

#040023678

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, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 030000330.

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.

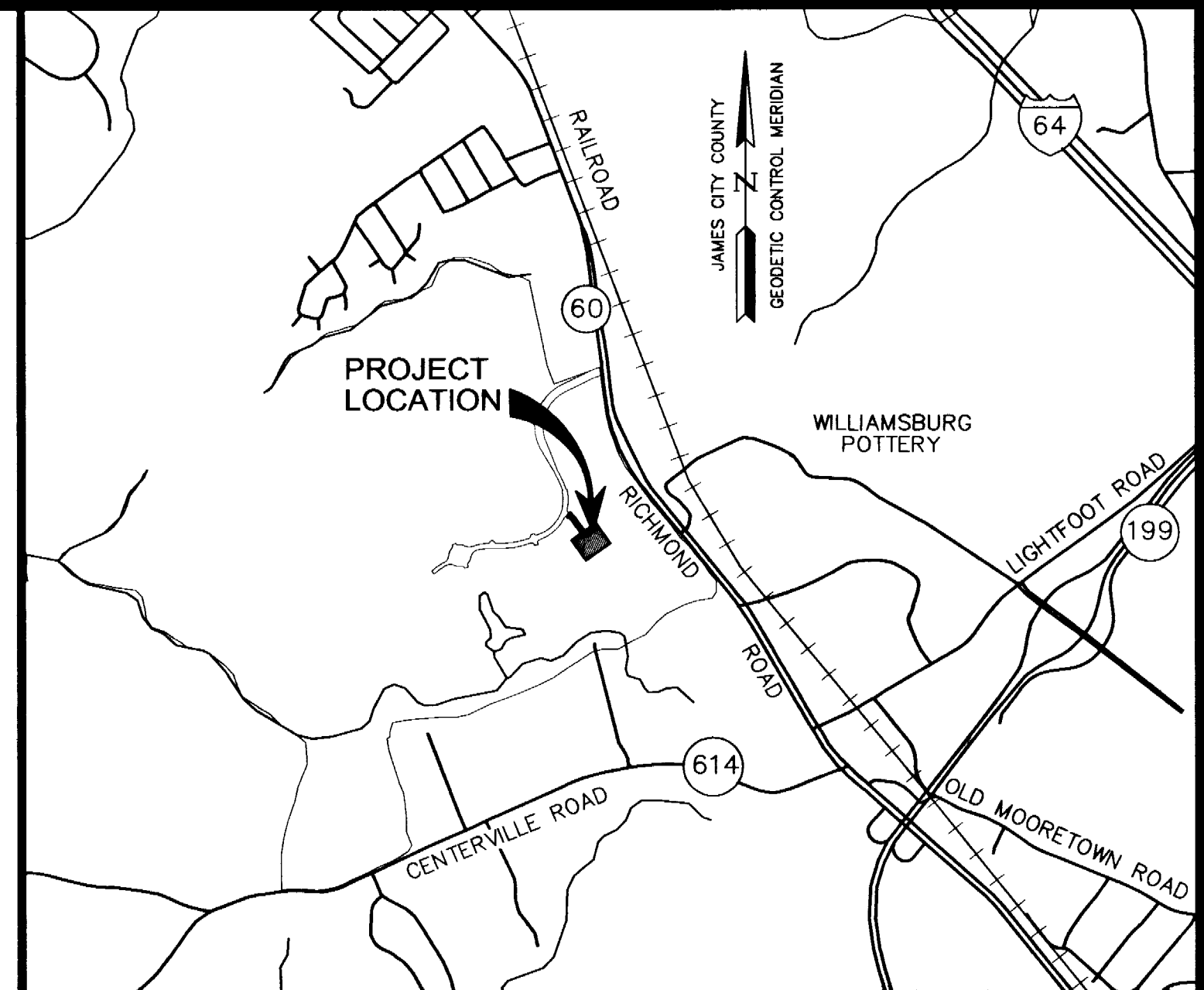
[Signature] 7/14/04
 FOR COLONIAL HERITAGE LLC. DATE
DONALD C. ENNK
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Brittany 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
[Signature]
 SIGNATURE

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL #(24-3)(1-32).
- TAX MAP PARCEL #(24-3)(1-32) 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 TO BE SERVED WITH JAMES CITY SERVICE AUTHORITY WATER AND SANITARY SEWER.
- SETBACK REQUIREMENTS: PER SEC. 24-527 OF THE ZONING ORDINANCE FRONT SETBACK REQUIREMENTS SHALL BE 50' OR MORE WITH A PERIMETER SETBACK OF 50'.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 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 EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- THE GOLF MAINTENANCE FACILITY AND RIGHT-OF-WAY SHALL NOT BE MAINTAINED BY THE TRANSPORTATION DEPARTMENT OR THE COUNTY.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL CENTERLINES OF JCSA EASEMENTS ARE LOCATED ON THE UTILITY CORRESPONDING TO THE CONSTRUCTION PLANS.
- 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 SUBDIVISION PLAT HAS BEEN REVIEWED AGAINST THE NATURAL RESOURCE INVENTORY APPROVED ON FEBRUARY 7, 2003 BY THE DIRECTOR OF PLANNING, IN ACCORDANCE WITH COLONIAL HERITAGE PROFFER #6 DATED NOVEMBER 7, 2001, AND THE NATURAL RESOURCE INVENTORY RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THESE DEVELOPMENT PLANS.



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.

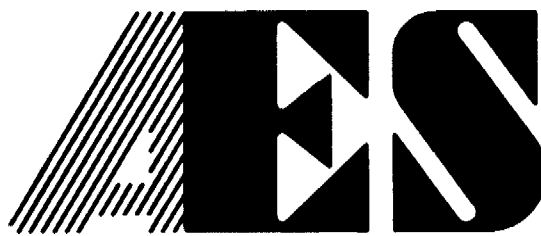
[Signature] 5/13/04
 G. T. WILSON, JR., L.S. DATE

CERTIFICATE OF APPROVAL

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

[Signature] 7/22/04
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

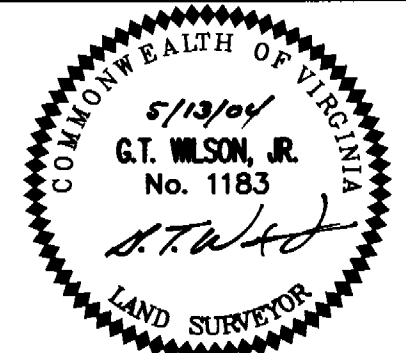
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 20 DAY OF September 2004
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. ●
10:20 AM/PM
 INSTRUMENT # 040023678
BETSY B. WOOLRIDGE, CLERK
 TESTE: Betsy B. Woolridge, Clerk



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

PLAT SHOWING
 GOLF MAINTENANCE FACILITY
 AND RIGHT-OF-WAY
 PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

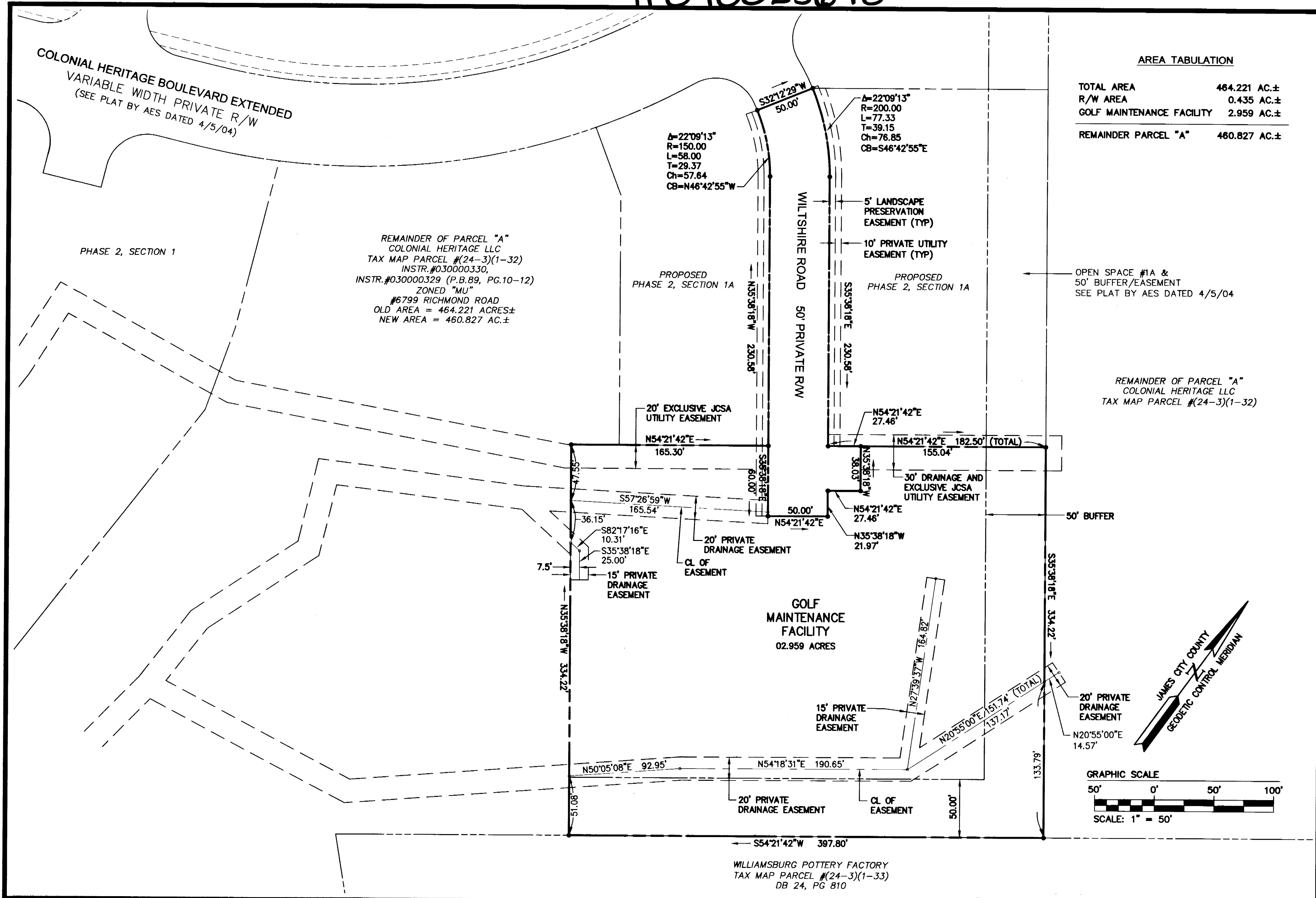


City of Williamsburg & County of James City	
Circuit Court	This PLAT was recorded on <u>20 September 2004</u>
at <u>10:20</u> AM/PM. PB. PG. <u>1</u>	
DOCUMENT #	<u>040023678</u>
BETSY B. WOOLRIDGE, CLERK	
<i>[Signature]</i> Clerk	
1 7/7/04	AS PER COMMENTS HWP
No. DATE	REVISION / COMMENT / NOTE BY

Designed HWP	Drawn RMS
Scale 1"=50'	Date 5/13/04
Project No. 8881-23	
Drawing No. 1 OF 2	

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#040023678



AREA TABULATION

TOTAL AREA	464.221 AC.±
R/W AREA	0.435 AC.±
GOLF MAINTENANCE FACILITY	2.959 AC.±
REMAINDER PARCEL "A"	460.827 AC.±

REMAINDER OF PARCEL "A"
 COLONIAL HERITAGE LLC
 TAX MAP PARCEL #(24-3)(1-32)
 INSTR.#030000330,
 INSTR.#030000329 (P.B.89, PG.10-12)
 ZONED "MU"
 #6799 RICHMOND ROAD
 OLD AREA = 464.221 ACRES±
 NEW AREA = 460.827 AC.±

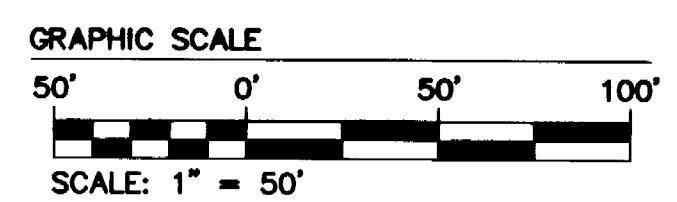
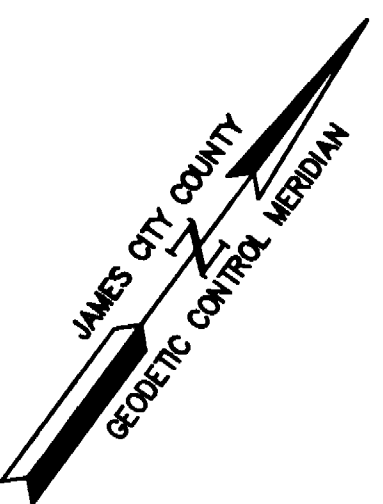
Δ=22°09'13"
 R=150.00
 L=58.00
 T=29.37
 Ch=57.64
 CB=N46°42'55"W

Δ=22°09'13"
 R=200.00
 L=77.33
 T=39.15
 Ch=76.85
 CB=S46°42'55"E

OPEN SPACE #1A &
 50' BUFFER/EASEMENT
 SEE PLAT BY AES DATED 4/5/04

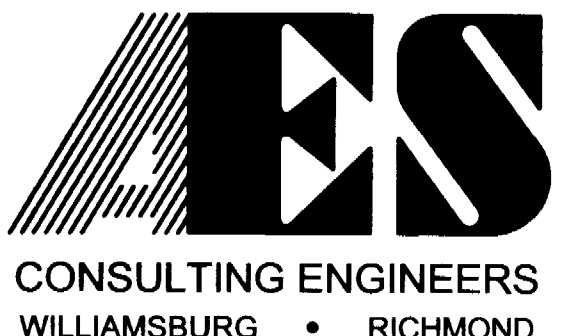
REMAINDER OF PARCEL "A"
 COLONIAL HERITAGE LLC
 TAX MAP PARCEL #(24-3)(1-32)

GOLF MAINTENANCE FACILITY
 02.959 ACRES



WILLIAMSBURG POTTERY FACTORY
 TAX MAP PARCEL #(24-3)(1-33)
 DB 24, PG 810

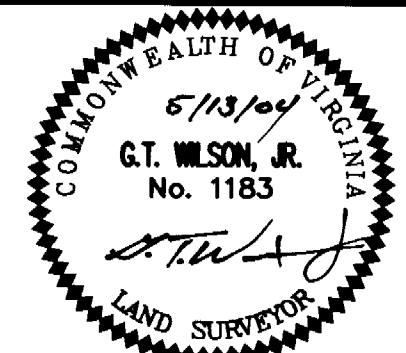
S:\Jobs\888123-Golf Maintenance Facility\dwg\Plats\CH-Golf Maint Plat\888123p02.dwg, 07/07/04 03:38:34 PM, heb



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PLAT SHOWING
 GOLF MAINTENANCE FACILITY
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STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on <u>20 September 2004</u> at <u>10:20</u> AM/PM PB _____ PG _____ DOCUMENT # <u>040023678</u> Betsy B. Woolridge, CLERK	
<i>Betsy B. Woolridge</i> Clerk	
1	7/7/04 AS PER COMMENTS HWP
No.	DATE REVISION / COMMENT / NOTE BY

Designed HWP	Drawn RMS
Scale 1"=50'	Date 5/13/04
Project No. 8881-23	
Drawing No. 2 OF 2	