

VICINITY MAP 1" = 2000'

OWNER'S CERTIFICATE

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

DATE 7/11/96 James R. Tucker
 DATE _____
 DATE _____

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg, James City County
 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 11th DAY OF July, 1996. MY COMMISSION EXPIRES July 31, 99.
Patricia L. Goshorn
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:
 FROM: 1. ROBERT S. HORNSBY TO: HEATHERSTONE L.L.C. DEED: 714/508 DATE: 11/14/1994
 2. ROBERT S. HORNSBY TO: HEATHERSTONE L.L.C. DEED: 798/568 DATE: 7/25/1996
 RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

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.
6-10-96 Thomas C. Sublett
 DATE THOMAS C. SUBLETT L.S.#1388

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
8-6-96 R. Thomas
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
8/1/96 James H. Bowles
 DATE VIRGINIA DEPARTMENT OF HEALTH
8/7/96
 DATE
8/7/96
 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 11th DAY OF July, 1996
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 64 PAGE 80
 TESTE James R. Tucker CLERK



LOT AREAS

LOT #	SQUARE FEET	ACRES
8	10,674	0.25
9	12,405	0.28
10	12,006	0.28
11	12,006	0.28
38	12,999	0.30
39	13,439	0.31
40	12,110	0.28
41	12,309	0.28
42	12,402	0.28

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	S 17°26'42" E	53.74'
L2	S 14°27'41" E	88.61'
L3	S 00°39'37" W	137.21'
L4	S 00°39'27" W	144.68'
L5	S 14°27'41" E	18.93'
L6	S 14°27'41" E	66.50'
L7	N 17°26'42" W	44.33'
L8	S 48°35'35" W	160.19'
L9	N 17°26'42" W	113.54'
L10	S 46°23'38" W	25.00'

TOTAL NO. OF LOTS PHASE III = 9
 TOTAL AREA OF PHASE III = 155,408 S.F. / 3.57 ACRES
 LOT AREA = 110,420 S.F. / 2.53 ACRES
 RIGHT OF WAY = 19,516 S.F. / 0.45 ACRES
 NATURAL OPEN SPACE EASEMENT = 35,985 S.F. / 0.83 ACRES
 COMMON AREA = 25,462 S.F. / 0.58 ACRES
 AREA DEDICATED TO PROPOSED RT. 199 = 850 S.F. / 0.02 ACRES

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

R/W DEDICATION TO VDOT FOR PROPOSED RTE. 199

PROPOSED ROUTE 199 R/W

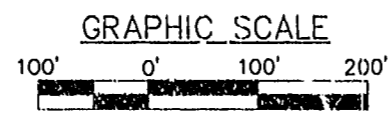
20' COMMON AREA

NOTES:

- LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- LOTS 8 THRU 11 AND 38 THRU 42 LIE IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL NO. 510201 0035 B ; DATED 2/6/91
- 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.

CURVE DATA

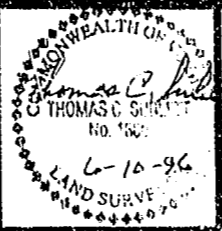
NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	CHORD BEARING
C1	18°32'00"	50.00	16.17	8.16	16.10	S 34°20'22" E
C2	53°19'59"	50.00	46.54	25.11	44.88	S 01°35'37" W
C3	60°19'24"	50.00	52.64	29.06	50.24	S 58°25'19" W
C4	61°29'00"	50.00	53.65	29.74	51.12	N 67°40'29" W
C5	76°19'37"	50.00	66.61	39.29	61.79	N 08°13'49" E



1960390
 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

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

DATE 6-10-96 DESIGNED TCS DRAWN DCS SCALE 1"=100'