

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY L. WALLACE SINK, TRUSTEE OF THE MARTIAL TRUST UNDER THE WILL OF DAVID W. WARE, TO COLONIAL HERITAGE LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 5, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 030000331 ON JANUARY 6, 2003.

**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.

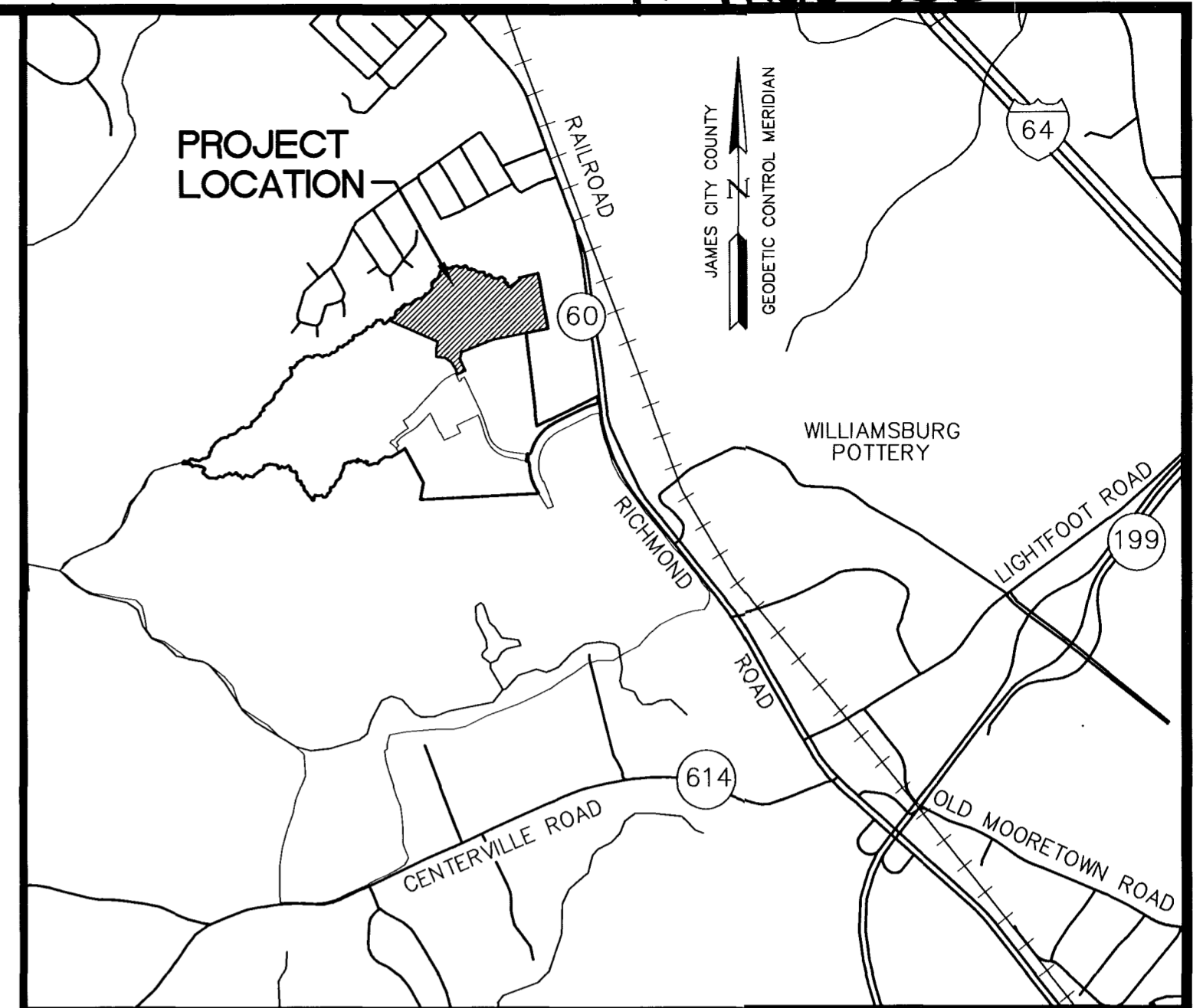
Michael Dillman May 29, 2003  
 FOR COLONIAL HERITAGE LLC. DATE  
Michael Dillman  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF James City, Pamela D. Callis  
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 29 DAY OF May, 2003. MY COMMISSION EXPIRES 6/31/06.  
Pamela D. Callis  
 SIGNATURE

**GENERAL NOTES:**

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL #(23-4)(1-21).
- TAX MAP PARCEL #(23-4)(1-21) IS CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
- PARCELS ZONED "MU" ARE SUBJECT TO PROFFERS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 010022082.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- 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 EASEMENTS ARE TO REMAIN PRIVATE.
- 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 23-9 (C) (1) 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 PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE.
- JCSA SHALL BE GRANTED ACCESS 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 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.



LOCATION MAP

SCALE: 1"=2000'

- THIS SITE PLAN AND/OR SUBDIVISION PLAN HAS BEEN REVISED AGAINST THE NATURAL RESOURCE INVENTORY IN ACCORDANCE WITH COLONIAL HERITAGE PROFFER #6. THE NATURAL RESOURCE INVENTORY RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THESE DEVELOPMENT PLANS.
- THE PUBLIC UTILITY EASEMENTS AS SHOWN SHALL INCLUDE DOMINION VIRGINIA POWER AND VERIZON VIRGINIA, INC.

**AREA TABULATION  
 COLONIAL HERITAGE  
 PHASE ONE, SECTION TWO  
 LOTS 1-89**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	692,610 S.F.	15.901 AC.±
AREA OF RIGHT OF WAY	213,725 S.F.	4.906 AC.±
AREA OF COMMON OPEN SPACE #1	3,397 S.F.	0.078 AC.±
AREA OF COMMON OPEN SPACE #2	541,814 S.F.	12.438 AC.±
TOTAL AREA SUBDIVIDED (AREA COMPUTED TO STREAM)	1,451,546 S.F.	33.323 AC.±
AREA OF NATURAL OPEN SPACE (AREA OF NATURAL OPEN SPACE IS INCLUDED WITHIN COMMON OPEN SPACE #2 - SEE SHEET #5)	(319,396 S.F.)	(7.33 AC.±)
NUMBER OF LOTS	89	
AVERAGE LOT SIZE	7,782 S.F.	0.179 AC.±
SMALLEST LOTS (LOTS 74, 75, 76 & 77)	4,840 S.F.	0.111 AC.±
LARGEST LOT (LOT 64)	15,945 S.F.	0.366 AC.±
GROSS LOTS PER ACRE		2.67

NOTE: SEE SHEET 5 FOR DETAIL OF NATURAL OPEN SPACE EASEMENTS

**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.

G. T. Wilson, Jr. 3/31/03  
 G. T. WILSON, JR., C.L.S. DATE

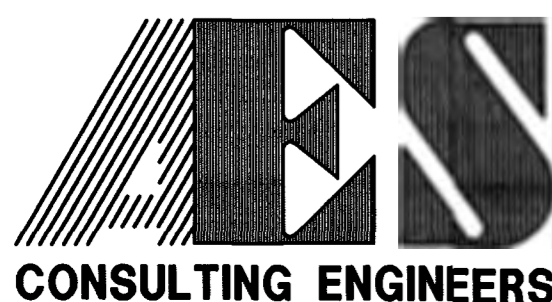
**CERTIFICATE OF APPROVAL**

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

[Signature] 8/1/03  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA  
 COUNTY OF JAMES CITY  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 6th DAY OF August, 2003. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.  
 TESTE: Betsy B. Woolridge  
 CLERK  
 PLAT BOOK 91, PAGE 20-24

04.24.03-11:18 888108P01.dwg RMS



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 Williamsburg, Virginia 23188  
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 Fax (757) 220-8994

PLAT OF SUBDIVISION  
**COLONIAL HERITAGE**  
 PHASE ONE, SECTION TWO  
 LOTS 1-89  
 PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court:	This PLAT was recorded on <u>6 August 2003</u>
at:	<u>2:57</u> AM/PM. PB <u>91</u> PG <u>20-24</u>
DOCUMENT #:	<u>030023467</u>
BETSY B. WOOLRIDGE, CLERK	
<u>Betsy B. Woolridge</u> Clerk	
1 5/20/03	REVISED PER COUNTY COMMENTS <u>gms</u> JFS
No. DATE	REVISION / COMMENT / NOTE BY

Designed AES	Drawn RMS
Scale NOTED	Date 3/31/03
Project No. 8881-08	
Drawing No. 1 OF 5	