

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY VAJACK, LLC, AND MASSIE CORPORATION TO COLONIAL HERITAGE LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 2, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 030000330. ON JANUARY 6, 2003. 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.

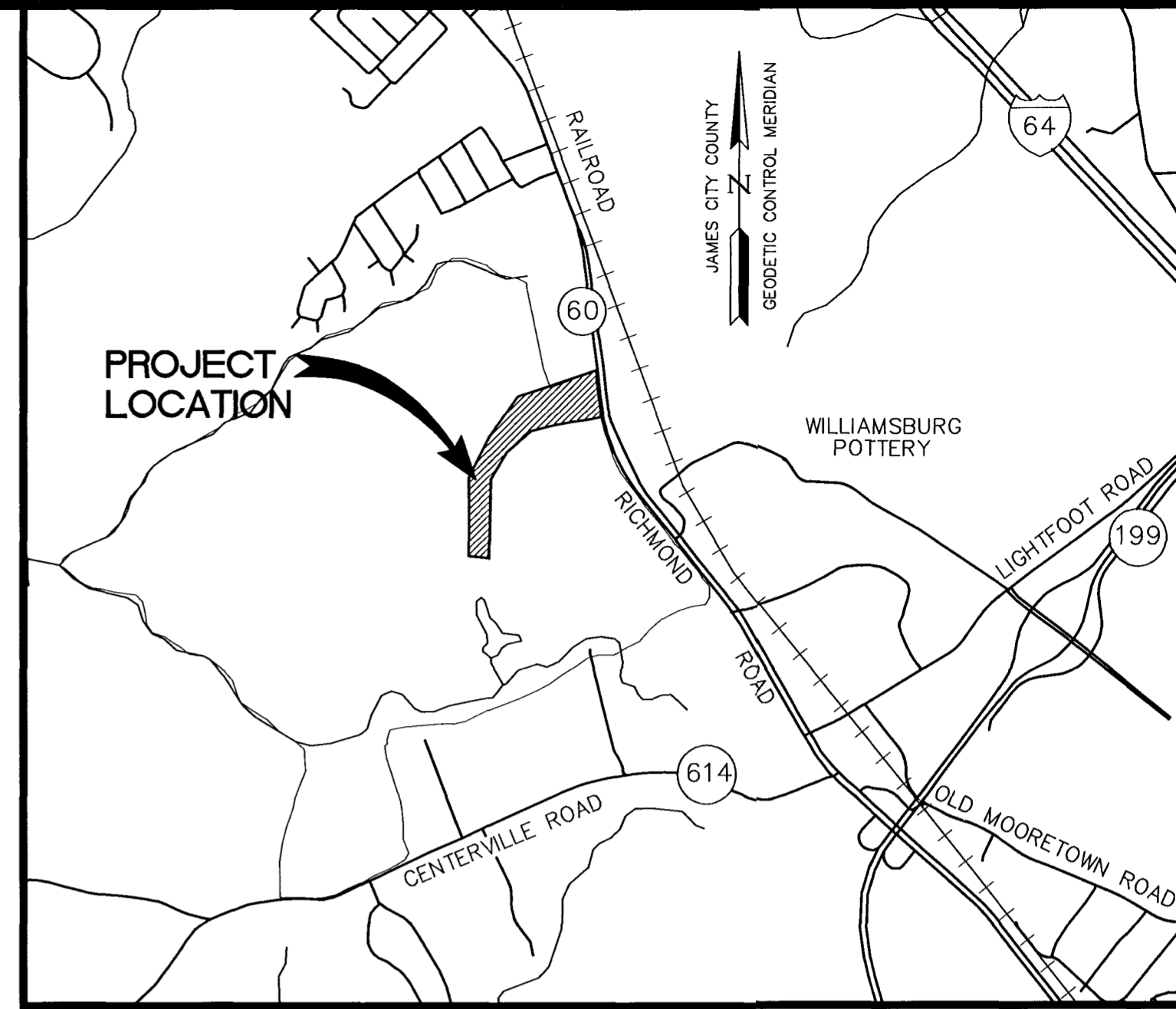
Michael Dillard March 26, 2003
FOR COLONIAL HERITAGE LLC. DATE
MICHAEL DILLARD
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, Brittany L. Mangold
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 26 DAY OF March, 2003. MY COMMISSION EXPIRES 6/30/2007
Brittany L. Mangold
SIGNATURE

GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS ALL OF TAX MAP PARCEL #(23-4)(1-21).
2. TAX MAP PARCEL #(23-4)(1-21) IS CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
3. 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. THESE ARE IN ACCORDANCE WITH JAMES CITY COUNTY ZONING CASE Z-04-00 AND MASTER PLAN MP-01-01.
4. ALL LOTS ARE TO BE SERVED WITH JAMES CITY SERVICE AUTHORITY WATER AND SANITARY SEWER.
5. SETBACK REQUIREMENTS: PER SEC. 24-527 OF THE ZONING ORDINANCE FRONT SETBACK REQUIREMENTS SHALL BE 50' OR MORE WITH A PERIMETER SETBACK OF 50'.
6. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
7. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
8. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 OF THE JAMES CITY COUNTY CODE.
10. JCSA SHALL BE GRANTED ACCESS EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
11. COLONIAL HERITAGE BLVD. PRIVATE R/W SHALL NOT BE MAINTAINED BY THE TRANSPORTATION DEPARTMENT OR THE COUNTY.
12. 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.
13. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



LOCATION MAP

SCALE: 1"=2000'

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., C.L.S. DATE 2/14/03

CERTIFICATE OF APPROVAL

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

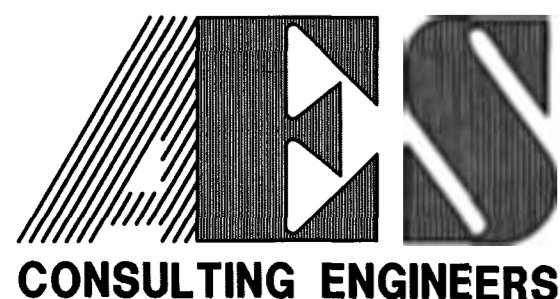
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE 3/26/2003
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE 5/12/03

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 21 May 2003
at 9:36 AM/PM. PB 90 PG 34435
DOCUMENT # 030015113
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 21 DAY OF May, 2003 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
TESTE: Betsy B. Woolridge, Clerk
CLERK
PLAT BOOK 90, PAGE 34 & 35

HEB 03.25.03-13:38 88815p01.dwg



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT SHOWING
COLONIAL HERITAGE BOULEVARD
A VARIABLE WIDTH PRIVATE
RIGHT-OF-WAY
PREPARED FOR COLONIAL HERITAGE LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



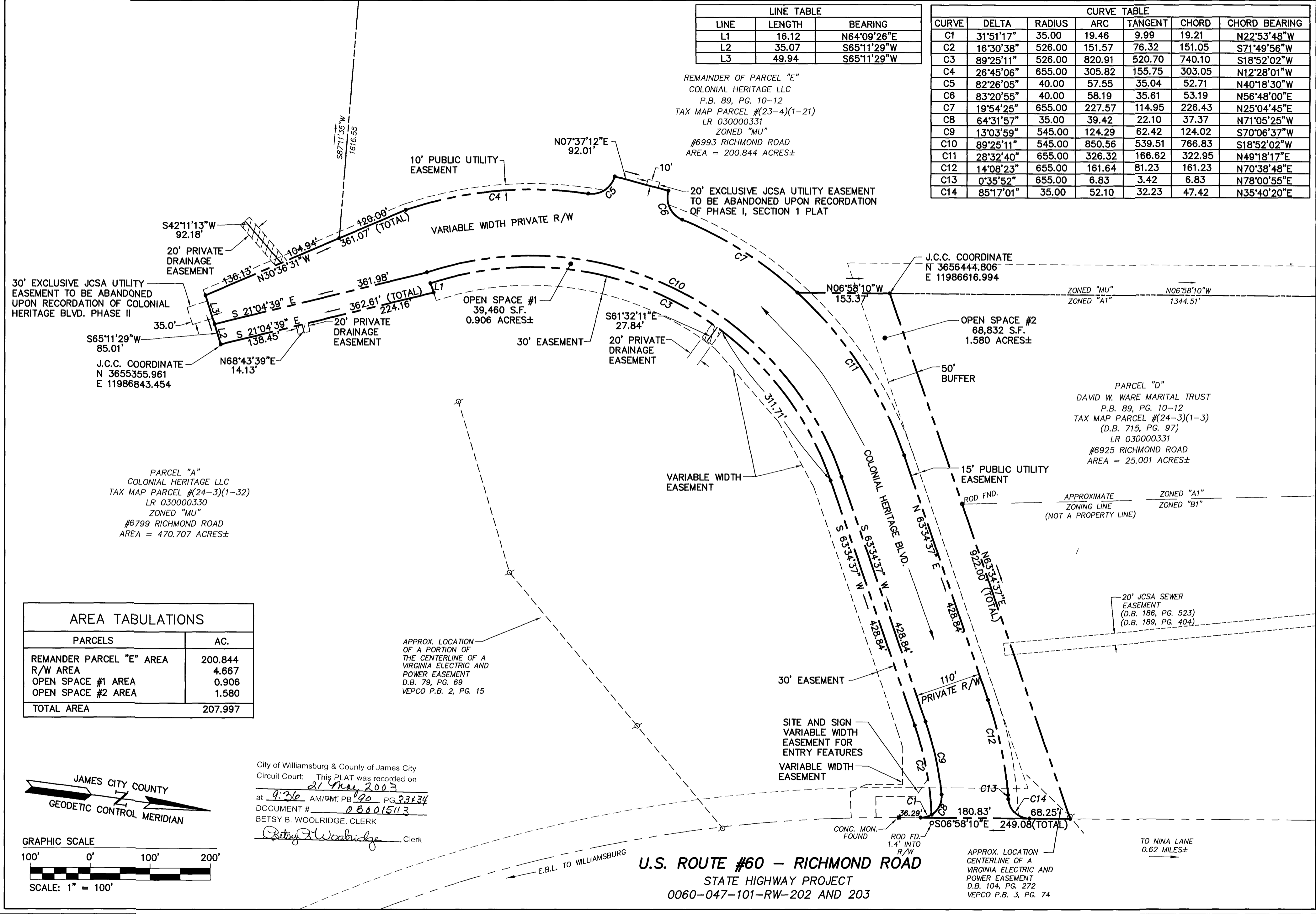
Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Row 1: 1, 3/25/03, REVISIONS PER JCC COMMENTS DATED 3/21/03, GTW

Table with columns: Designed AES, Drawn JFS, Scale 1"=100', Date 2/14/03, Project No. 8881-05, Drawing No. 1 OF 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.12	N64°09'26"E
L2	35.07	S65°11'29"W
L3	49.94	S65°11'29"W

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	31°51'17"	35.00	19.46	9.99	19.21	N22°53'48"W
C2	16°30'38"	526.00	151.57	76.32	151.05	S71°49'56"W
C3	89°25'11"	526.00	820.91	520.70	740.10	S18°52'02"W
C4	26°45'06"	655.00	305.82	155.75	303.05	N12°28'01"W
C5	82°26'05"	40.00	57.55	35.04	52.71	N40°18'30"W
C6	83°20'55"	40.00	58.19	35.61	53.19	N56°48'00"E
C7	19°54'25"	655.00	227.57	114.95	226.43	N25°04'45"E
C8	64°31'57"	35.00	39.42	22.10	37.37	N71°05'25"W
C9	13°03'59"	545.00	124.29	62.42	124.02	S70°06'37"W
C10	89°25'11"	545.00	850.56	539.51	766.83	S18°52'02"W
C11	28°32'40"	655.00	326.32	166.62	322.95	N49°18'17"E
C12	14°08'23"	655.00	161.64	81.23	161.23	N70°38'48"E
C13	0°35'52"	655.00	6.83	3.42	6.83	N78°00'55"E
C14	85°17'01"	35.00	52.10	32.23	47.42	N35°40'20"E

REMAINDER OF PARCEL "E"
 COLONIAL HERITAGE LLC
 P.B. 89, PG. 10-12
 TAX MAP PARCEL #(23-4)(1-21)
 LR 030000331
 ZONED "MU"
 #6993 RICHMOND ROAD
 AREA = 200.844 ACRES±



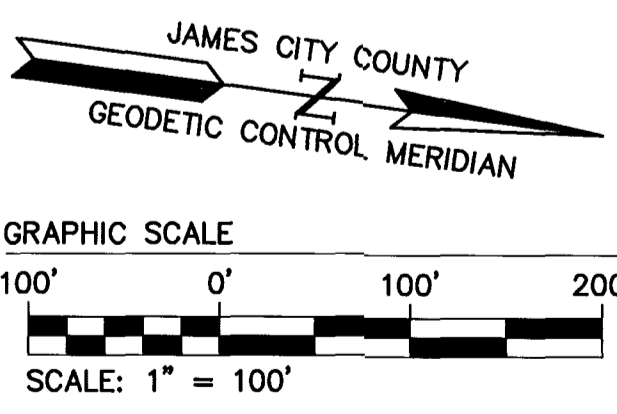
PARCEL "A"
 COLONIAL HERITAGE LLC
 TAX MAP PARCEL #(24-3)(1-32)
 LR 030000330
 ZONED "MU"
 #6799 RICHMOND ROAD
 AREA = 470.707 ACRES±

PARCEL "D"
 DAVID W. WARE MARITAL TRUST
 P.B. 89, PG. 10-12
 TAX MAP PARCEL #(24-3)(1-3)
 (D.B. 715, PG. 97)
 LR 030000331
 #6925 RICHMOND ROAD
 AREA = 25.001 ACRES±

AREA TABULATIONS	
PARCELS	AC.
REMAINDER PARCEL "E" AREA	200.844
R/W AREA	4.667
OPEN SPACE #1 AREA	0.906
OPEN SPACE #2 AREA	1.580
TOTAL AREA	207.997

APPROX. LOCATION
 OF A PORTION OF
 THE CENTERLINE OF A
 VIRGINIA ELECTRIC AND
 POWER EASEMENT
 D.B. 79, PG. 69
 VEPCO P.B. 2, PG. 15

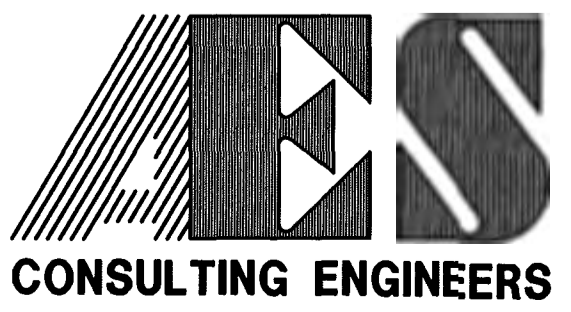
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 9:36 AM/PM: PB 90 PG 33134
 DOCUMENT # 030015113
 BETSY B. WOOLRIDGE, CLERK
 Clerk



U.S. ROUTE #60 - RICHMOND ROAD
 STATE HIGHWAY PROJECT
 0060-047-101-RW-202 AND 203

APPROX. LOCATION
 CENTERLINE OF A
 VIRGINIA ELECTRIC AND
 POWER EASEMENT
 D.B. 104, PG. 272
 VEPCO P.B. 3, PG. 74

HEB 03.25.03-13:37 88815p02.dwg



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 COLONIAL HERITAGE BOULEVARD
 A VARIABLE WIDTH PRIVATE
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 PREPARED FOR COLONIAL HERITAGE LLC**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	3/25/03	REVISIONS PER JCC COMMENTS DATED 3/21/03	GTW

Designed AES	Drawn AES
Scale 1"=100'	Date 2/14/03
Project No. 8881-05	
Drawing No. 2 OF 2	