

#040023383

**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. 03000331 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.

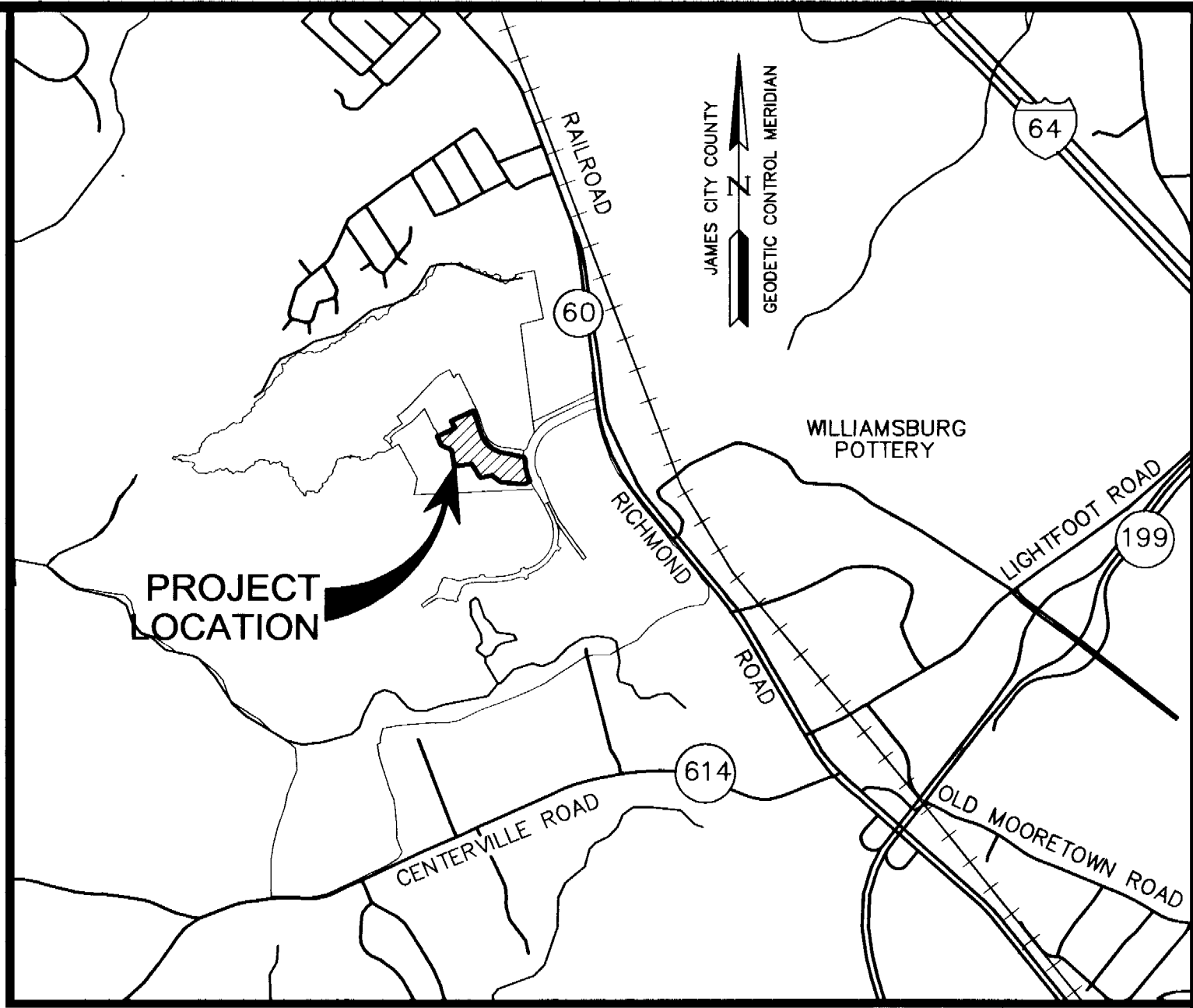
*[Signature]* 7/15/04  
 FOR COLONIAL HERITAGE LLC. DATE  
DONALD G. FINK  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF James City, 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 15 DAY OF  
July, 2004. MY COMMISSION EXPIRES June 30 2007.  
*Brittany L. Mangold*  
 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. THESE ARE IN ACCORDANCE WITH JAMES CITY COUNTY ZONING CASE Z-04-00 AND MASTER PLAN MP-01-01.
- ALL LOTS ARE TO BE SERVED WITH JAMES CITY SERVICE AUTHORITY WATER AND SANITARY SEWER.
- SETBACK REQUIREMENTS: AS SHOWN
- ALL UTILITIES SHALL BE INSTALLED 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)(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.
- 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.
- 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 RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THESE DEVELOPMENT PLANS.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- EASEMENTS DENOTED AS "EXCLUSIVE JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY 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 JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- THE PUBLIC UTILITY EASEMENTS AS SHOWN SHALL INCLUDE DOMINION VIRGINIA POWER AND VERIZON VIRGINIA, INC.



**SURVEYOR'S CERTIFICATE**

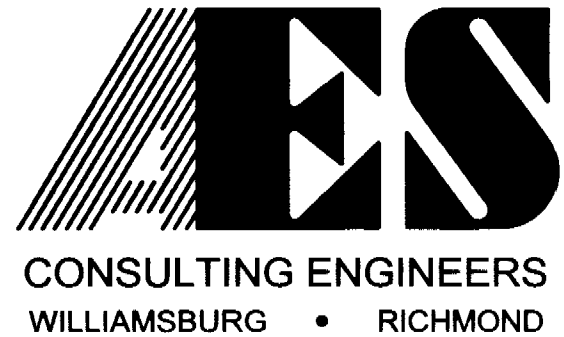
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.  
*G.T. Wilson, Jr.* 5/27/04  
 G. T. WILSON, JR., 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]* 8/4/04  
 SUBDIVISION AGENT OF DATE  
 JAMES CITY COUNTY

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
9-16-2004  
 at 9:40 AM/PM. PG. 1  
 DOCUMENT # 040023383  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 16 DAY  
 OF Sept, 2004  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE  
 LAW DIRECTS. @ 9:40AM  
 INSTRUMENT # 040023383  
 TESTE: BETSY B. WOOLRIDGE, CLERK  
BETSY B. WOOLRIDGE, CLERK



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

PLAT OF SUBDIVISION  
 THE COLONIAL HERITAGE CLUB  
 PREPARED FOR: COLONIAL HERITAGE LLC  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	7/8/04	REVISIONS PER COUNTY COMMENTS	HWP

Designed HWP	Drawn EAW
Scale NOTED	Date 5/27/04
Project No. 8881-07	
Drawing No. 1 OF 2	

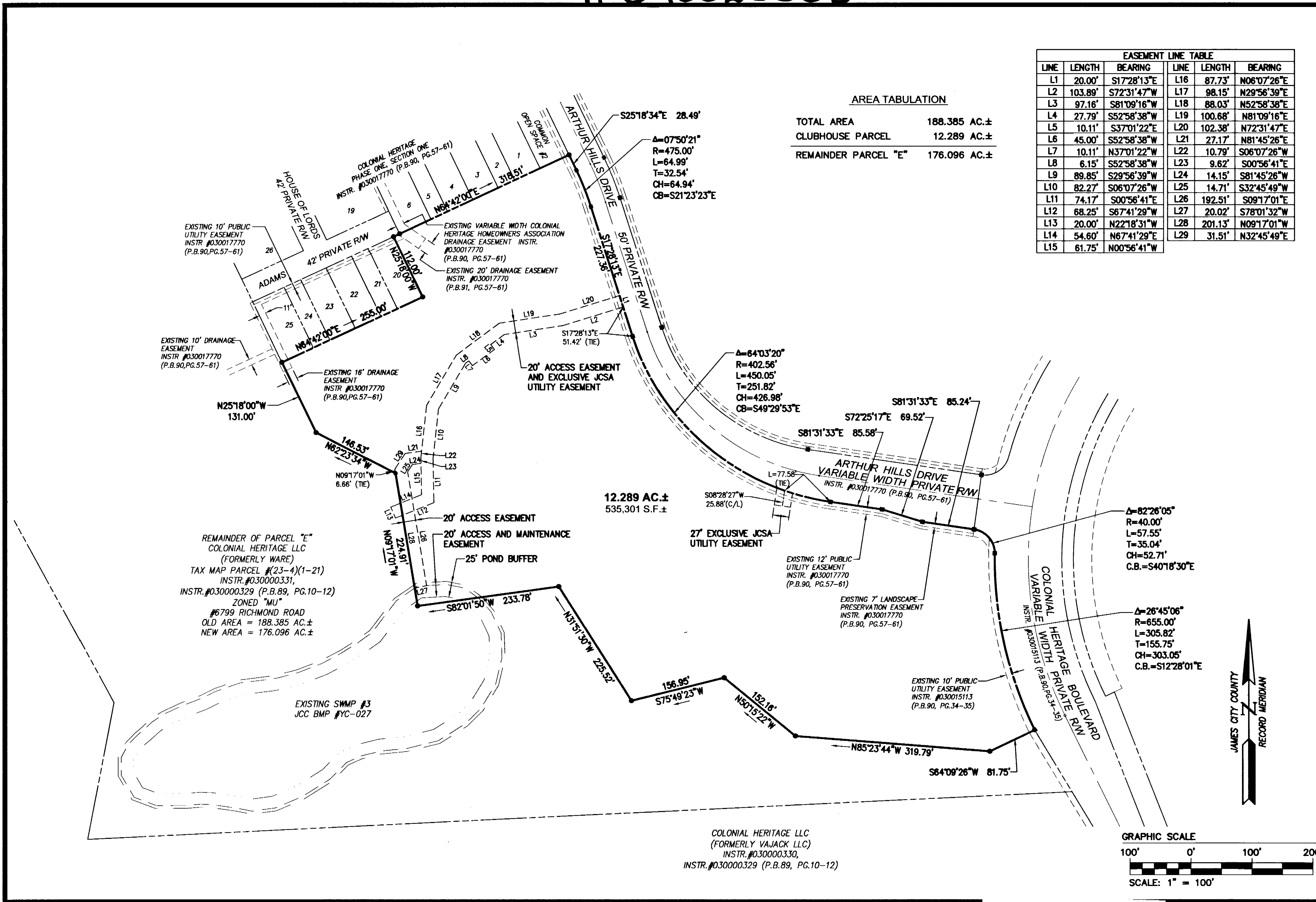
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# #040023383

EASEMENT LINE TABLE					
LINE	LENGTH	BEARING	LINE	BEARING	
L1	20.00'	S17°28'13"E	L16	87.73'	N06°07'26"E
L2	103.89'	S72°31'47"W	L17	98.15'	N29°56'39"E
L3	97.16'	S81°09'16"W	L18	88.03'	N52°58'38"E
L4	27.79'	S52°58'38"W	L19	100.68'	N81°09'16"E
L5	10.11'	S37°01'22"E	L20	102.38'	N72°31'47"E
L6	45.00'	S52°58'38"W	L21	27.17'	N81°45'26"E
L7	10.11'	N37°01'22"W	L22	10.79'	S06°07'26"W
L8	6.15'	S52°58'38"W	L23	9.62'	S00°56'41"E
L9	89.85'	S29°56'39"W	L24	14.15'	S81°45'26"W
L10	82.27'	S06°07'26"W	L25	14.71'	S32°45'49"W
L11	74.17'	S00°56'41"E	L26	192.51'	S09°17'01"E
L12	68.25'	S67°41'29"W	L27	20.02'	S78°01'32"W
L13	20.00'	N22°18'31"W	L28	201.13'	N09°17'01"W
L14	54.60'	N67°41'29"E	L29	31.51'	N32°45'49"E
L15	61.75'	N00°56'41"W			

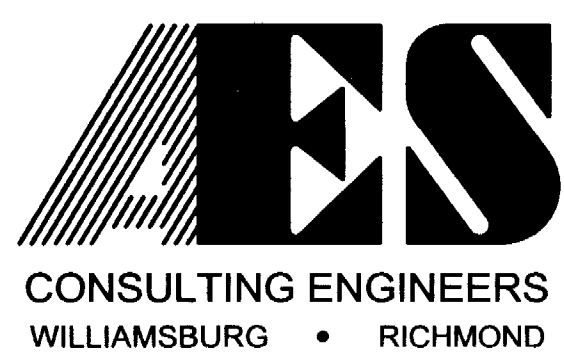
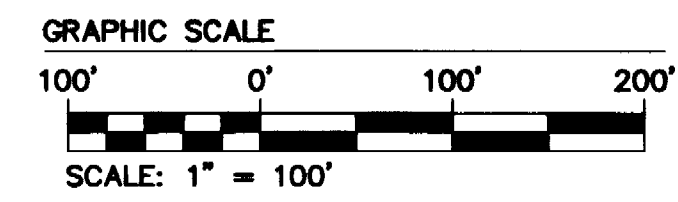
**AREA TABULATION**

TOTAL AREA	188.385 AC.±
CLUBHOUSE PARCEL	12.289 AC.±
REMAINDER PARCEL "E"	176.096 AC.±



REMAINDER OF PARCEL "E"  
 COLONIAL HERITAGE LLC  
 (FORMERLY WARE)  
 TAX MAP PARCEL # (23-4)(1-21)  
 INSTR. #030000331,  
 INSTR. #030000329 (P.B.89, PG.10-12)  
 ZONED "MU"  
 #6799 RICHMOND ROAD  
 OLD AREA = 188.385 AC.±  
 NEW AREA = 176.096 AC.±

12.289 AC.±  
 535,301 S.F.±



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

**PLAT OF SUBDIVISION**  
**THE COLONIAL HERITAGE CLUB**  
 PREPARED FOR: COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT      JAMES CITY COUNTY      VIRGINIA



1	7/8/04	REVISIONS PER COUNTY COMMENTS	HWP
No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City  
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Designed HWP	Drawn EAW
Scale 1"=100'	Date 5/27/04
Project No. 8881-07	
Drawing No. 2 OF 2	

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