

LINE DATA

BEARING	DISTANCE
N 85°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°39'57"W	42.43
28°30'00"	1402.40	624.15	317.33	N 52°36'03"W	619.01
8°20'02"	275.00	40.00	20.04	N 28°48'18"E	39.98
6°50'44"	275.00	32.86	16.45	N 36°24'21"E	32.84
81°39'58"	25.00	35.63	21.60	N 16°11'02"W	32.69
4°54'02"	60.00	47.02	24.79	N 79°28'02"W	45.83
269°40'04"	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 71°24'21"E	33.18
9°08'17"	250.00	39.87	19.98	N 35°15'35"E	39.83
6°02'29"	250.00	26.36	13.19	N 27°40'12"E	26.35
57°42'59"	60.00	50.44	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	18.68	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
93°42'12"	60.00	101.27	67.46	N 60°28'05"W	89.67

VICINITY MAP 1" = 2000'

SEASON'S TRACE SECTION VIII-B PB. 39 PG. 99

OWNER'S CERTIFICATE
THE SUBMISSION 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 TRUSTEES.

DATE: May 24, 1995
SECRETARY: Thomas R. Tucker

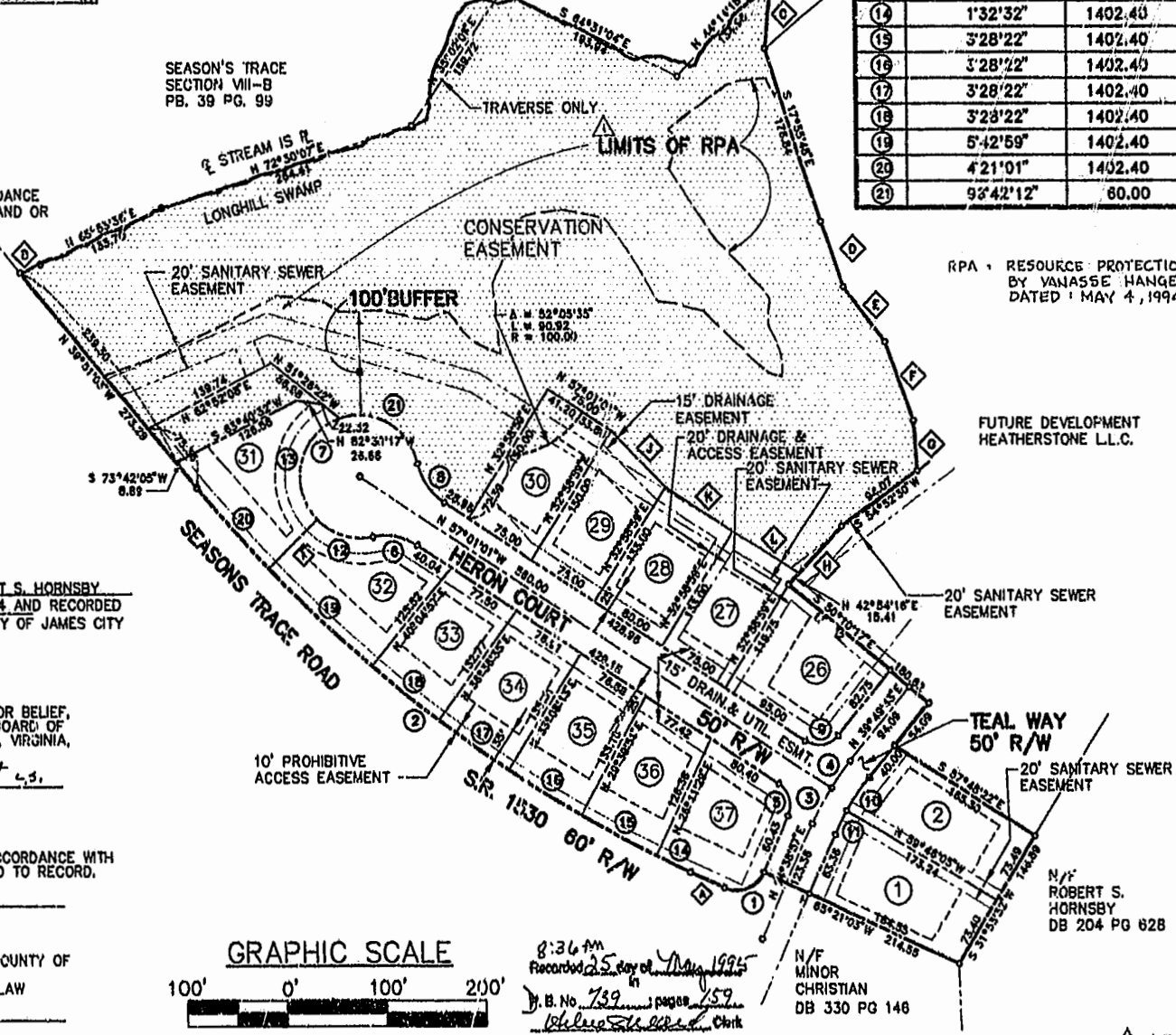
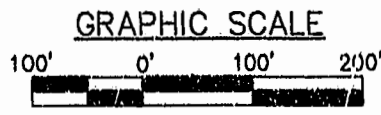
CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF WILLIAMSBURG, VA
NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 24th DAY OF May 19 95. MY COMMISSION EXPIRES 10/15/95.

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: 5/23/95
THOMAS C. SUBLETT L.S.#1886

CERTIFICATE OF APPROVAL
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
DATE: 5/24/95
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 23rd DAY OF May 19 95
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 61 PAGE 77
TESTE: [Signature] CLERK



RPA - RESOURCE PROTECTION AREA DELINEATED BY VANASSE HANGEN BRUSTLIN, INC. DATED MAY 4, 1994

FUTURE DEVELOPMENT HEATHERSTONE L.L.C.

N/F ROBERT S. HORNSBY DB 204 PG 628

N/F MINOR CHRISTIAN DB 330 PG 146

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
31	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

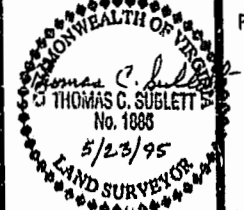
ZONING: R2
TAX MAP: (32-1) (1-11)
BUILDING SETBACK:
FRONT = 25'
REAR = 35'
SIDE = 10'

▲ ADDED LIMITS OF RPA TO PLAT (PB 61, PG. 97)

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
PB. 60 PG. 43
PB. 61 PG. 57

PLAT RECORDED IN
P.B. NO. 61 PAGE 77

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

DATE 5-23-95 DESIGNED TCS DRAWN LBA SCALE 1"=100'