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 19-36 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.
- 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 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 BOUNDARY LINE ADJUSTMENT PLAT HAS BEEN REVIEWED AGAINST THE NATURAL RESOURCE INVENTORY IN ACCORDANCE WITH COLONIAL HERITAGE PROFFER #6. THE NATURAL RESOURCE INVENTORY RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THIS PLAT.
- THE PRIVATE UTILITY EASEMENTS AS SHOWN HEREON SHALL INCLUDE AS BENEFICIARIES DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC. & JAMES CITY SERVICE AUTHORITY.
- THIS PROPERTY WAS ORIGINALLY PLATTED AS, PLAT OF SUBDIVISION, COLONIAL HERITAGE, PHASE ONE, SECTION ONE, LOTS 1-44, RECORDED AS INSTRUMENT NO. 030017770 AND AS PLAT OF BOUNDARY LINE ADJUSTMENT & BOUNDARY LINE EXTINGUISHMENT, COLONIAL HERITAGE, PHASE ONE, SECTION ONE, LOTS 20-24 & LOTS 26 THRU 29, RECORDED AS INSTRUMENT NO. 100001575.
- THIS PLAT IS BASED ON DEEDS 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.



LOCATION MAP SCALE: 1"=2000'

**NEW AREA TABULATION
 COLONIAL HERITAGE
 PHASE ONE, SECTION ONE
 LOTS 16, 16A, 17, 17A, 27 -29
 AND COMMON OPEN SPACE #5 AND #8**

LOT	TAX PARCEL	OLD AREA	NEW AREA
16	(23-4) (6-16)	7,280 S.F.	4,592 S.F.
16A	(23-4) (6-16A)	8,873 S.F.	5,712 S.F.
17	(23-4) (6-17)	7,280 S.F.	4,592 S.F.
17A	N/A	N/A	4,592 S.F.
27	(23-4) (6-27)	5,824 S.F.	6,832 S.F.
28	(23-4) (6-28)	4,816 S.F.	5,712 S.F.
29	(23-4) (6-29)	4,816 S.F.	5,712 S.F.
30	(23-4) (6-30)	8,179 S.F.	(LOT ELIMINATED)
COS #5	N/A	N/A	3,945 S.F.
COS #8	N/A	N/A	5,379 S.F.
TOTAL AREA		47,068 S.F.	47,068 S.F.

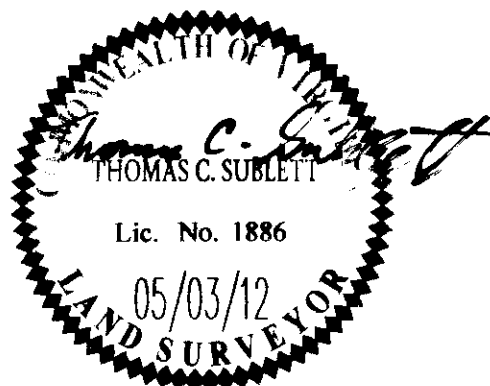
AVERAGE LOT SIZE 5,392 S.F. 0.124 AC.±
 SMALLEST LOTS (LOTS 16, 17 & 17A) 4,592 S.F. 0.105 AC.±
 LARGEST LOT (LOT 27) 6,832 S.F. 0.157 AC.±

2 Large/Small Plat(s) Recorded herewith as # 120012555

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 13 DAY OF June, 2012
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:45 AM/AM
 INSTRUMENT # 120012555

TESTE: *[Signature]*
 BETSY B. WOOLRIDGE, CLERK
 By *[Signature]*, Dep. Clerk

Rev.	Date	Description	Revised By



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PLAT OF BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT
 LOTS 16, 16A, 17, AND 27 - 30
COLONIAL HERITAGE
 PHASE I, SECTION 1
 BECOMING LOTS 16, 16A, 17, 17A, 27-29 & COS #5 AND COS #8
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS
 Project Number: 8881-06
 Scale: NA Date: 05/03/12
 Sheet Number
1 of 2