

VICINITY MAP 1" = 2000'

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOW AS HERON RUN - PHASE I IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE 2/20/95 Thomas R. Tucker, Sec.

DATE _____

DATE _____

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg, Patrick L. Goble
 I, NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 20th DAY OF February, 1995. MY COMMISSION EXPIRES 7-31-95
Patrick L. Goble
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROBERT S. HORNSBY TO HEATHERSTONE L.L.C. BY DEED DATED 11/14/1994 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 714 PAGE 508.

ENGINEERS OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

DATE 2/20/95 Thomas C. Sublett
 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.

DATE 3/3/95 DE Mann
 VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 3/3/95 Robin Rubin
 VIRGINIA DEPARTMENT OF HEALTH

DATE 2/20/95 _____
 SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 20th DAY OF April, 1995
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW TESTES IN PLAT BOOK _____ PAGE _____
Thomas C. Sublett
 BY _____ CLERK

LINE DATA

BEARING	DISTANCE
N 65°21'03"W	36.58
N 68°44'23"E	22.49
S 05°36'08"W	70.45
S 19°36'24"E	67.16
S 37°12'08"E	67.66
S 20°25'00"E	81.45
S 03°41'28"E	48.95
S 42°54'16"W	78.11
N 45°47'56"E	68.58
N 44°14'44"W	76.90
N 57°01'01"W	80.00
N 58°26'14"W	77.68

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
90°00'00"	30.00	47.12	30.00	S 69°38'57"W	42.43
25°30'00"	1402.40	624.15	317.37	N 52°36'03"W	618.01
8°20'02"	275.00	40.00	20.04	N 28°48'58"E	39.96
6°50'44"	275.00	32.86	16.45	N 36°24'21"E	32.84
81°39'58"	25.00	35.63	21.80	N 16°11'02"W	32.09
44°54'02"	60.00	47.02	24.79	N 79°28'02"W	45.83
269°48'04"	60.00	282.54		N 32°58'59"E	85.00
44°54'02"	60.00	47.02	24.79	N 34°34'00"W	45.83
83°09'16"	25.00	36.28	22.18	N 81°24'21"E	33.18
9°08'17"	250.00	39.87	19.98	N 35°15'35"E	39.83
6°01'29"	250.00	26.36	13.19	N 27°40'12"E	26.35
57°42'59"	60.00	60.44	33.06	N 73°03'33"W	57.92
115°22'53"	60.00	120.83	94.88	N 13°29'23"E	101.42
1°32'32"	1402.40	37.75	18.88	N 64°34'47"W	37.75
3°28'22"	1402.40	85.00	42.51	N 62°04'20"W	84.99
3°28'22"	1402.40	85.00	42.51	N 58°35'58"W	84.99
3°28'22"	1402.40	85.00	42.51	N 55°07'36"W	84.99
3°28'22"	1402.40	85.00	42.51	N 51°39'14"W	84.99
5°42'59"	1402.40	139.92	70.02	N 47°03'34"W	139.86
4°21'01"	1402.40	106.48	53.27	N 42°01'33"W	106.45
96°42'12"	60.00	101.27	67.46	N 60°28'05"W	89.67

SEASON'S TRACE SECTION VIII-B PB. 30 PG. 99

Q. STREAM IS R. N 72°20'07"E 204.41
 LONGHILL SWAMP

NATURAL OPEN SPACE EASEMENT

NOTE: V.D.O.T. IS NOT RESPONSIBLE FOR ANY LIABILITY OR MAINTENANCE OF THE DETENTION POND.

LOT AREAS

LOT	SQ. FT.	ACRES
1	13,783	0.316
2	13,011	0.299
26	13,768	0.316
27	10,065	0.231
28	10,640	0.244
29	10,613	0.244
30	11,250	0.258
31	19,362	0.444
32	13,662	0.314
33	10,503	0.241
34	10,879	0.250
35	10,895	0.250
36	10,551	0.242
37	11,976	0.275

TOTAL AREA OF PHASE I = 481,013 S.F./ 11.04 ACRES
 LOT AREA = 170,958 S.F./ 3.92 ACRES
 RIGHT OF WAY = 47,102 S.F./ 1.08 ACRES
 CONSERVATION AREA = 271,468 S.F./ 6.23 ACRES

ZONING : R2
 TAX MAP : (32-1) (1-11)
 BUILDING SETBACK :
 FRONT = 25'
 REAR = 35'
 SIDE = 10'

NOTE: 1. ALL STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
 2. ALL LOTS SERVED BY PUBLIC WATER & SEWER.

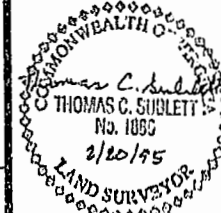
GRAPHIC SCALE



1940160
 COMMISSION NO.



ENGINEERS • ARCHITECTS • SURVEYORS
 INTERIOR DESIGNERS • PLANNERS
 P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187
 (804)253-0673 (804)874-5015



REF. DB. 714 PG. 508
 PB. 42 PG. 52
 P.B. 60 PG. 43
 PLAT RECORDED IN
 P.D. NO. 61 PAGE 51

SUBDIVISION PLAT
 OF
HERON RUN - PHASE I
 OWNER: HEATHERSTONE L.L.C.
 JAMES CITY COUNTY, POWHATAN DIST., VIRGINIA