

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.

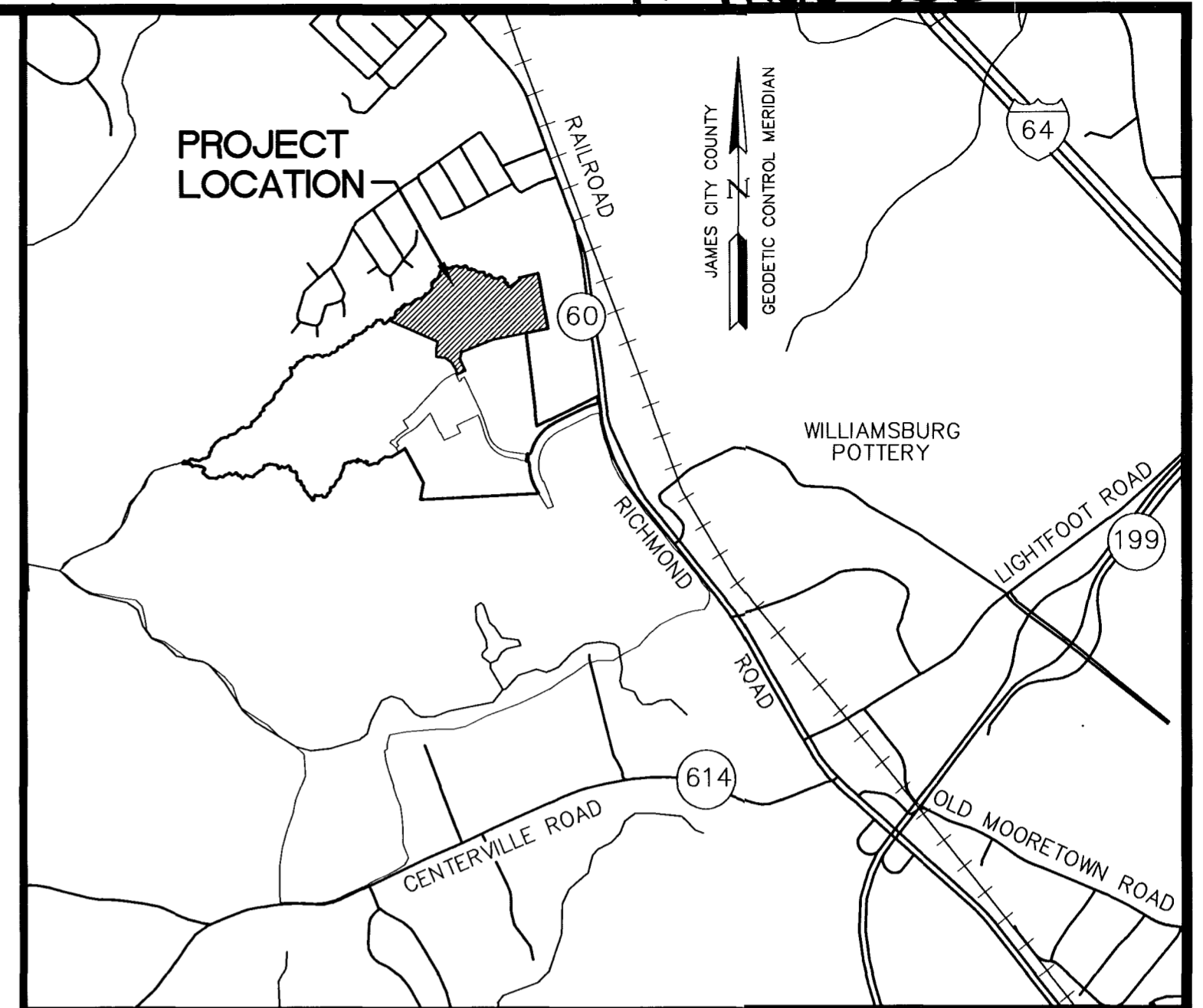
Michael Dillman May 29, 2003
 FOR COLONIAL HERITAGE LLC. DATE
Michael Dillman
 PRINTED NAME

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 SUBDIVDED (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

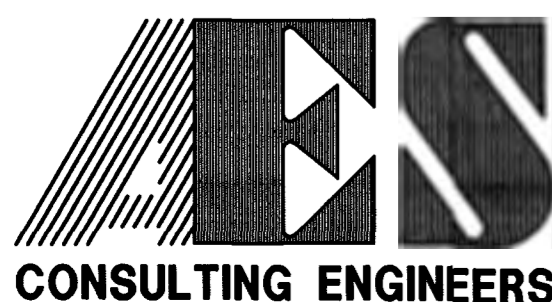
CERTIFICATE OF APPROVAL

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



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

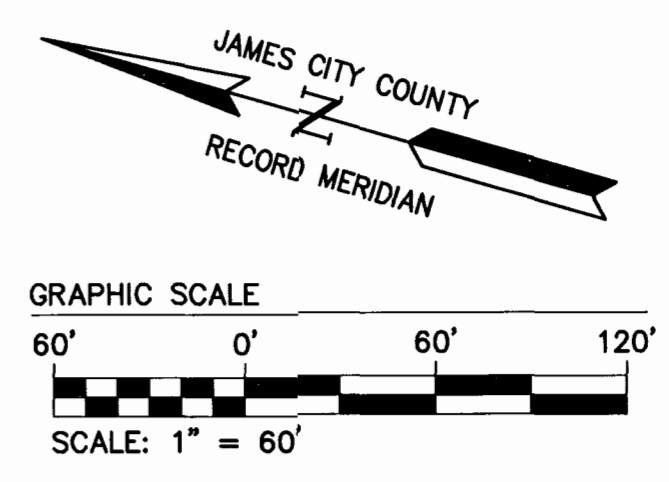
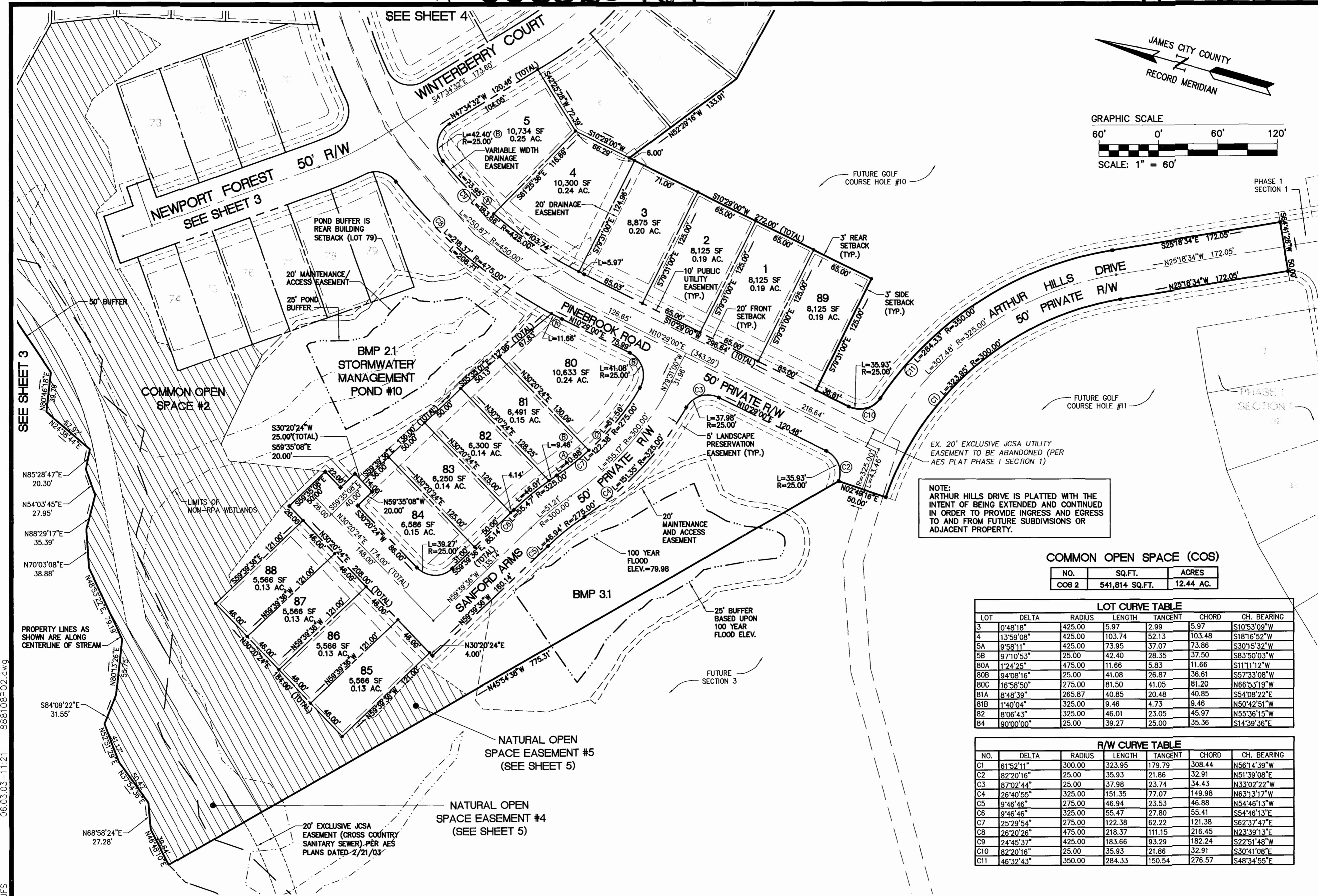
PLAT OF SUBDIVISION
COLONIAL HERITAGE
 PHASE ONE, SECTION TWO
 LOTS 1-89
 PREPARED FOR COLONIAL HERITAGE LLC

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	



NOTE:
ARTHUR HILLS DRIVE IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

COMMON OPEN SPACE (COS)

NO.	SQ.FT.	ACRES
COS 2	541,814 SQ.FT.	12.44 AC.

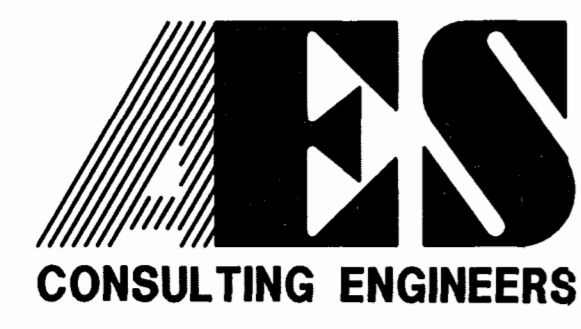
LOT CURVE TABLE

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
3	0°48'18"	425.00	5.97	2.99	5.97	S10°53'09"W
4	13°59'08"	425.00	103.74	52.13	103.48	S18°16'52"W
5A	9°58'11"	425.00	73.95	37.07	73.86	S30°15'32"W
5B	9°7'10"53"	25.00	42.40	28.35	37.50	S83°50'03"W
80A	1°24'25"	475.00	11.66	5.83	11.66	S11°11'12"W
80B	94°08'16"	25.00	41.08	26.87	36.61	S57°33'08"W
80C	16°58'50"	275.00	81.50	41.05	81.20	N66°53'19"W
81A	8°48'39"	265.87	40.85	20.48	40.85	S54°08'22"E
81B	1°40'04"	325.00	9.46	4.73	9.46	N50°42'51"W
82	8°06'43"	325.00	46.01	23.05	45.97	N55°36'15"W
84	90°00'00"	25.00	39.27	25.00	35.36	S14°39'36"E

R/W CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	61°52'11"	300.00	323.95	179.79	308.44	N56°14'39"W
C2	82°20'16"	25.00	35.93	21.86	32.91	N51°39'08"E
C3	87°02'44"	25.00	37.98	23.74	34.43	N33°02'22"W
C4	26°40'55"	325.00	151.35	77.07	149.98	N63°13'17"W
C5	9°46'46"	275.00	46.94	23.53	46.88	N54°46'13"W
C6	9°46'46"	325.00	55.47	27.80	55.41	S54°46'13"E
C7	25°29'54"	275.00	122.38	62.22	121.38	S62°37'47"E
C8	26°20'26"	475.00	218.37	111.15	216.45	N23°39'13"E
C9	24°45'37"	425.00	183.66	93.29	182.24	S22°51'48"W
C10	82°20'16"	25.00	35.93	21.86	32.91	S30°41'08"W
C11	46°32'43"	350.00	284.33	150.54	276.57	S48°34'55"E

888108P02.dwg 06.03.03-11:21 JFS



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

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

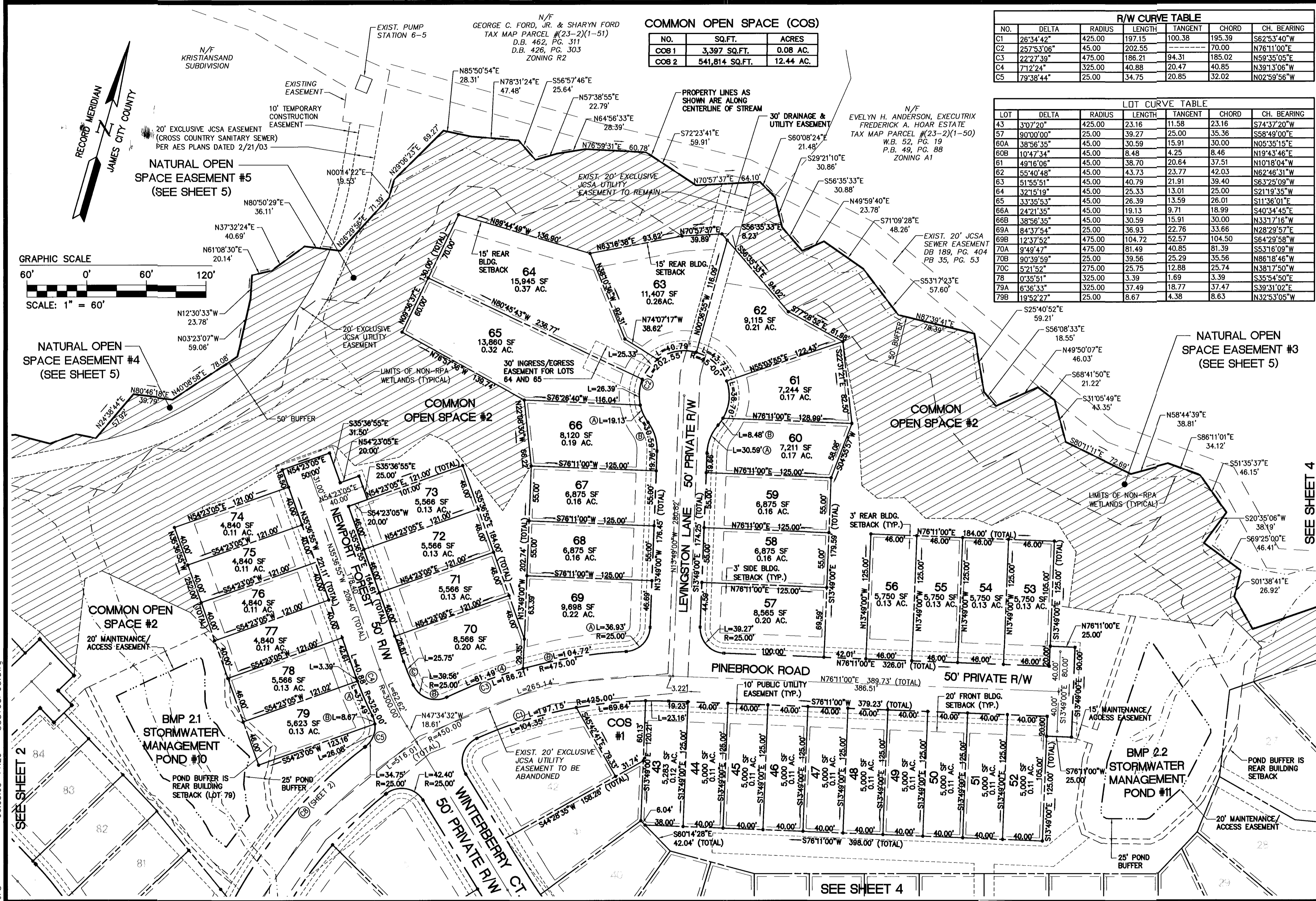
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 6 August 2003
at 2:51 AM P.M. PB 91 PG 20-24
DOCUMENT # 030023467
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1	5/20/03	REVISED PER COUNTY COMMENTS <u>G.T.W.</u>	JFS

Designed	Drawn
AES	RMS
Scale	Date
1"=60'	3/31/03
Project No.	8881-08
Drawing No.	2 OF 5



COMMON OPEN SPACE (COS)

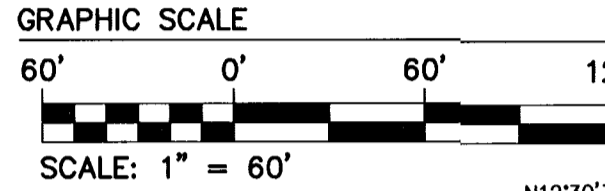
NO.	SQ.FT.	ACRES
COB 1	3,397 SQ.FT.	0.08 AC.
COB 2	541,814 SQ.FT.	12.44 AC.

R/W CURVE TABLE

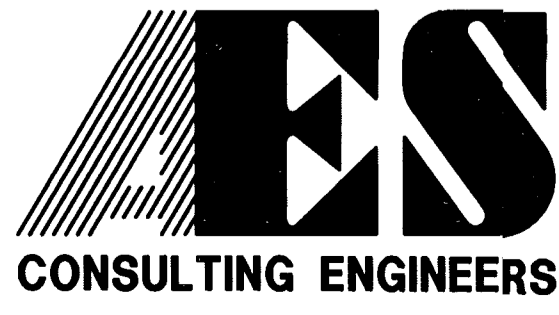
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	26°34'42"	425.00	197.15	100.38	195.39	S62°53'40"W
C2	257°53'06"	45.00	202.55	-----	70.00	N76°11'00"E
C3	22°27'39"	475.00	186.21	94.31	185.02	N59°35'05"E
C4	71°2'24"	325.00	40.88	20.47	40.85	N39°13'06"W
C5	79°38'44"	25.00	34.75	20.85	32.02	N02°59'56"W

LOT CURVE TABLE

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
43	3°07'20"	425.00	23.16	11.58	23.16	S74°37'20"W
57	90°00'00"	25.00	39.27	25.00	35.36	S58°49'00"E
60A	38°56'35"	45.00	30.59	15.91	30.00	N05°35'15"E
60B	10°47'34"	45.00	8.48	4.25	8.46	N19°43'46"E
61	49°16'06"	45.00	38.70	20.64	37.51	N10°18'04"W
62	55°40'48"	45.00	43.73	23.77	42.03	N62°46'31"W
63	51°55'51"	45.00	40.79	21.91	39.40	S63°25'09"W
64	32°15'19"	45.00	25.33	13.01	25.00	S21°19'35"W
65	33°35'53"	45.00	26.39	13.59	26.01	S11°36'01"E
66A	24°21'35"	45.00	19.13	9.71	18.99	S40°34'45"E
66B	38°56'35"	45.00	30.59	15.91	30.00	N19°43'46"E
69A	84°37'54"	25.00	36.93	22.76	33.66	N28°29'57"E
69B	12°37'52"	475.00	104.72	52.57	104.50	S64°29'58"W
70A	9°49'47"	475.00	81.49	40.85	81.39	S53°16'09"W
70B	90°39'59"	25.00	39.56	25.29	35.56	N86°18'46"W
70C	5°21'52"	275.00	25.75	12.88	25.74	N38°17'50"W
78	0°35'51"	325.00	3.39	1.69	3.39	S35°54'50"E
79A	6°36'33"	325.00	37.49	18.77	37.47	S39°31'02"E
79B	19°52'27"	25.00	8.67	4.38	8.63	N32°53'05"W



06.03.03-11:23 88810BP03.dwg JFS



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

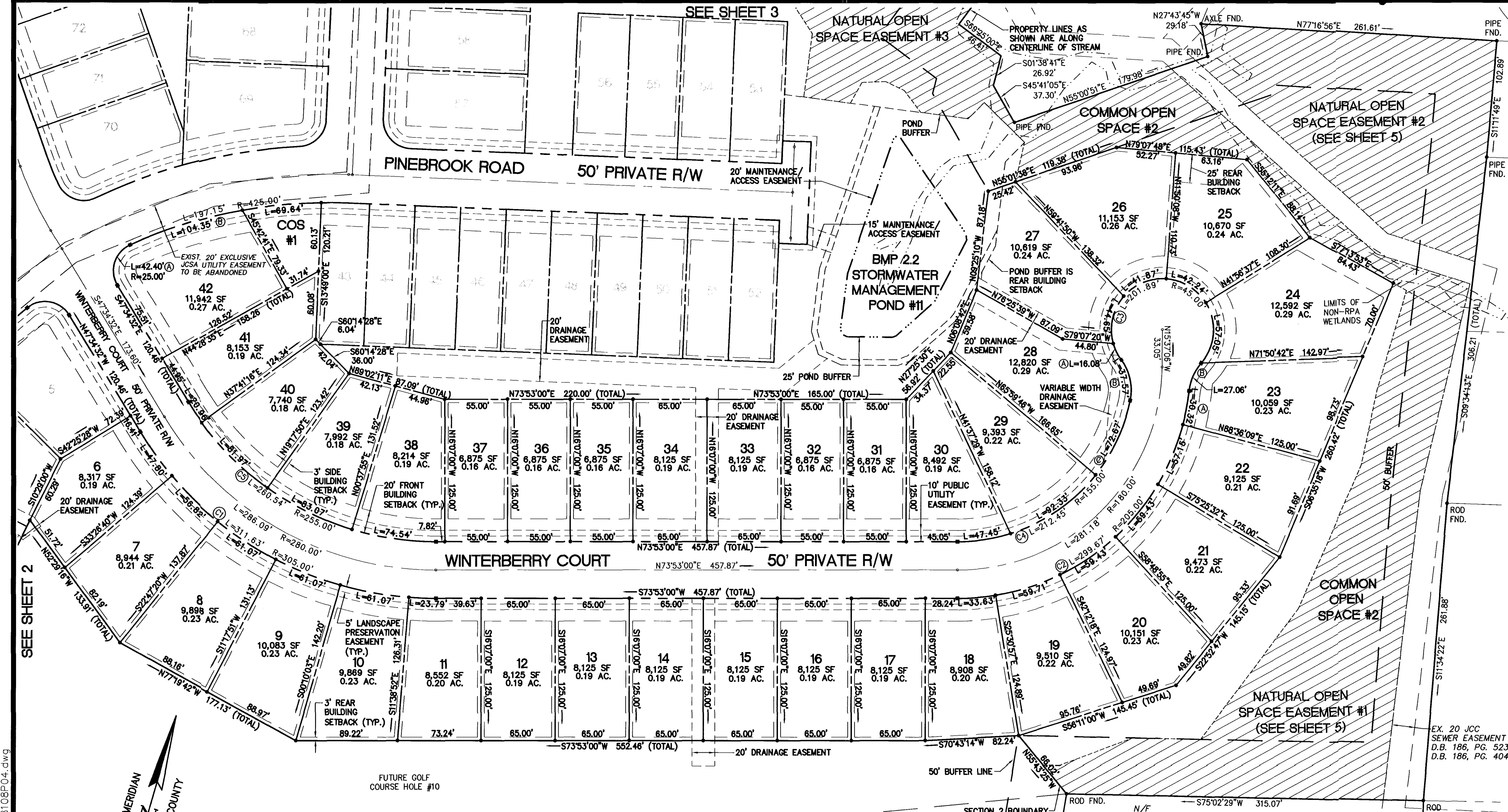
**PLAT OF SUBDIVISION
COLONIAL HERITAGE
PHASE ONE, SECTION TWO
LOTS 1-89
PREPARED FOR COLONIAL HERITAGE LLC**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

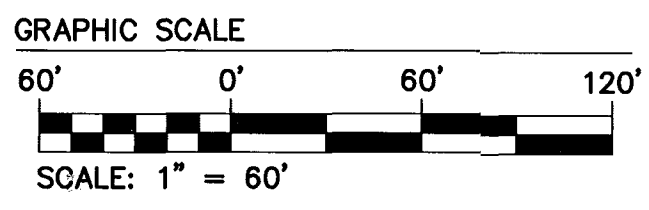
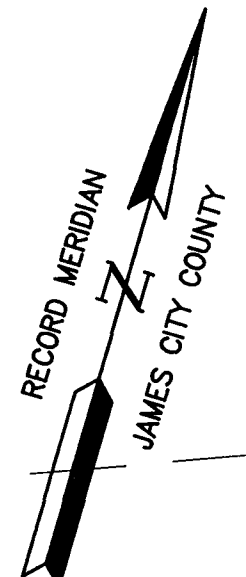


City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>6 August 2003</u> at <u>2:51 AM/PM</u> PB <u>91</u> PG <u>20-24</u> DOCUMENT # <u>030023467</u> BETSY B. WOOLRIDGE, CLERK <i>Betsy B. Woolridge</i> Clerk			
1	5/20/03	REVISED PER COUNTY COMMENTS	JFS
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn RMS
Scale 1"=60'	Date 3/31/03
Project No. 8881-08	
Drawing No. 3 OF 5	



888108P04.dwg
06.03.03-11:26
JFS



TAX PARCEL (23-4)(1-22)
TAX PARCEL (23-4)(1-21)

COMMON OPEN SPACE (COS)

NO.	SQ.FT.	ACRES
COS 1	3,397 SQ.FT.	0.08 AC.
COS 2	541,814 SQ.FT.	12.44 AC.

R/W CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	58°32'29"	305.00	311.62	170.95	298.25	N76°50'46"W
C2	83°45'15"	205.00	299.68	183.79	273.69	S32°00'23"W
C3	257°03'27"	45.00	201.89	70.41	70.41	N76°03'05"E
C4	78°31'52"	155.00	212.45	126.71	196.20	N34°37'05"E
C5	58°32'28"	255.00	260.54	142.93	249.36	S76°50'46"E

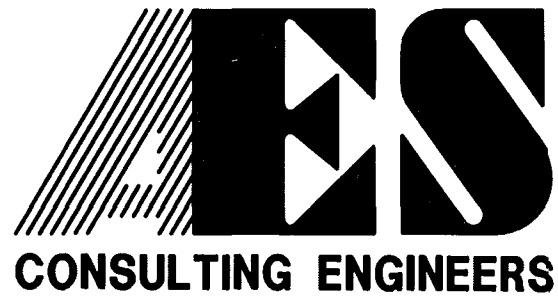
LOT CURVE TABLE

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
6	8°58'48"	305.00	47.80	23.95	47.75	S52°03'56"E
7	10°40'27"	305.00	56.82	28.49	56.74	S61°53'33"E
8	11°28'22"	305.00	61.07	30.64	60.97	S72°57'58"E
9	11°28'22"	305.00	61.07	30.64	60.97	S84°26'19"E
10	11°28'22"	305.00	61.07	30.64	60.97	N84°05'19"E
11	4°23'08"	305.00	23.79	11.90	23.78	N76°07'04"E
18	9°23'57"	205.00	33.63	16.85	33.59	N69°11'01"E
19	16°41'21"	205.00	59.71	30.07	59.50	N56°08'22"E
20	16°36'37"	205.00	59.43	29.92	59.22	N39°29'24"E
21	16°36'37"	205.00	59.43	29.92	59.22	N22°52'47"E
22	15°58'20"	205.00	57.15	28.76	56.96	N06°35'18"E
23A	8°28'23"	205.00	30.32	15.19	30.29	N05°38'03"W
23B	34°27'03"	45.00	27.06	13.95	26.65	S07°21'17"W
24	72°38'11"	45.00	57.05	33.08	53.30	N11°44'17"W
25	53°46'45"	45.00	42.24	22.82	40.70	N74°56'46"W

LOT CURVE TABLE (CONT'D)

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
26	53°18'49"	45.00	41.87	22.59	40.38	S51°30'27"W
27	56°51'10"	45.00	44.65	24.36	42.84	S03°34'33"E
28A	20°28'30"	45.00	16.08	8.13	16.00	S42°14'23"E
28B	47°49'47"	45.00	37.57	19.96	36.48	N28°33'44"W
28C	26°51'40"	155.00	72.67	37.01	72.00	N08°46'59"E
29	34°07'46"	155.00	92.33	47.58	90.97	N39°16'42"E
30	17°32'25"	155.00	47.45	23.91	47.27	N65°06'47"E
38	16°44'55"	255.00	74.54	37.54	74.28	N82°15'27"E
39	18°39'55"	255.00	83.07	41.91	82.70	S80°02'08"E
40	18°25'08"	255.00	81.97	41.34	81.62	S61°29'36"E
41	4°42'30"	255.00	20.96	10.48	20.95	S49°55'47"E
42A	97°10'54"	25.00	42.40	28.35	37.50	S01°00'53"W
42B	14°04'02"	425.00	104.35	52.44	104.08	S56°38'20"W

DAVID W. WARE MARITAL TRUST
TAX PARCELS (24-3)(1-3)
D.B. 715, PG. 97



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

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

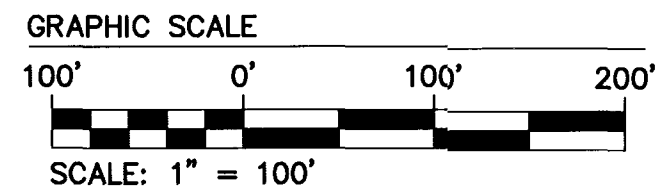
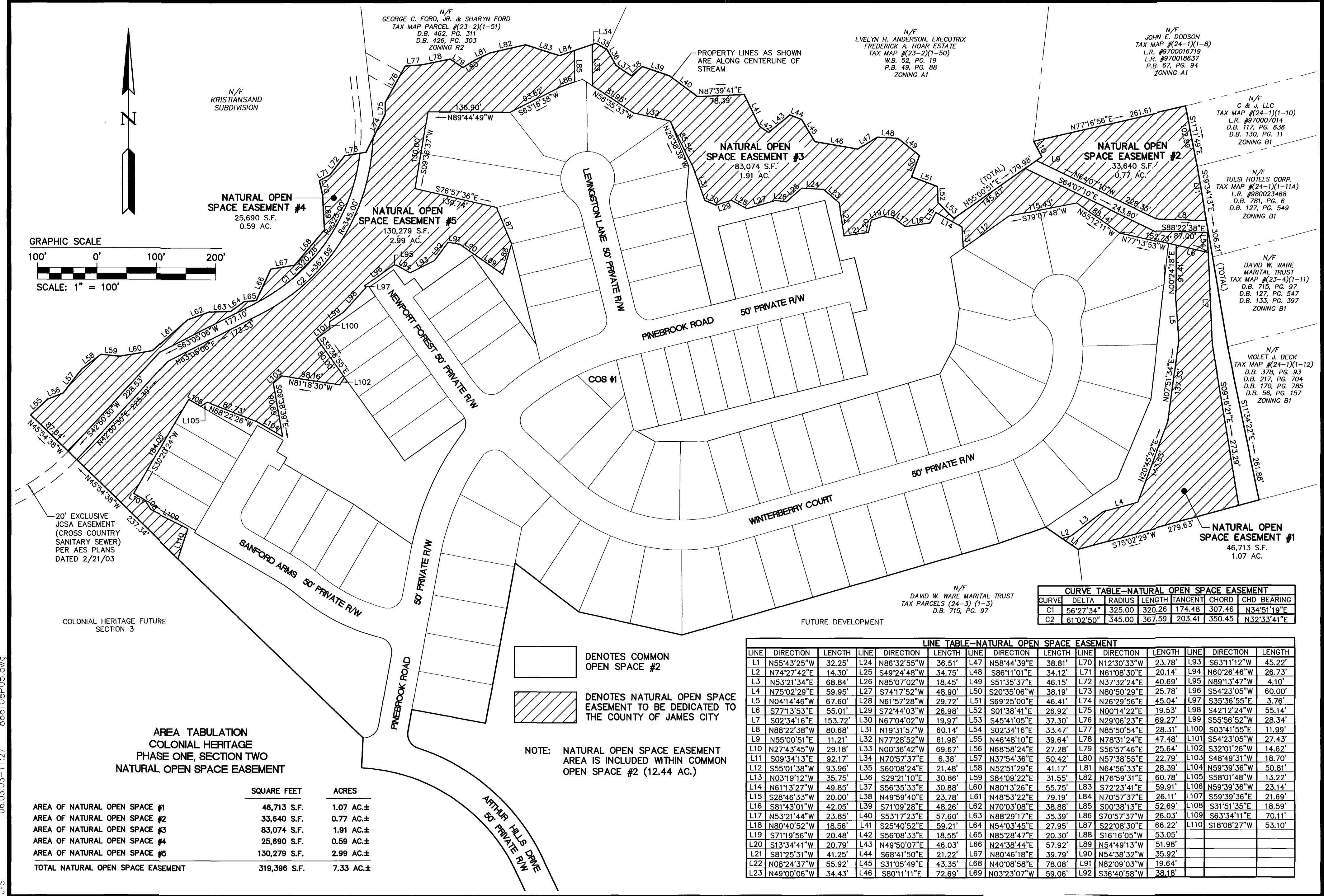
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 16 August 2003
at 2:51 AM/PM, PB 91 PG20-24
DOCUMENT # 030023467
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1	5/20/03	REVISED PER COUNTY COMMENTS	JFS

Designed	Drawn
AES	RMS
Scale	Date
1"=60'	3/31/03
Project No.	8881-08
Drawing No.	4 OF 5



CURVE TABLE-NATURAL OPEN SPACE EASEMENT

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHD BEARING
C1	56°27'34"	325.00	320.26	174.48	307.46	N34°51'19"E
C2	61°02'50"	345.00	367.59	203.41	350.45	N32°33'41"E

LINE TABLE-NATURAL OPEN SPACE EASEMENT

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N55°43'25"W	32.25'	L24	N86°32'55"W	36.51'	L47	N58°44'39"E	38.81'	L70	N12°30'33"W	23.78'
L2	N74°27'42"E	14.30'	L25	S49°24'48"W	34.75'	L48	S86°11'01"E	34.12'	L71	N61°08'30"E	20.14'
L3	N53°21'34"E	68.84'	L26	N85°07'02"W	18.45'	L49	S51°35'37"E	46.15'	L72	N37°32'24"E	40.69'
L4	N75°02'29"E	59.95'	L27	S74°17'52"W	48.90'	L50	S20°35'06"W	38.19'	L73	N80°50'29"E	25.78'
L5	N04°14'46"W	67.60'	L28	N61°57'28"W	29.72'	L51	S69°25'00"E	46.41'	L74	N26°29'56"E	45.04'
L6	S77°13'53"E	55.01'	L29	S72°44'03"W	26.98'	L52	S01°38'41"E	26.92'	L75	N00°14'22"E	19.53'
L7	S02°34'16"E	153.72'	L30	N67°04'02"W	19.97'	L53	S45°41'05"E	37.30'	L76	N29°06'23"E	69.27'
L8	N88°22'38"W	80.68'	L31	N19°31'57"W	60.14'	L54	S02°34'16"E	33.47'	L77	N85°50'54"E	28.31'
L9	N55°00'51"E	11.21'	L32	N77°28'52"W	61.98'	L55	N46°48'10"E	39.64'	L78	N78°31'24"E	47.48'
L10	N27°43'45"W	29.18'	L33	N00°36'42"W	69.67'	L56	N68°58'24"E	27.28'	L79	S56°57'46"E	25.64'
L11	S09°34'13"E	92.17'	L34	N70°57'37"E	6.38'	L57	N37°54'36"E	50.42'	L80	N57°38'55"E	22.79'
L12	S55°01'38"W	93.96'	L35	S60°08'24"E	21.48'	L58	N52°51'29"E	41.17'	L81	N64°56'33"E	28.39'
L13	N03°19'12"W	35.75'	L36	S29°21'10"E	30.86'	L59	S84°09'22"E	31.55'	L82	N76°59'31"E	60.78'
L14	N61°13'27"W	49.85'	L37	S56°35'33"E	30.88'	L60	N80°13'26"E	55.75'	L83	S72°23'41"E	59.91'
L15	S28°46'33"W	20.00'	L38	N49°59'40"E	23.78'	L61	N48°53'22"E	79.19'	L84	N70°57'37"E	26.11'
L16	S81°43'01"W	42.05'	L39	S71°09'28"E	48.26'	L62	N70°03'08"E	38.88'	L85	S00°38'13"E	52.69'
L17	N53°21'44"W	23.85'	L40	S53°17'23"E	57.60'	L63	N88°29'17"E	35.39'	L86	S70°57'37"W	26.03'
L18	N80°40'52"W	18.56'	L41	S25°40'52"E	59.21'	L64	N54°03'45"E	27.95'	L87	S22°08'30"E	66.22'
L19	S71°19'56"W	20.48'	L42	S56°08'33"E	18.55'	L65	N85°28'47"E	20.30'	L88	S16°16'05"W	53.05'
L20	S13°34'41"W	20.79'	L43	N49°50'07"E	46.03'	L66	N24°38'44"E	57.92'	L89	N54°49'13"W	51.98'
L21	S81°25'31"W	41.25'	L44	S68°41'50"E	21.22'	L67	N80°46'18"E	39.79'	L90	N54°38'32"W	35.92'
L22	N08°24'37"W	55.92'	L45	S31°05'49"E	43.35'	L68	N40°08'58"E	78.08'	L91	N82°09'03"W	19.64'
L23	N49°00'06"W	34.43'	L46	S80°11'11"E	72.69'	L69	N03°23'07"W	59.06'	L92	S36°40'58"W	38.18'

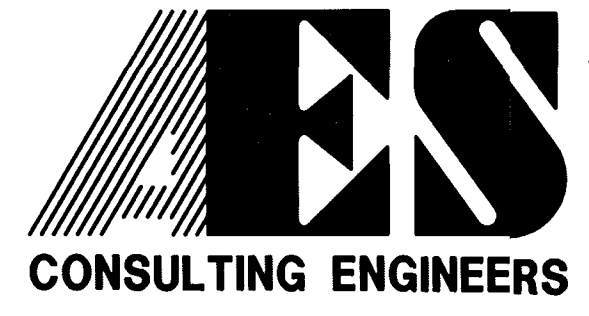
AREA TABULATION
COLONIAL HERITAGE
PHASE ONE, SECTION TWO
NATURAL OPEN SPACE EASEMENT

	SQUARE FEET	ACRES
AREA OF NATURAL OPEN SPACE #1	46,713 S.F.	1.07 AC.±
AREA OF NATURAL OPEN SPACE #2	33,640 S.F.	0.77 AC.±
AREA OF NATURAL OPEN SPACE #3	83,074 S.F.	1.91 AC.±
AREA OF NATURAL OPEN SPACE #4	25,690 S.F.	0.59 AC.±
AREA OF NATURAL OPEN SPACE #5	130,279 S.F.	2.99 AC.±
TOTAL NATURAL OPEN SPACE EASEMENT	319,396 S.F.	7.33 AC.±

□ DENOTES COMMON OPEN SPACE #2

▨ DENOTES NATURAL OPEN SPACE EASEMENT TO BE DEDICATED TO THE COUNTY OF JAMES CITY

NOTE: NATURAL OPEN SPACE EASEMENT AREA IS INCLUDED WITHIN COMMON OPEN SPACE #2 (12.44 AC.)



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
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
at 2:51 AM/PM, PB 9, PG 20-24
DOCUMENT # 230023467
BETSY B. WOOLRIDGE, CLERK

1 5/20/03 REVISED PER COUNTY COMMENTS wyl JFS

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
AES	RMS
Scale	Date
1"=100'	3/31/03
Project No.	8881-08
Drawing No.	5 OF 5