



VICINITY MAP 1" = 2000'

OWNER'S CERTIFICATE

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

12-19-95 Thomas R. Tucker
 DATE
 DATE
 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg, Virginia
 A 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 12-19-95 DAY OF December, 1995. MY COMMISSION EXPIRES 7-31-99.
Patricia L. Goshorn
 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.

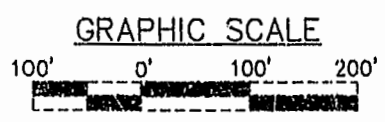
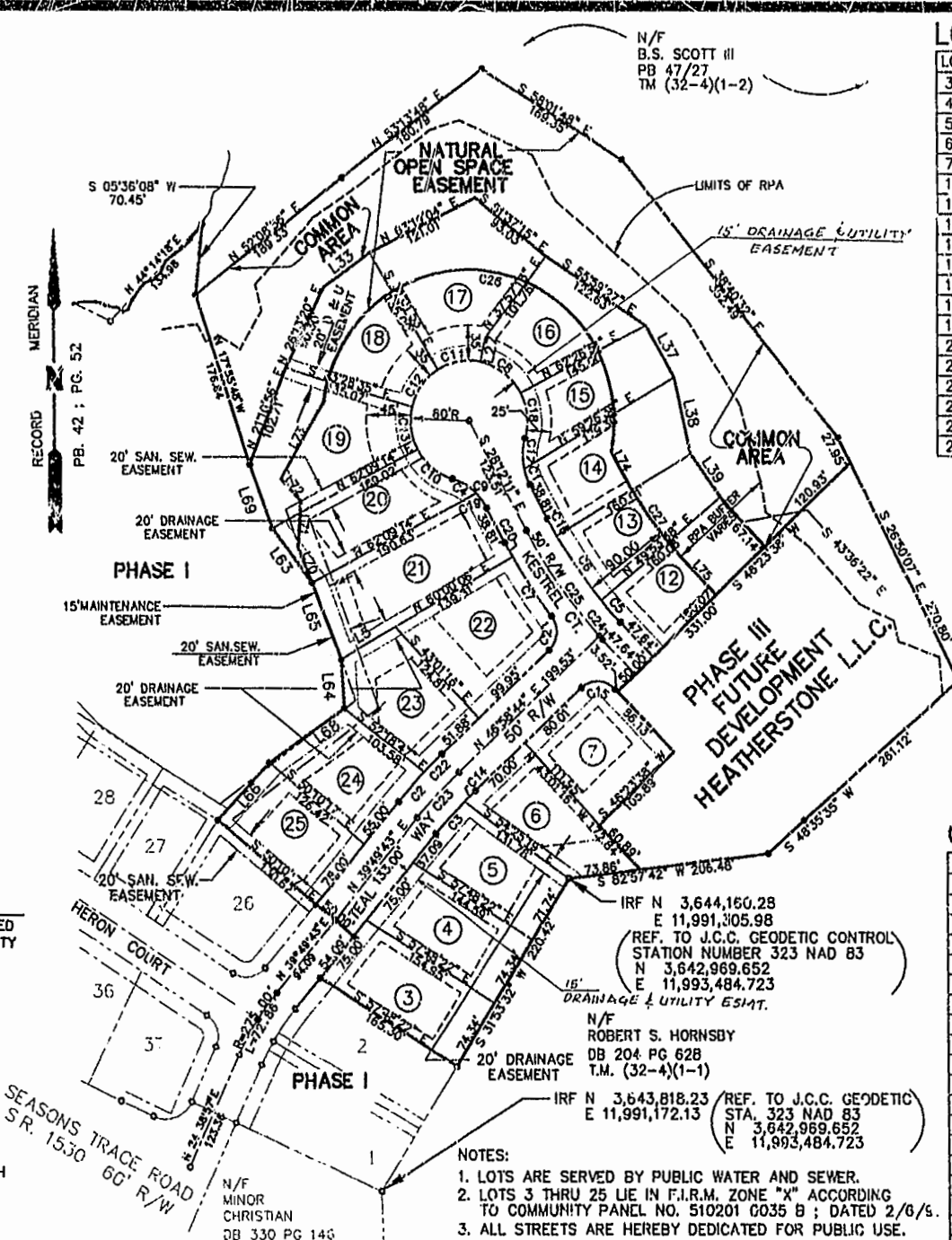
ENGINEERS OR SURVEYOR'S CERTIFICATE

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.
 12-15-95 Thomas C. Sublett
 DATE THOMAS C. SUBLETT L.S.#1086

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 Dec 20 1995 Andy Mayo Cheryl E. Elliott 4/22/96
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 Dec 19 1995 Valerie Gordon
 DATE VIRGINIA DEPARTMENT OF HEALTH
 1-23-96
 DATE 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 12-15-95 DAY OF December, 1995. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 163 PAGE 43.
 TESTE BY Cheryl E. Elliott CLERK



LOT AREAS

LOT #	SQUARE FEET	ACRES
3	11,903	0.27
4	11,133	0.26
5	10,517	0.24
6	10,721	0.25
7	11,804	0.27
12	11,547	0.27
13	10,575	0.24
14	12,640	0.29
15	10,050	0.23
16	11,364	0.26
17	16,805	0.39
18	13,060	0.30
19	16,050	0.37
20	11,792	0.27
21	15,268	0.35
22	14,006	0.32
23	11,268	0.26
24	10,591	0.24
25	10,025	0.23

LINE DATA

NUMBER	DIRECTION	DISTANCE
L27	N 11°53'33" E	25.00'
L33	N 54°21'00" E	57.92'
L37	S 29°36'12" E	58.92'
L38	S 12°26'50" E	77.87'
L39	S 35°19'52" E	52.44'
L03	N 37°12'08" W	67.66'
L64	N 03°41'28" W	48.95'
L65	N 20°25'00" W	81.45'
L66	N 42°54'16" E	78.11'
L68	N 54°52'30" E	84.07'
L69	N 19°36'24" W	67.16'
L70	N 22°12'21" W	37.65'
L71	N 03°43'58" E	46.78'
L72	N 43°40'27" W	29.95'
L73	N 30°17'18" E	68.49'
L74	S 28°12'11" E	27.21'
L75	S 43°36'22" E	47.67'

TOTAL NO. OF LOTS PHASE II = 19
 TOTAL AREA OF PHASE II = 363,798 S.F./ 8.35 ACRES
 LOT AREA = 230,927 S.F./ 5.30 ACRES
 RIGHT OF WAY = 42,645 S.F./ 0.98 ACRES
 NATURAL OPEN SPACE EASEMENT = 133,583 S.F./ 3.07 ACRES
 COMMON AREA = 90,167 S.F./ 2.07 ACRES

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

CURVE DATA

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	CHORD BEARING
C1	15°34'36"	60.00	16.31	8.21	16.26	S 20°24'53" E
C2	04°20'20"	525.00	39.76	19.89	39.75	S 41°59'53" W
C3	05°14'32"	475.00	43.46	21.75	43.45	S 42°26'59" W
C4	27°19'40"	60.00	28.62	14.59	28.35	N 59°26'23" W
C5	03°31'58"	475.00	29.29	14.65	29.29	S 41°50'24" E
C6	09°33'02"	475.00	79.18	39.68	79.09	S 35°17'53" E
C7	07°48'32"	525.00	71.55	35.83	71.50	N 33°52'21" W
C8	50°33'18"	60.00	52.94	28.33	51.24	S 52°49'48" E
C9	44°54'02"	60.00	47.02	24.79	45.83	N 50°39'12" E
C10	45°15'27"	60.00	47.39	25.01	46.17	N 50°28'29" W
C11	43°24'19"	60.00	45.45	23.88	44.37	N 80°11'24" E
C12	45°20'00"	60.00	47.47	25.06	46.24	N 35°49'14" E
C13	41°00'00"	60.00	42.94	22.43	42.02	S 07°20'46" E
C14	01°54'29"	475.00	15.82	7.91	15.82	S 46°01'30" W
C15	89°24'53"	25.00	39.01	24.75	35.17	N 88°18'49" W
C16	02°19'11"	475.00	19.23	9.62	19.23	S 29°21'47" E
C17	29°19'26"	60.00	30.71	15.70	30.37	S 02°02'08" W
C18	44°15'00"	60.00	46.34	24.39	45.26	S 05°25'39" E
C19	17°34'22"	60.00	18.40	9.27	18.33	N 36°59'22" W
C20	01°45'54"	525.00	16.17	8.09	16.17	N 29°05'08" W
C21	84°45'22"	25.00	36.98	22.81	33.70	N 04°36'04" E
C22	02°48'41"	525.00	25.76	12.88	25.76	N 45°34'24" E
C23	07°09'01"	500.00	62.40	31.24	62.36	N 43°24'14" E
C24	00°36'57"	500.00	5.37	2.69	5.37	N 43°17'54" W
C25	14°47'14"	500.00	120.04	64.88	120.89	N 35°35'48" W
C26	184°33'52"	150.00	483.19	299.76	150.32	S 80°32'27" E
C27	15°24'11"	385.00	103.50	52.06	103.19	N 35°54'17" W

- NOTES:
- LOTS 3 THRU 25 LIE IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL NO. 510201 0035 B ; DATED 2/6/8.
 - ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
 - VDOT IS SAVED HARMLESS OF ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORM WATER BASIN, TO THE EXTENT ALLOWED BY LAW.
 - ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 - WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C(1) OF THE JAMES CITY COUNTY CODE.
 - NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

REVISION: 1/22/96 ADDED CALL FOR 15' DRAINAGE & UTILITY ESMT.

1 OF 1	1940160 COMMISSION NO.		ENGINEERS • ARCHITECTS • SURVEYORS		REF. DB. 714 PG. 508	SUBDIVISION PLAT OF HERON RUN - PHASE 2 OWNER: HEATHERSTONE L.L.C. POWHATAN DISTRICT, JAMES CITY COUNTY VIRGINIA
			INTERIOR DESIGNERS • PLANNERS		P.B. 42 PG. 52	
DATE 12-15-95	DESIGNED TCS	DRAWN MHC	SCALE 1"=100'	FB. 163 PG. 43		