

#050026993

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.

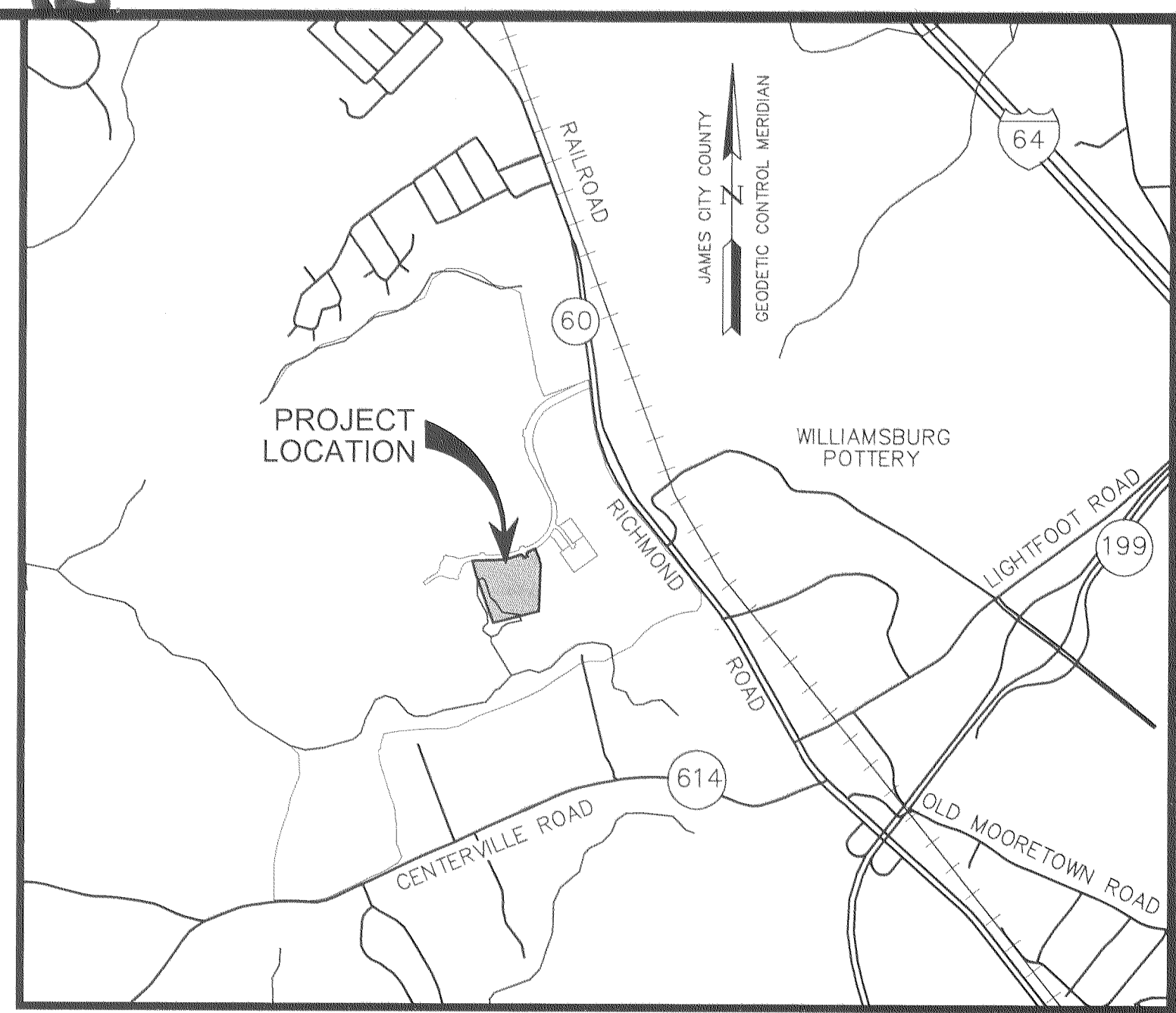
OWNER'S CERTIFICATE
 THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] 9/15/05
 FOR COLONIAL HERITAGE LLC. DATE
DONALD C. FINK
 PRINTED NAME

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY, GWEN C. SCHATZMAN
 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 15th DAY OF SEPTEMBER, 2005. MY COMMISSION EXPIRES 11/30/09.

[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 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 COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
 - JCSA SHALL BE GRANTED INGRESS/EGRESS 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 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.
- THE PUBLIC UTILITY EASEMENTS AS SHOWN SHALL INCLUDE DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC. & JAMES CITY SERVICE AUTHORITY.

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] 5/6/05
 G. T. WILSON, JR., L.S. DATE

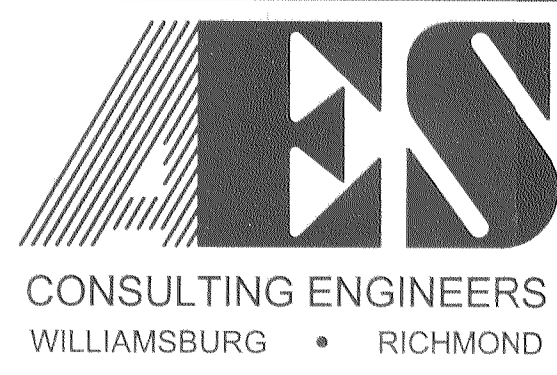
CERTIFICATE OF APPROVAL

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

[Signature] 11/3/05
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 15 DAY OF November 2005.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. ©
9:10 AM/PM
 INSTRUMENT # 050026993 4 Large/Small Plat(s) Recorded herewith as # 050026993

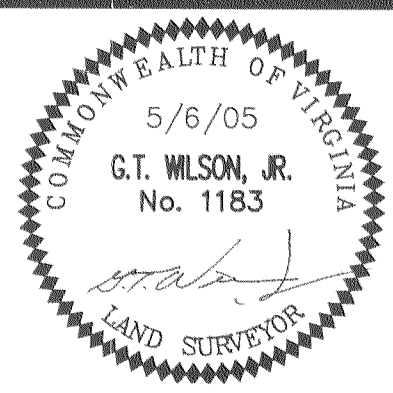
TESTE: Betsy B. Woolridge, Clerk
 BETSY B. WOOLRIDGE, CLERK
[Signature] By Claudia H. Bullock, Dep. Clerk



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

PLAT OF SUBDIVISION
COLONIAL HERITAGE
 PHASE II, SECTION I LOTS 14-73
 PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	8/23/05	REVISED PER J.C.C. COMMENTS	AWT
2	8/16/05	CHANGED SIDE & REAR BUILDING SETBACKS FROM 3 FEET TO 5 FEET	AWT
1	6/22/05	REVISED PER J.C.C. COMMENTS	AWT

Designed	Drawn
HWP	AWT
Scale	Date
N/A	5/6/05
Project No.	
8881-21	
Drawing No.	
1 OF 4	

#050026993

THIS SHEET ADDRESSES LOTS 14-27 & 41-73

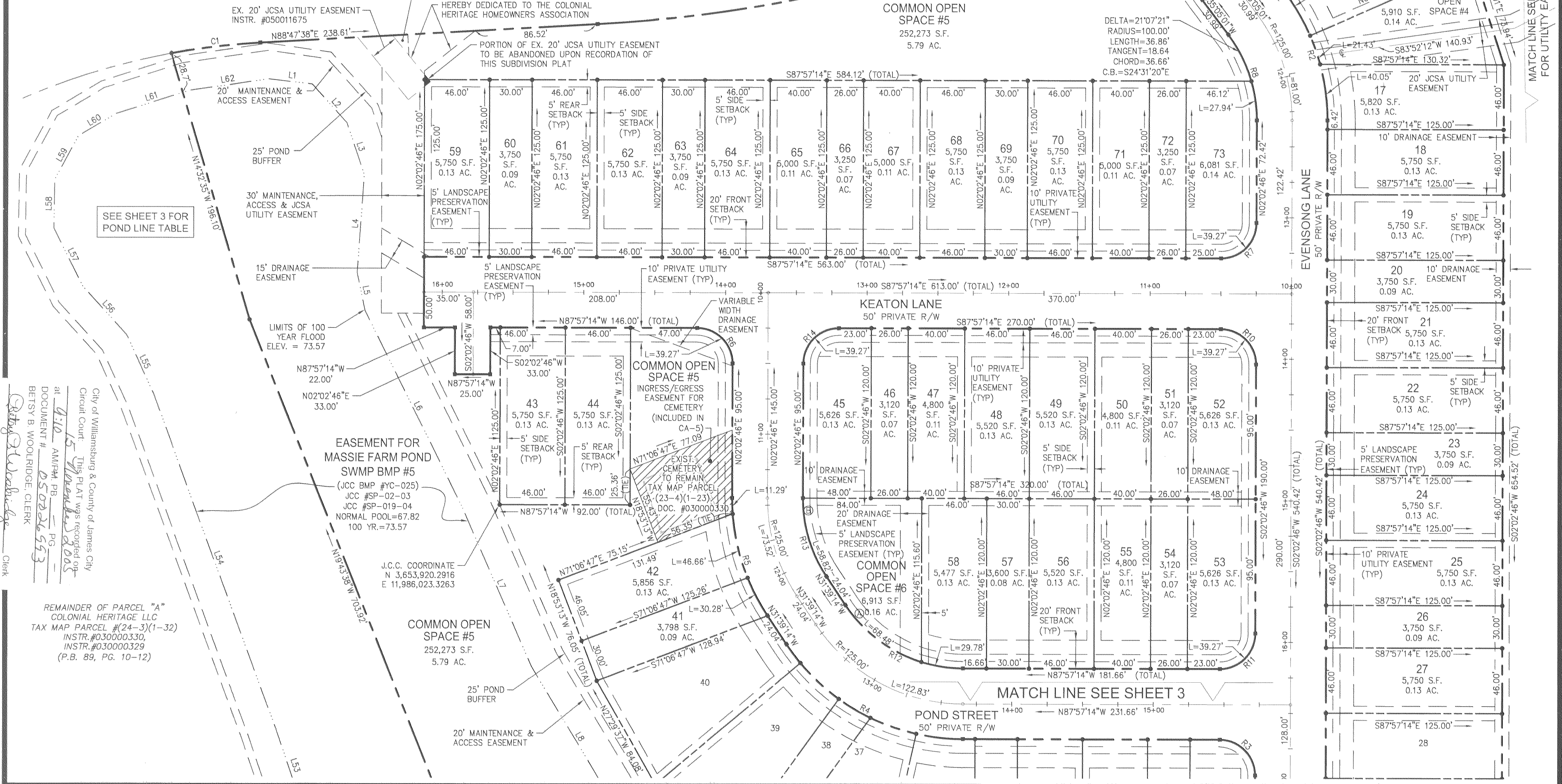
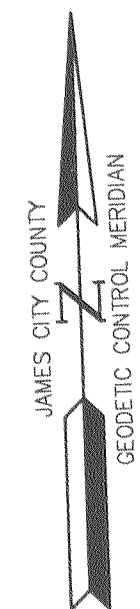
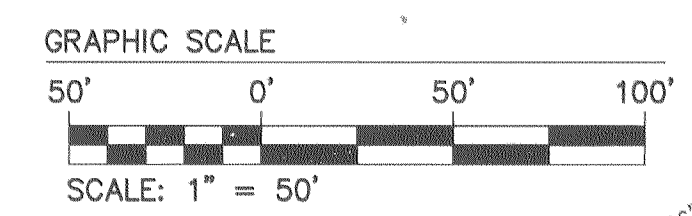
RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	13°29'47"	100.00	23.56	11.83	23.50	S28°20'07"E
R2	37°07'47"	150.00	97.21	50.38	95.51	S16°31'07"E
R3	90°00'00"	25.00	39.27	25.00	35.36	N42°57'14"W
R4	56°18'00"	150.00	147.39	80.26	141.53	N59°48'14"W
R5	33°42'00"	150.00	88.23	45.43	86.96	N14°48'14"W
R6	90°00'00"	25.00	39.27	25.00	35.36	N42°57'14"W
R7	90°00'00"	25.00	39.27	25.00	35.36	N47°02'46"E
R8	37°07'47"	100.00	64.80	33.59	63.68	N16°31'07"W
R9	13°29'47"	150.00	35.33	17.75	35.25	N28°20'07"W
R10	90°00'00"	25.00	39.27	25.00	35.36	N42°57'14"W
R11	90°00'00"	25.00	39.27	25.00	35.36	S47°02'46"W
R12	56°18'00"	100.00	98.26	53.51	94.36	N59°48'14"W
R13	33°42'00"	100.00	58.82	30.29	57.97	N14°48'14"W
R14	90°00'00"	25.00	39.27	25.00	35.36	N47°02'46"E

LOT CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
14A	22°17'10"	35.00	13.61	6.89	13.53	S10°26'39"E
14B	7°23'54"	100.00	12.91	6.47	12.90	S25°17'11"E
15	6°05'53"	100.00	10.64	5.33	10.64	S32°02'04"E
16	13°38'48"	150.00	35.73	17.95	35.64	N28°15'37"W
17	15°17'53"	150.00	40.05	20.14	39.93	N05°36'10"W
36	12°41'12"	150.00	33.21	16.68	33.15	S81°36'38"E
37	13°07'41"	150.00	34.37	17.26	34.29	S68°42'12"E
38	9°58'55"	150.00	26.13	13.10	26.10	S57°08'53"E
39	14°09'28"	150.00	37.07	18.63	36.97	S45°04'42"E
40	6°20'44"	150.00	16.61	8.31	16.60	S34°49'36"E
41	11°33'52"	150.00	30.28	15.19	30.22	S25°52'18"E
42	17°49'23"	150.00	46.66	23.52	46.47	S11°10'40"E
58	17°03'48"	100.00	29.78	15.00	29.67	S79°25'20"E
73	16°00'26"	100.00	27.94	14.06	27.85	N05°57'27"W
CA-3A	67°42'50"	35.00	41.36	23.48	39.00	N34°33'21"E
CA-3B	7°01'35"	570.00	69.90	34.99	69.86	N64°53'59"E
CA-4	8°11'06"	150.00	21.43	10.73	21.41	N17°20'40"W
CA-6A	39°14'12"	100.00	68.48	35.64	67.15	N51°16'20"W
CA-6B	33°42'00"	100.00	58.82	30.29	57.97	N14°48'14"W

BOUNDARY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	
C1	7°17'07"	500.00	63.58	31.83	63.53	N85°09'05"E
C2	20°18'42"	1035.00	366.91	185.40	364.99	N78°38'17"E
C3	89°55'50"	35.00	54.94	34.96	49.47	S66°33'09"E
C4	90°00'00"	35.00	54.98	35.00	49.50	N23°24'46"E
C5	7°01'35"	570.00	69.90	34.99	69.86	N64°53'59"E

AREA TABULATION	
LOT AREA	307,031 S.F. OR 7.048 AC.±
COMMON OPEN SPACE *	267,967 S.F. OR 6.152 AC.±
RIGHT-OF-WAY	92,476 S.F. OR 2.123 AC.±
TOTAL AREA	667,474 S.F. OR 15.233 AC.±
NUMBER OF LOTS =	60
LOTS PER ACRE =	3.92

* NOTE: COMMON OPEN SPACE INCLUDES A PORTION OF BMP #5 EASEMENT



City of Williamsburg & County of James City
 Circuit Court - This PLAT was reprinted on
 at 4:10 AM/14th PB - PG
 DOCUMENT # 050026993
 BETSY B. WOOLRIDGE, CLERK

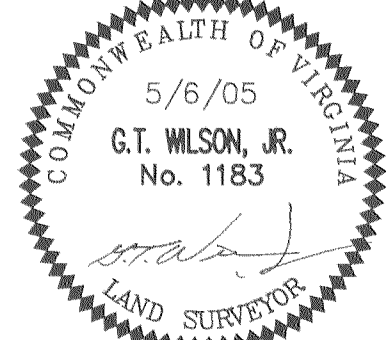
REMAINDER OF PARCEL "A"
 COLONIAL HERITAGE LLC
 TAX MAP PARCEL #24-3(1-32)
 INSTR.#030000330,
 INSTR.#030000329
 (P.B. 89, PG. 10-12)

EASEMENT FOR
 MASSIE FARM POND
 SWMP BMP #5
 (JCC BMP #YC-025)
 JCC #SP-02-03
 JCC #SP-019-04
 NORMAL POOL=67.82
 100 YR.=73.57

COMMON OPEN
 SPACE #5
 252,273 S.F.
 5.79 AC.

PLAT OF SUBDIVISION
COLONIAL HERITAGE
 PHASE II, SECTION I LOTS 14-73
 PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



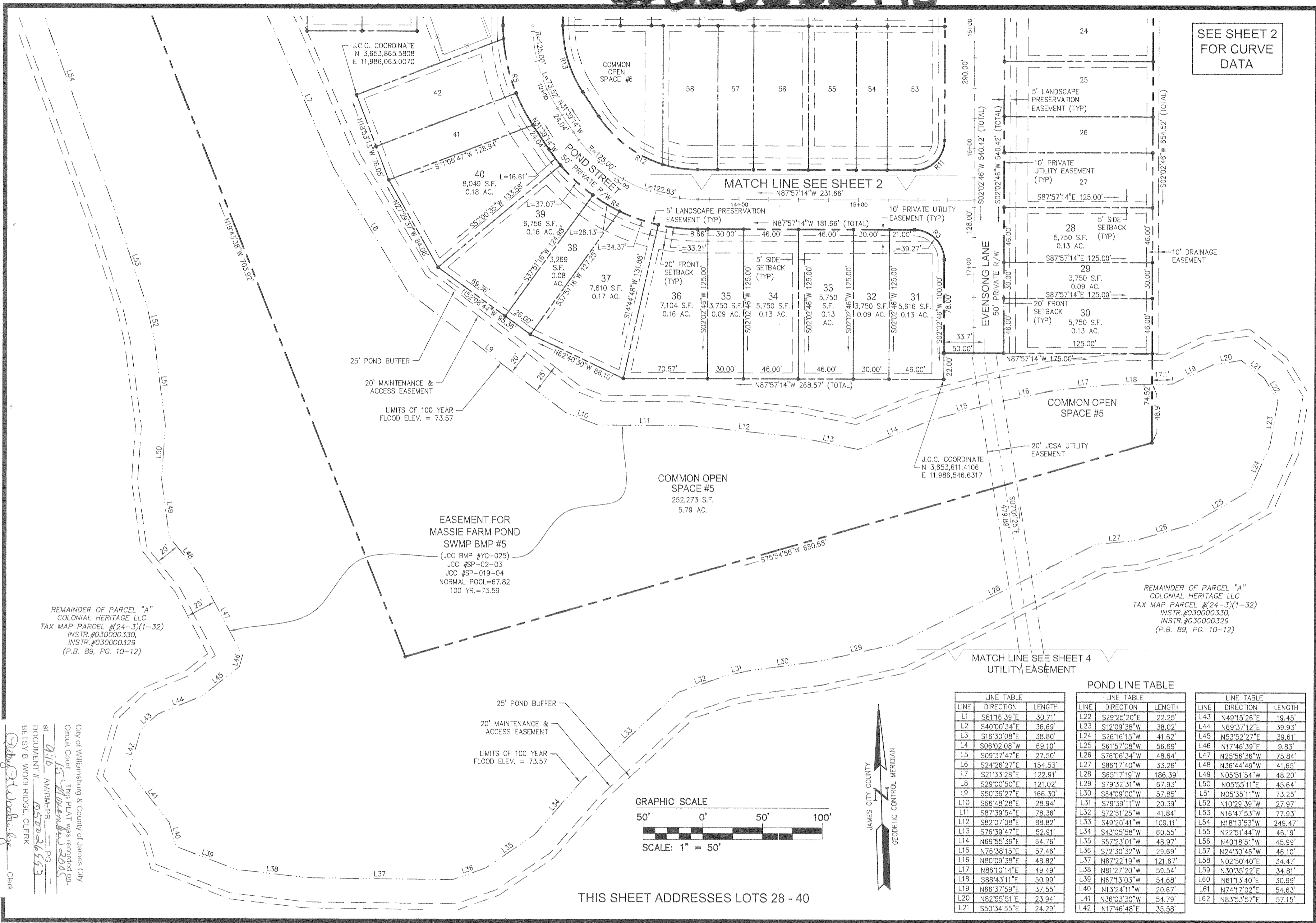
No.	DATE	REVISION / COMMENT / NOTE	BY
3	8/23/05	REVISED PER J.C.C. COMMENTS	AWT
2	8/16/05	CHANGED SIDE & REAR BUILDING SETBACKS FROM 3 FEET TO 5 FEET	AWT
1	6/22/05	REVISED PER J.C.C. COMMENTS	AWT

Designed HWP	Drawn AWT
Scale 1"=50'	Date 5/6/05
Project No. 8881-21	
Drawing No. 2 of 4	

S:\jobs\8881\21-PHASE II SECTION I\dwg\Plats\888121p02 3A.dwg, 9/13/2005 9:07:41 AM

#050026993

SEE SHEET 2 FOR CURVE DATA



REMAINDER OF PARCEL "A"
COLONIAL HERITAGE LLC
TAX MAP PARCEL # (24-3)(1-32)
INSTR. #030000330,
INSTR. #030000329
(P.B. 89, PG. 10-12)

REMAINDER OF PARCEL "A"
COLONIAL HERITAGE LLC
TAX MAP PARCEL # (24-3)(1-32)
INSTR. #030000330,
INSTR. #030000329
(P.B. 89, PG. 10-12)

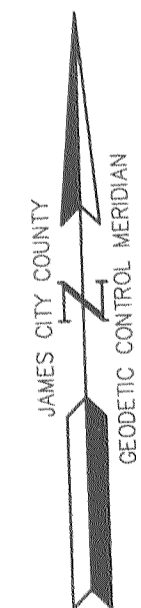
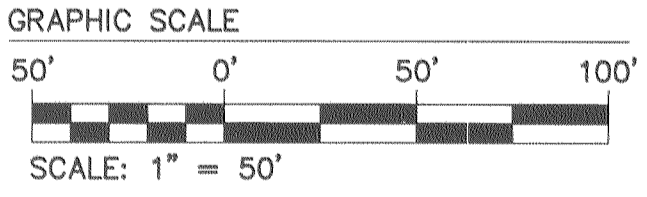
LINE TABLE

LINE	DIRECTION	LENGTH
L1	S81°16'39"E	30.71'
L2	S40°00'34"E	36.69'
L3	S16°30'08"E	38.80'
L4	S06°02'08"W	69.10'
L5	S09°37'47"E	27.50'
L6	S24°26'27"E	154.53'
L7	S21°33'28"E	122.91'
L8	S29°00'50"E	121.02'
L9	S50°36'27"E	166.30'
L10	S66°48'28"E	28.94'
L11	S87°39'54"E	78.36'
L12	S82°07'08"E	88.82'
L13	S76°39'47"E	52.91'
L14	N69°55'39"E	64.76'
L15	N76°38'15"E	57.46'
L16	N80°09'38"E	48.82'
L17	N86°10'14"E	49.49'
L18	S88°43'11"E	50.99'
L19	N66°37'59"E	37.55'
L20	N82°55'51"E	23.94'
L21	S50°34'55"E	24.29'

POND LINE TABLE

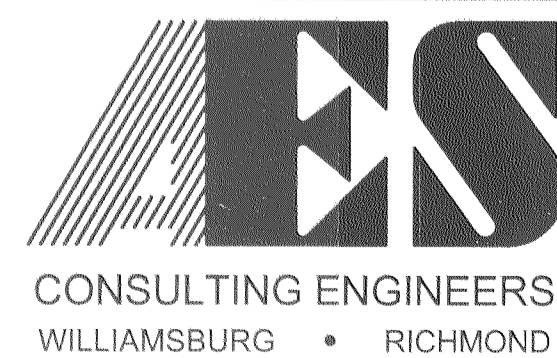
LINE	DIRECTION	LENGTH
L22	S29°25'20"E	22.25'
L23	S12°09'38"W	38.02'
L24	S26°16'15"W	41.62'
L25	S61°57'08"W	56.69'
L26	S76°06'34"W	48.64'
L27	S86°17'40"W	33.26'
L28	S65°17'19"W	186.39'
L29	S79°32'31"W	67.93'
L30	S84°09'00"W	57.85'
L31	S79°39'11"W	20.39'
L32	S72°51'25"W	41.84'
L33	S49°20'41"W	109.11'
L34	S43°05'58"W	60.55'
L35	S57°23'01"W	48.97'
L36	S72°30'32"W	29.69'
L37	N87°22'19"W	121.67'
L38	N81°27'20"W	59.54'
L39	N67°13'03"W	54.68'
L40	N13°24'11"W	20.67'
L41	N36°03'30"W	54.79'
L42	N17°46'48"E	35.58'

LINE	DIRECTION	LENGTH
L43	N49°15'26"E	19.45'
L44	N69°37'12"E	39.93'
L45	N53°52'27"E	39.61'
L46	N17°46'39"E	9.83'
L47	N25°56'36"W	75.84'
L48	N36°44'49"W	41.65'
L49	N05°51'54"W	48.20'
L50	N05°55'11"E	45.64'
L51	N05°35'11"W	73.25'
L52	N10°29'39"W	27.97'
L53	N16°47'53"W	77.93'
L54	N18°13'53"W	249.47'
L55	N22°51'44"W	46.19'
L56	N40°18'51"W	45.99'
L57	N24°30'46"W	46.10'
L58	N02°50'40"E	34.47'
L59	N30°35'22"E	34.81'
L60	N61°13'40"E	30.99'
L61	N74°17'02"E	54.63'
L62	N83°53'57"E	57.15'



THIS SHEET ADDRESSES LOTS 28 - 40

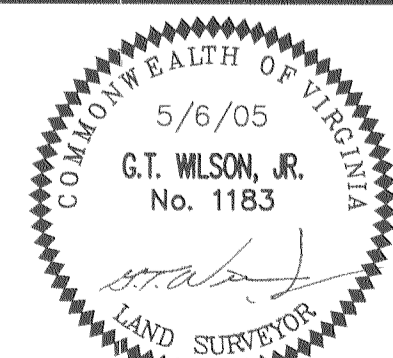
City of Williamsburg & County of James City
Circuit Court. This Plat was recorded on
at 9:15 AM/PM on 5/6/05
DOCUMENT # 050026993
BETSY B. WOODRIDGE, CLERK



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

PLAT OF SUBDIVISION
COLONIAL HERITAGE
PHASE II, SECTION I LOTS 14-73
PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

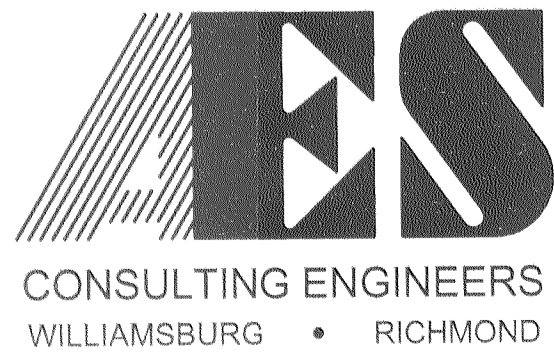
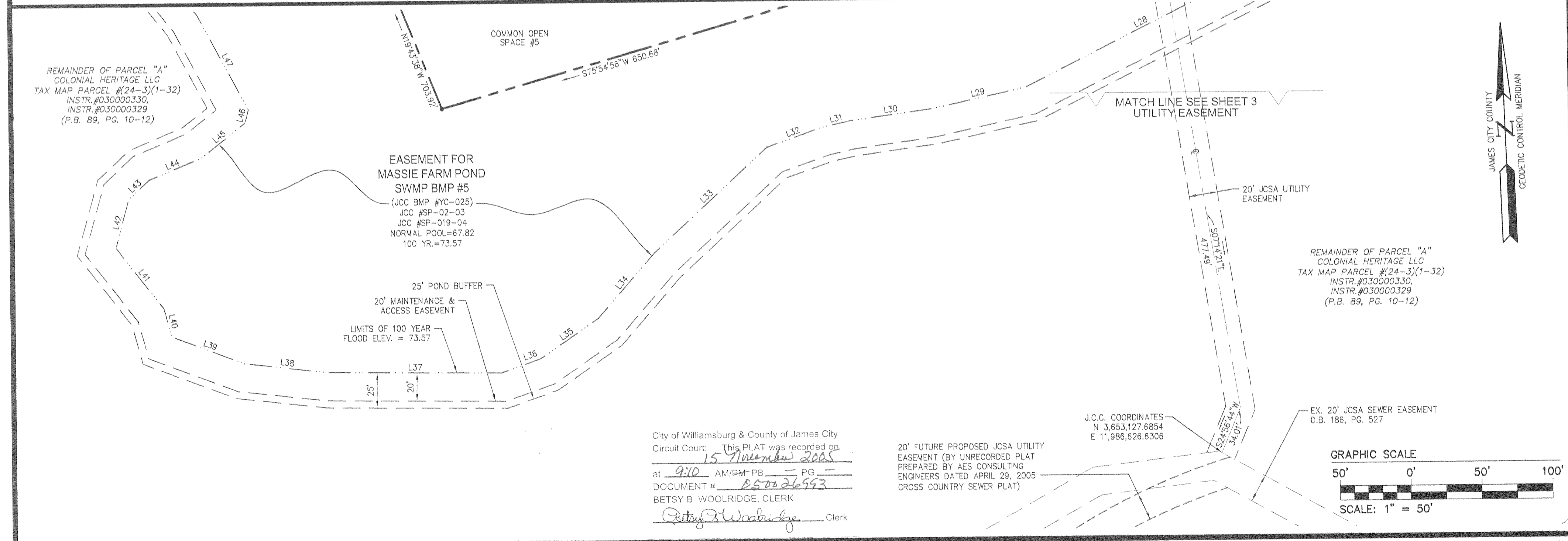
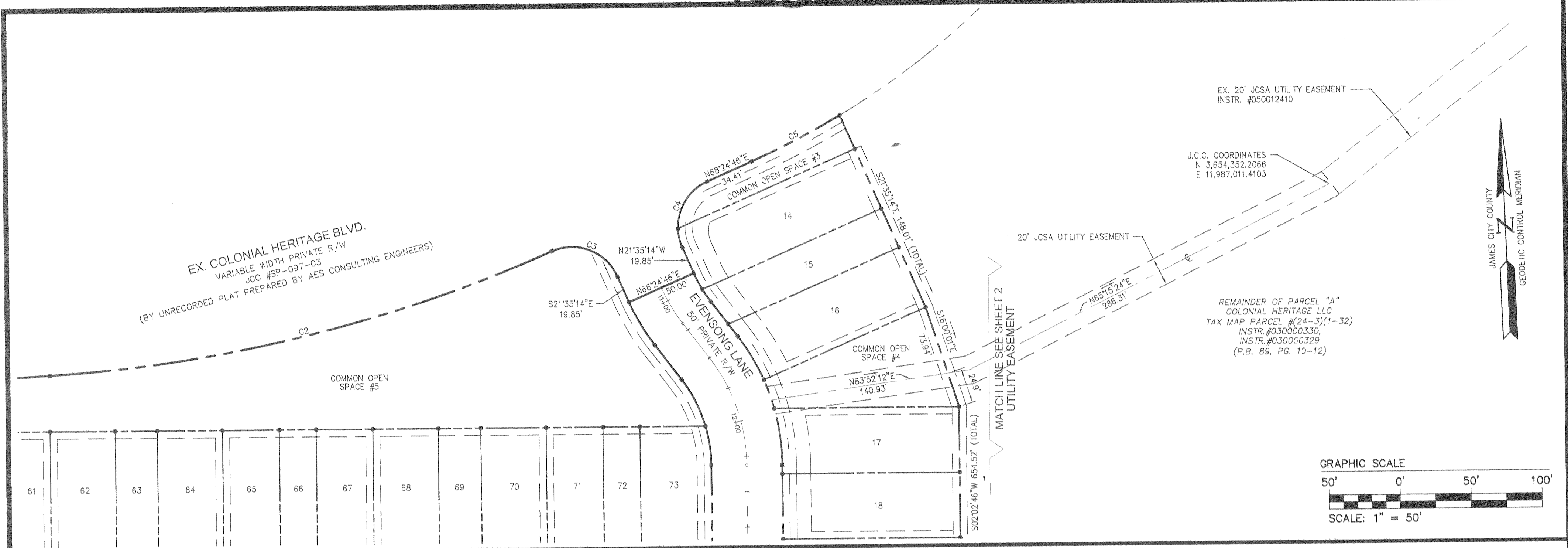


No.	DATE	REVISION / COMMENT / NOTE	BY
3	8/23/05	REVISED PER J.C.C. COMMENTS	AWT
2	8/16/05	CHANGED SIDE & REAR BUILDING SETBACKS FROM 3 FEET TO 5 FEET	AWT
1	6/22/05	REVISED PER J.C.C. COMMENTS	AWT

Designed	Drawn
HWP	AWT
Scale	Date
1"=50'	5/6/05
Project No.	
8881-21	
Drawing No.	
3 of 4	

S:\jobs\888121-PHASE II SECTION I\dwg\Plats\888121p03 3A.dwg, 9/13/2005 9:13:07 AM

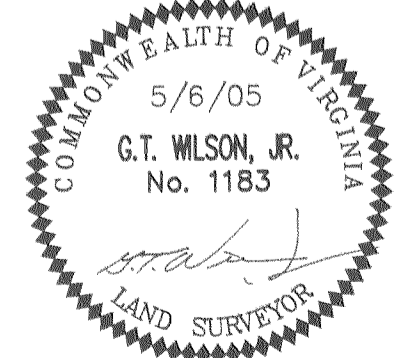
#050026993



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

PLAT OF SUBDIVISION
COLONIAL HERITAGE
PHASE II, SECTION I LOTS 14-73
PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
4		Large/Small Plat(s) Recorded herein as # <u>050026993</u>	
3	8/23/05	REVISED PER J.C.C. COMMENTS	AWT
2	8/16/05	CHANGED SIDE & REAR BUILDING SETBACKS FROM 3 FEET TO 5 FEET	AWT
1	6/22/05	REVISED PER J.C.C. COMMENTS	AWT

Designed	Drawn
HWP	AWT
Scale	Date
1"=50'	5/6/05
Project No.	
8881-21	
Drawing No.	
4 of 4	