


#040015485

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.

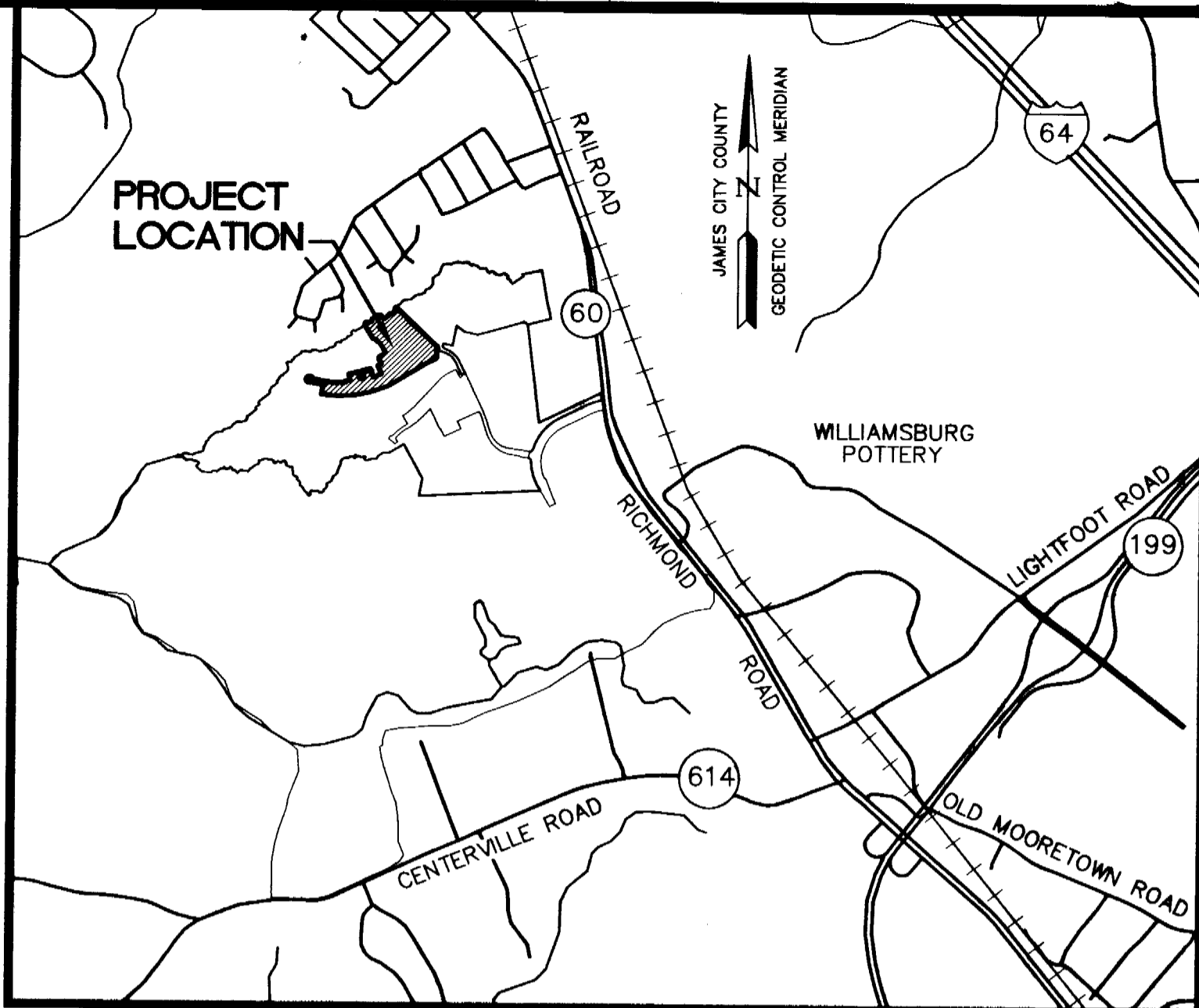
OWNER'S CERTIFICATE

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.

FOR Colonial Heritage LLC. DATE 5/13/04

 DONALD C. FINK, EXECUTIVE VICE-PRESIDENT

CERTIFICATE OF NOTARIZATION

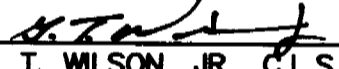
STATE OF VIRGINIA
 CITY/COUNTY OF James City, I, Brittany Mangold
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 13 DAY OF May, 2004. MY COMMISSION EXPIRES June 30 2007

 SIGNATURE




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 4/9/04 4/14/04

CERTIFICATE OF APPROVAL

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

 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE 6/17/04

**AREA TABULATION
 COLONIAL HERITAGE
 PHASE ONE, SECTION THREE
 LOTS 1-59**

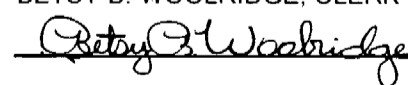
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	409,428 S.F.	9.399 AC.±
AREA OF RIGHT OF WAY	147,210 S.F.	3.380 AC.±
AREA OF COMMON OPEN SPACE #1	190,762 S.F.	4.379 AC.±
TOTAL AREA SUBDIVDED (AREA COMPUTED TO STREAM)	747,400 S.F.	17.158 AC.±
NUMBER OF LOTS	59	
AVERAGE LOT SIZE	6,939 S.F.	0.159 AC.±
SMALLEST LOTS (LOTS 2, 5, 8 & 15))	3120 S.F.	0.072 AC.±
LARGEST LOT (LOT 29)	10,047 S.F.	0.230 AC.±
GROSS LOTS PER ACRE	3.44	

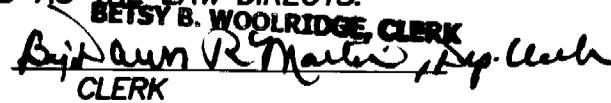
GENERAL NOTES:

- 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 23-7 (c) 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.

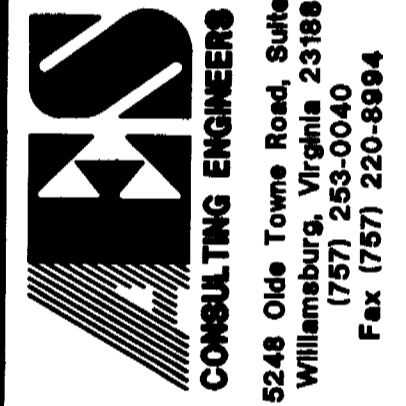
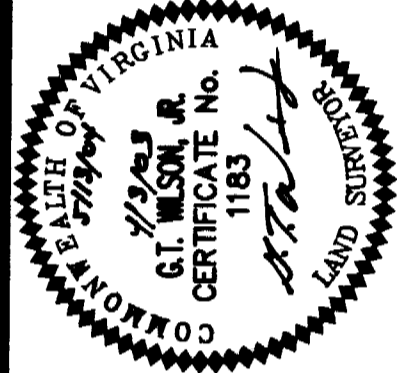
- THIS SITE PLAN AND/OR SUBDIVISION PLAN HAS BEEN REVIEWED AGAINST THE NATURAL RESOURCE INVENTORY IN ACCORDANCE WITH COLONIAL HERITAGE PROFFER #6. THE NATURAL RESOURCE INVENTORY RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THESE DEVELOPMENT PLANS.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

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

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 6-17-2004
 at 3:12 PM, PG. 5
 DOCUMENT # 040015485
 BETSY B. WOOLRIDGE, CLERK
 Clerk

STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 17th DAY OF June, 2004. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
 Betsy B. Woolridge, Clerk
 TESTE:  CLERK
 INSTRUMENT # 040015485

No.	DATE	REVISION / COMMENT / NOTE
5	5/13/04	REVISED PER COUNTY COMMENTS
4	4/2/04	REVISED JCSA EASEMENT
3	9/23/03	REVISED UTILITY EASEMENTS FROM PUBLIC TO PRIVATE
2	8/4/03	REVISED LOTS 32-35
1	7/2/03	REVISED PER COUNTY COMMENTS



**PLAT OF SUBDIVISION
 COLONIAL HERITAGE
 PHASE ONE, SECTION THREE
 LOTS 1-59
 PREPARED FOR COLONIAL HERITAGE LLC**

DESIGNED: HWP DRAWN: JFS
 SCALE: 1"=60' DATE: 4/3/03
 PROJECT NO. 8881-09
 DRAWING NO. 1 OF 5

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA