

120024099

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 AND COLONIAL VIRGINIA COUNCIL OF BOY SCOUTS OF AMERICA, INC. BY DEED DATED SEPTEMBER 29, 2004 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. 040024552 ON SEPTEMBER 30, 2004.

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.

FOR COLONIAL HERITAGE LLC
 GARY VAN ALSTYNE
 PRINTED NAME

7/24/12
 DATE



CERTIFICATE OF NOTARIZATION

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

Jarvis

I, NANCY CARDOZO CAVIN, 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 24th DAY OF July, 2012.

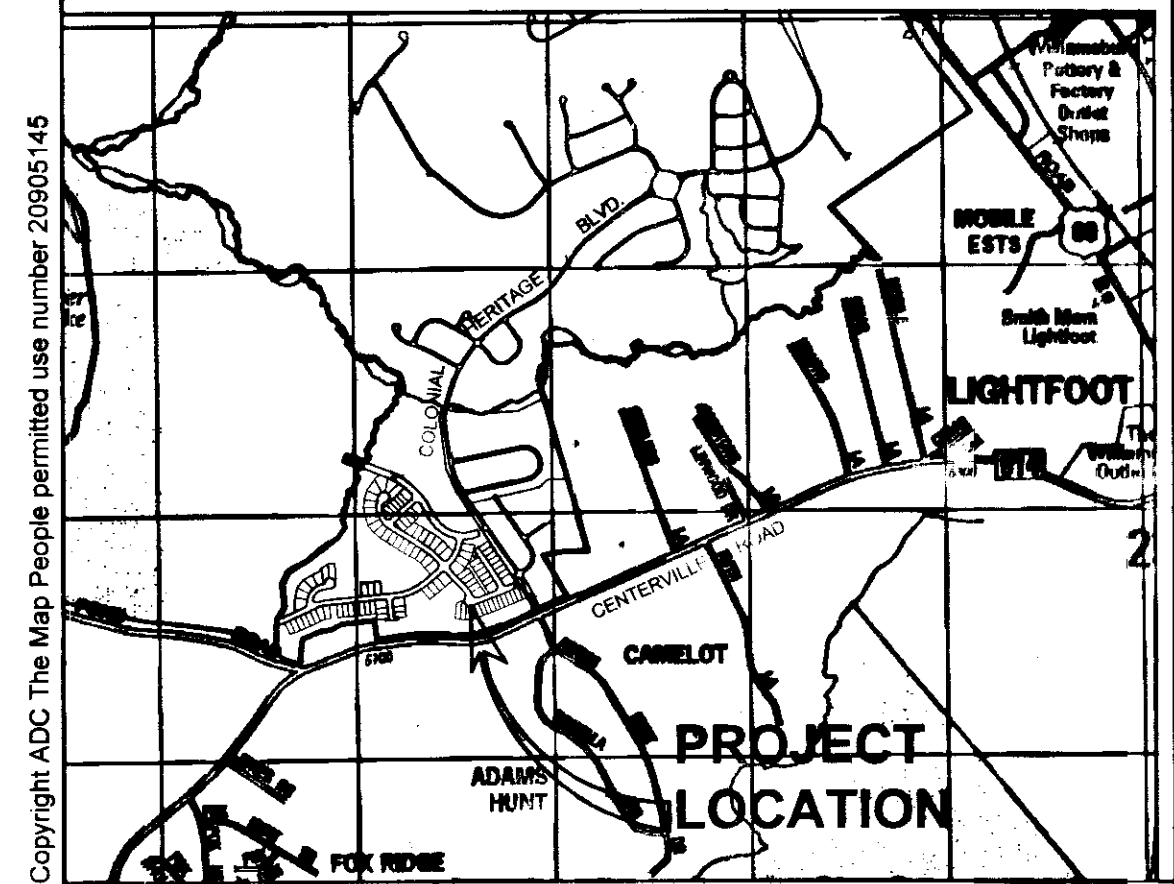
MY COMMISSION EXPIRES August 31, 2015

NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 304286

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL # (31-1)(1-11), INSTRUMENT #030000330 AND TAX MAP PARCEL # (22-4)(1-7), INSTRUMENT #040024552.
- 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 PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- 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 REFERENCED IN THE DEED OF EASEMENT.
- 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.



LOCATION MAP SCALE: 1"=2000'

- 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
- A 10' DRAINAGE EASEMENT EXISTS AND IS CENTERED ON ALL PROPERTY LINES.
- 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.

NOTES:

- SEE SHEETS 2 THRU 4 FOR OVERALL BOUNDARY MEETS AND BOUNDS AND CURVE TABLES.
- SEE SHEET 10 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY CURVE TABLES.
- SEE SHEETS 11-13 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT MEETS AND BOUNDS & AREAS.

**AREA TABULATION
 COLONIAL HERITAGE - PHASE IV, SECTION 2
 LOTS 1 THRU 109 AND
 COMMON OPEN SPACES #1 THRU #7**

AREA OF RESIDENTIAL LOTS	763,239 S.F.	17.522 AC.±
AREA OF RIGHT OF WAY	361,073 S.F.	8.289 AC.±
AREA OF DRAINAGE EASEMENT	129,366 S.F.	2.970 AC.±
AREA OF COMMON OPEN SPACE #1	331,937 S.F.	7.620 AC.±
AREA OF COMMON OPEN SPACE #1A	5,594 S.F.	0.128 AC.±
AREA OF COMMON OPEN SPACE #2	45,059 S.F.	1.034 AC.±
AREA OF COMMON OPEN SPACE #3	34,737 S.F.	0.798 AC.±
AREA OF COMMON OPEN SPACE #4	1,780 S.F.	0.041 AC.±
AREA OF COMMON OPEN SPACE #5	7,171 S.F.	0.165 AC.±
AREA OF COMMON OPEN SPACE #6	591,219 S.F.	13.573 AC.±
AREA OF COMMON OPEN SPACE #7	603,551 S.F.	13.856 AC.±
TOTAL AREA SUBDIVIDED	2,874,726 S.F.	65.99 AC.±
NUMBER OF LOTS	109	
AVERAGE LOT SIZE	7,002 S.F.	0.161 AC.±
SMALLEST LOT (LOTS 2,5,6,8, & 9 AND 51-55)	4,920 S.F.	0.113 AC.±
LARGEST LOT (LOT 58)	11,231 S.F.	0.258 AC.±
GROSS LOTS PER ACRE	1.652	

13 Large/Small Plat(s) Recorded herewith as # 120024099

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 16th DAY OF November, 2012, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:11 PM INSTRUMENT # 120024099
 TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK
 by Gary Van Alstyn, D.C.

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.

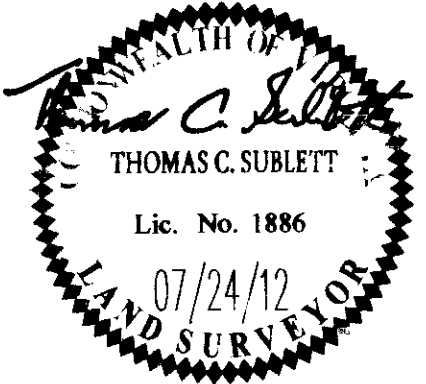
THOMAS C. SUBLETT, L.S. #1886
 7/24/12
 DATE

CERTIFICATE OF APPROVAL

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

8-6-12
 DATE
 SUBDIVISION AGENT OF JAMES CITY COUNTY

Rev.	Date	Description	Revised By
1	07/24/12	REVISED PER COUNTY COMMENTS	RMS



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**PLAT OF SUBDIVISION
 COLONIAL HERITAGE
 PHASE IV, SECTION 2A
 LOTS 1 THRU 109 AND
 COMMON OPEN SPACES #1 THRU #7
 PREPARED FOR COLONIAL HERITAGE LLC**
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TCS
Project Number:	8881-42A
Scale:	NONE
Date:	08/22/12
Sheet Number	1 of 13