

#050011016

**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 8, 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.

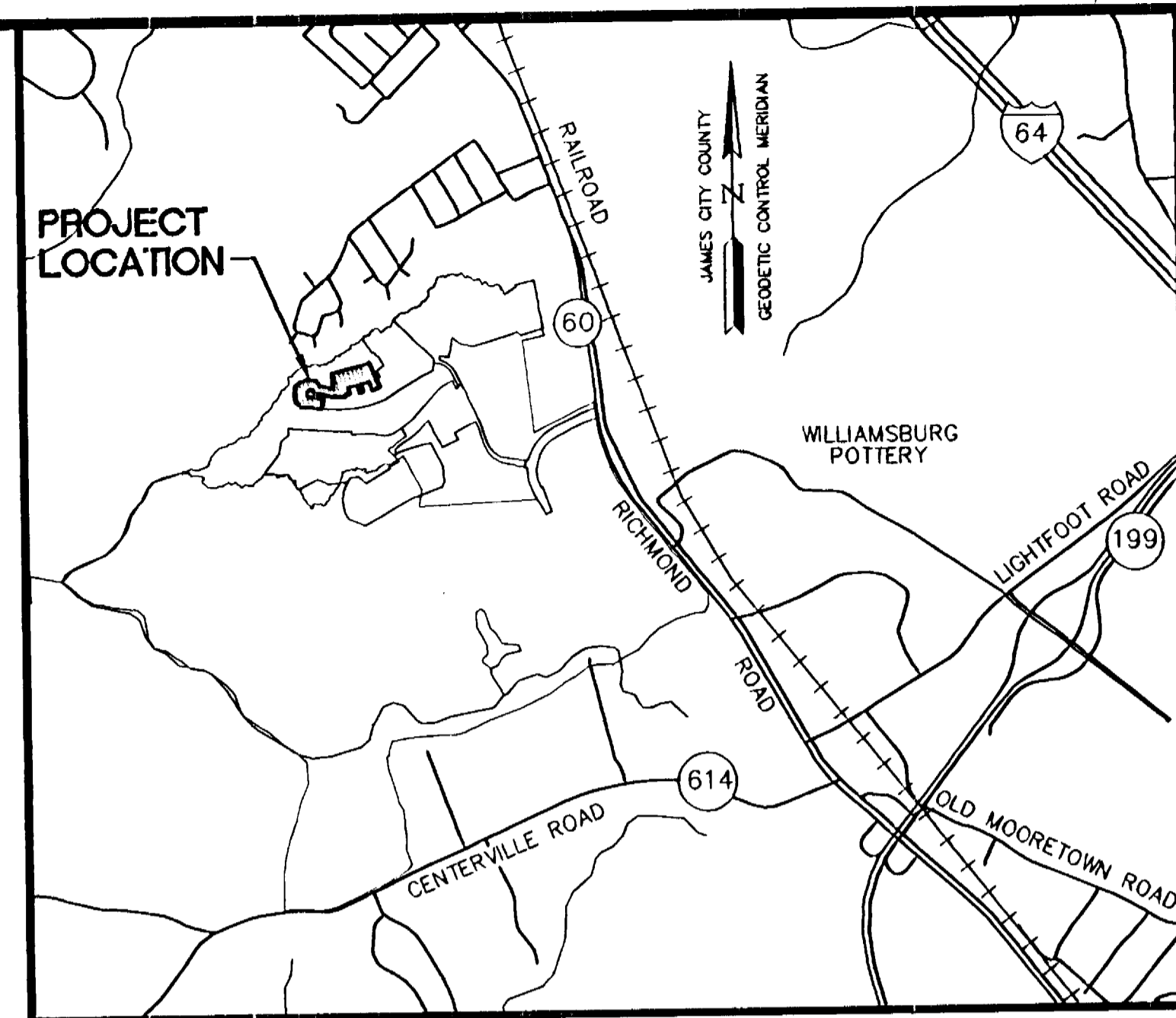
*John Fleming* 4/11/05  
 FOR COLONIAL HERITAGE LLC. DATE  
*John Fleming*  
 PRINTED NAME

**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 11 DAY OF April, 2005. MY COMMISSION EXPIRES 6-30-07.  
*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.
- 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 19-38 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.
- 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 23-7(C) OF THE COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 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 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 AND VERIZON VIRGINIA, INC.

**AREA TABULATION  
 COLONIAL HERITAGE  
 PHASE ONE, SECTION THREE A  
 LOTS 1-27**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	202,879 S.F.	4.68 AC.±
AREA OF RIGHT OF WAY	48,766 S.F.	1.07 AC.±
AREA OF COMMON OPEN SPACE #1	371,849 S.F.	8.54 AC.±
TOTAL AREA SUBDIVDED	621,494 S.F.	14.27 AC.±

AREA OF NATURAL OPEN SPACE (254,775 S.F.) (5.85 AC.±)  
 (AREA OF NATURAL OPEN SPACE IS INCLUDED WITHIN COMMON OPEN SPACE #1)

NUMBER OF LOTS	27	
AVERAGE LOT SIZE	7,515 S.F.	0.17 AC.±
SMALLEST LOT (LOT 2)	3,600 S.F.	0.08 AC.±
LARGEST LOT (LOT 24)	15,879 S.F.	0.38 AC.±
GROSS LOTS PER ACRE	1.89	

NOTE: SEE SHEET 4 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.

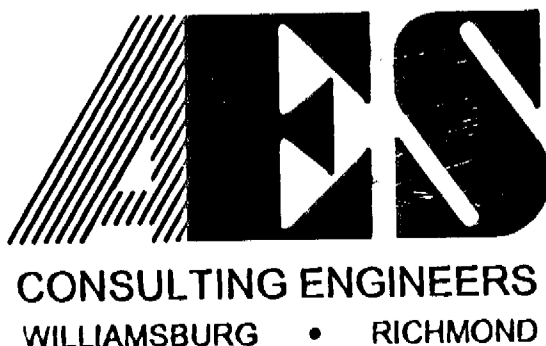
*G. T. Wilson, Jr.* 2/7/05  
 G. T. WILSON, JR., C.L.S. DATE

**CERTIFICATE OF APPROVAL**

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

*[Signature]* 5/17/05  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

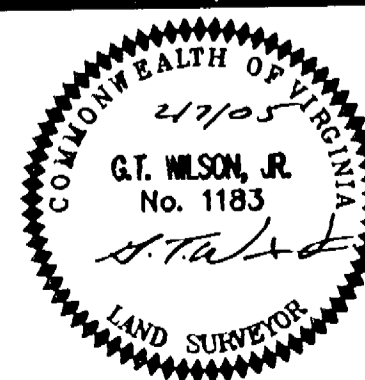
STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19 DAY OF May 2005.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:24 AM/PM PG 1  
 INSTRUMENT # 050011016  
 TESTE: Betsy B. Woolridge, By Claudia A. Bechtoltz, Dep. Clerk  
 BETSY B. WOOLRIDGE, CLERK



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

**PLAT OF SUBDIVISION  
 COLONIAL HERITAGE  
 PHASE ONE, SECTION THREE A  
 LOTS 1-27  
 PREPARED FOR COLONIAL HERITAGE LLC**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1.	3/28/05	REVISED PER COUNTY COMMENTS	GTW

Designed	Drawn
AES	HEB
Scale	Date
NOTED	2/7/05
Project No.	
8881-9A	
Drawing No.	
1 OF 4	

88619P01.dwg

04-08-05-08:55

RMS

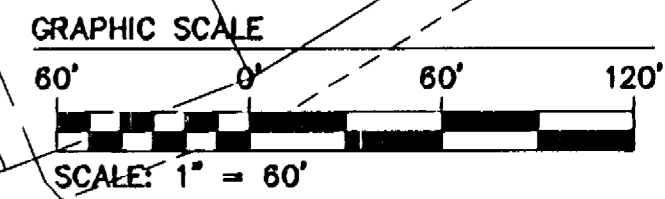
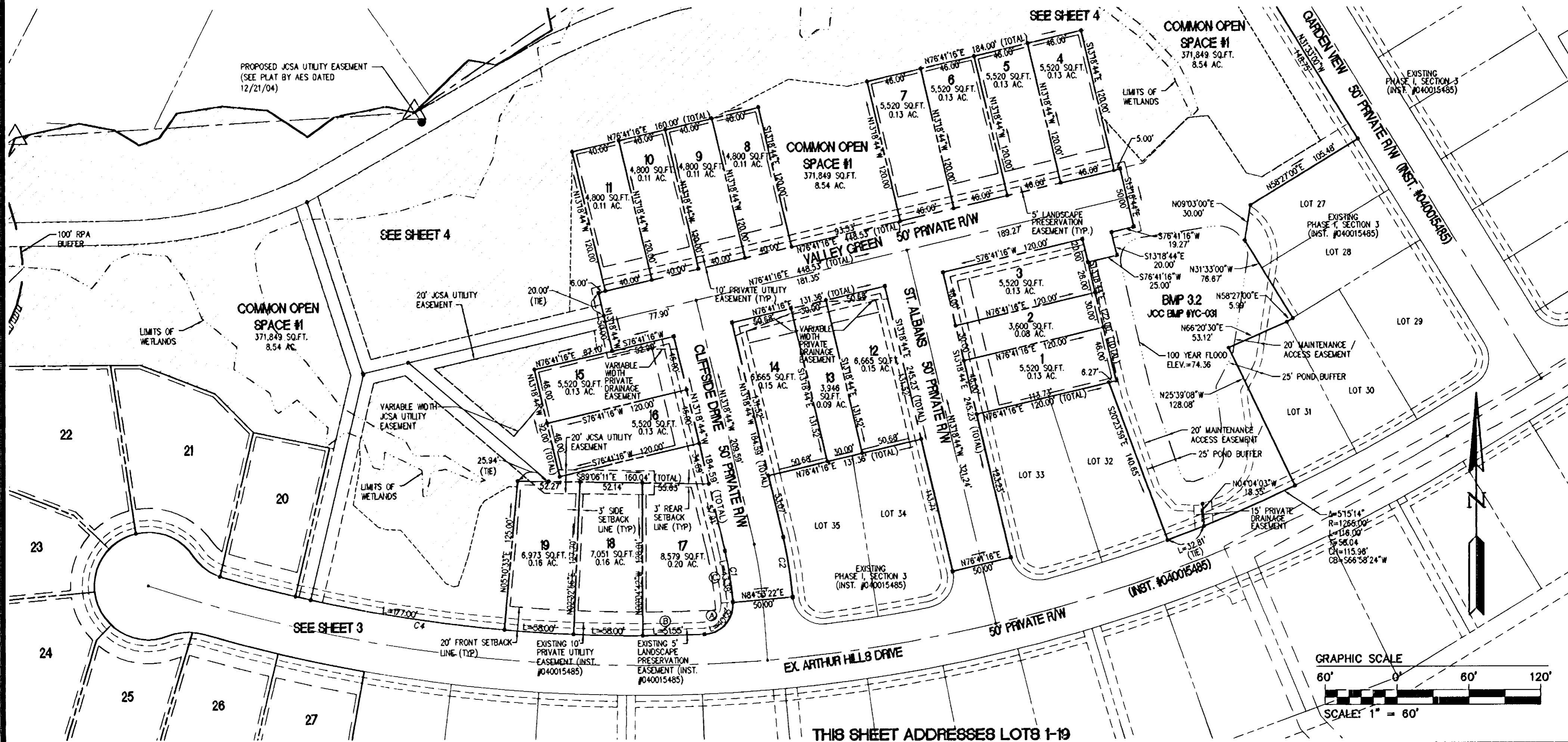
# #050011016

LOT CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
LOT 17C	9°02'21"	275.00	43.38	21.74	43.34	N08°47'33"W
LOT 17A	91°51'36"	25.00	40.08	25.83	35.92	N41°39'25"E
LOT 17B	2°20'05"	1265.00	51.55	25.78	51.54	N88°45'16"E
LOT 18	2°37'37"	1265.00	58.00	29.01	57.99	S88°45'53"E
LOT 19	2°37'37"	1265.00	58.00	29.01	57.99	S86°08'16"E

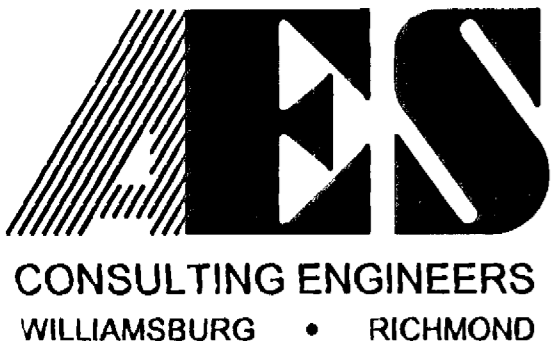
NOTE: FOR R/W CURVE TABLE SEE SHEET 3

NOTE: THE RESOURCE PROTECTION AREA (RPA) BUFFER IS BASED UPON THE AUGUST 6, 1990 CHESAPEAKE BAY PRESERVATION ORDINANCE DEFINITION. THERE MAY BE ADDITIONAL RPA'S NOT IDENTIFIED ON THIS PLAT BASED UPON THE JANUARY 1, 2004 REVISED ORDINANCE.

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 19 May 2005  
 at 3:24 AM/PM, PG. --  
 DOCUMENT # 050011016  
 BETSY B. WOOLRIDGE, CLERK  
 Betsy B. Woolridge, Clerk

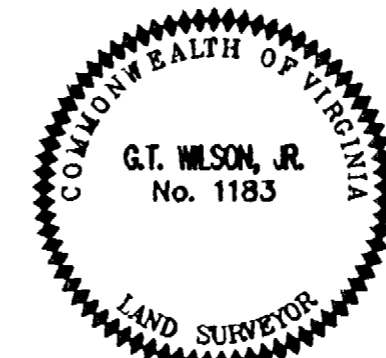


THIS SHEET ADDRESSES LOTS 1-19



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

PLAT OF SUBDIVISION  
**COLONIAL HERITAGE**  
 PHASE ONE, SECTION THREE A  
 LOTS 1-27  
 PREPARED FOR COLONIAL HERITAGE LLC  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1.	3/28/05	REVISED PER COUNTY COMMENTS	GTW

Designed	Drawn
AES	HEB
Scale	Date
1"=60'	2/7/05
Project No.	
8881-09A	
Drawing No.	
2 OF 4	

# #050011016

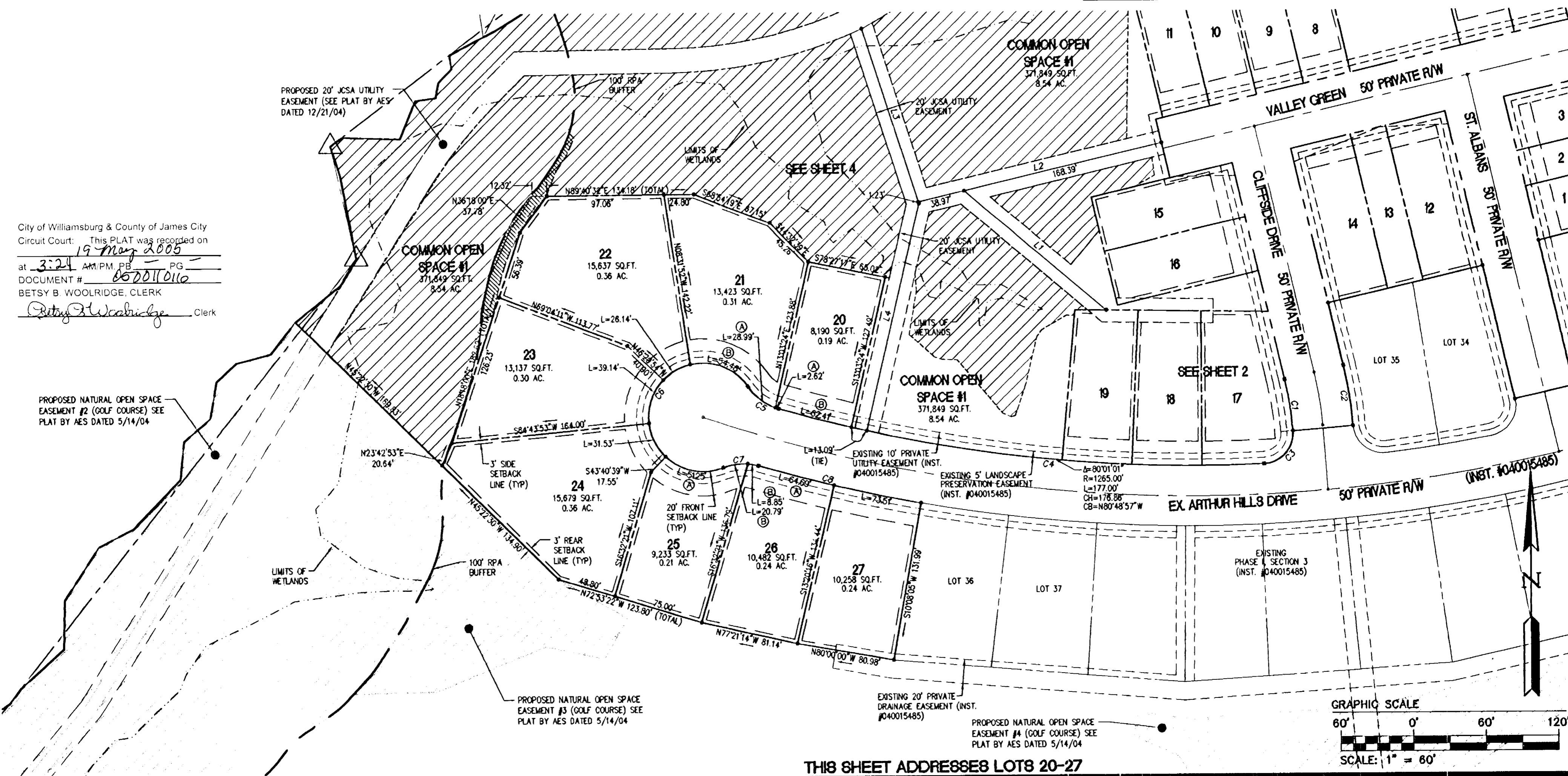
EASEMENT LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N49°43'33"W	153.79'
L2	S76°41'08"W	207.36'
L3	N17°53'31"W	152.09'
L4	N13°12'55"E	193.17'

R/W CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	9°02'21"	275.00	43.38	21.74	43.34	N08°47'33"W
C2	8°54'38"	325.00	50.54	25.32	50.49	N08°51'25"W
C3	91°51'36"	25.00	40.08	25.83	35.92	N41°39'25"E
C4	18°25'58"	1265.00	406.96	205.26	405.21	S83°11'48"E
C5	40°15'08"	45.00	31.61	16.49	30.97	S53°51'15"E
C6	257°51'03"	45.00	202.52	---	70.02	N17°20'48"E
C7	37°44'06"	45.00	29.64	15.38	29.10	S87°17'20"W
C8	6°01'18"	1315.00	138.20	69.16	138.14	N76°51'16"W

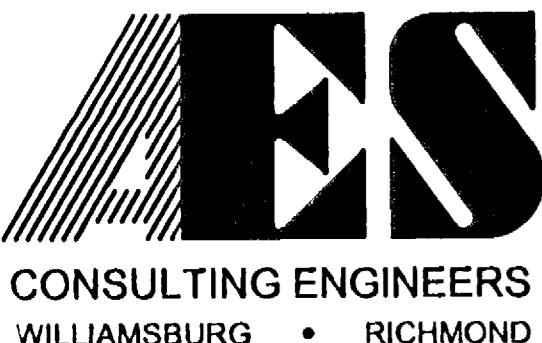
LOT CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
LOT 20A	3°20'08"	45.00	2.62	1.31	2.62	S72°18'44"E
LOT 20B	2°49'38"	1265.00	62.41	31.22	62.41	S75°23'38"E
LOT 21A	36°55'00"	45.00	28.99	15.02	28.50	S52°11'10"E
LOT 21B	69°20'29"	45.00	54.46	31.13	51.20	N68°23'55"W
LOT 22	33°16'45"	45.00	26.14	13.45	25.77	S60°17'28"W
LOT 23	49°49'58"	45.00	39.14	20.90	37.92	S18°44'07"W
LOT 24	40°08'29"	45.00	31.53	16.44	30.89	S28°15'07"E
LOT 25A	65°15'22"	45.00	51.25	28.81	48.53	S78°57'02"E
LOT 25B	26°28'01"	45.00	20.79	10.58	20.60	S81°39'17"W
LOT 26A	2°49'07"	1315.00	64.69	32.35	64.69	S75°15'11"E
LOT 26B	11°16'05"	45.00	8.85	4.44	8.84	N79°28'40"W
LOT 27	3°12'11"	1315.00	73.51	36.76	73.50	S78°15'50"E

NOTE: THE RESOURCE PROTECTION AREA (RPA) BUFFER IS BASED UPON THE AUGUST 6, 1990 CHESAPEAKE BAY PRESERVATION ORDINANCE DEFINITION. THERE MAY BE ADDITIONAL RPA'S NOT IDENTIFIED ON THIS PLAT BASED UPON THE JANUARY 1, 2004 REVISED ORDINANCE.

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
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*Betsy B. Woolridge* Clerk



THIS SHEET ADDRESSES LOTS 20-27



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PLAT OF SUBDIVISION  
**COLONIAL HERITAGE**  
 PHASE ONE, SECTION THREE A  
 LOTS 1-27  
 PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1.	3/28/05	REVISED PER COUNTY COMMENTS	GTW

Designed	Drawn
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Scale	Date
1"=60'	2/7/05
Project No.	
8881-09A	
Drawing No.	
3 OF 4	



#050011016

CURVE TABLE FOR #1						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	22°34'18"	385.00	151.67	76.83	150.69	N77°56'37"E
C2	12°42'29"	365.96	81.17	40.75	81.00	S37°56'05"W

CURVE TABLE FOR #4						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	51°21'03"	345.00	309.20	165.85	298.96	N52°25'03"E
C2	7°01'14"	845.98	103.63	51.89	103.59	S68°35'03"W

CURVE TABLE FOR #5						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	12°42'20"	385.96	85.59	42.97	85.41	S37°57'09"W
C2	24°11'10"	365.00	154.08	78.20	152.93	N77°08'11"E
C3	7°08'52"	865.98	108.03	54.09	107.96	S68°35'25"W
C4	51°21'03"	325.00	291.28	156.24	281.63	N52°25'03"E

LINE TABLE FOR #1		
LINE	DIRECTION	LENGTH
L1	S45°22'30"E	132.93'
L2	N23°42'53"E	20.64'
L3	N18°18'00"E	38.98'
L4	N13°13'27"E	27.63'
L5	N12°36'02"E	21.68'
L6	N07°58'46"E	26.37'
L7	N07°29'11"E	22.03'
L8	N26°22'59"E	19.71'
L9	N22°48'38"E	25.20'
L10	N32°31'08"E	35.42'
L11	N89°40'32"E	134.18'
L12	S68°54'19"E	67.15'
L13	S44°32'39"E	45.26'
L14	S78°27'17"E	68.46'
L15	N13°12'55"E	62.87'
L16	N17°53'31"W	148.22'
L17	S89°13'46"W	122.87'
L18	S44°55'17"W	40.12'
L19	S32°17'57"W	161.78'

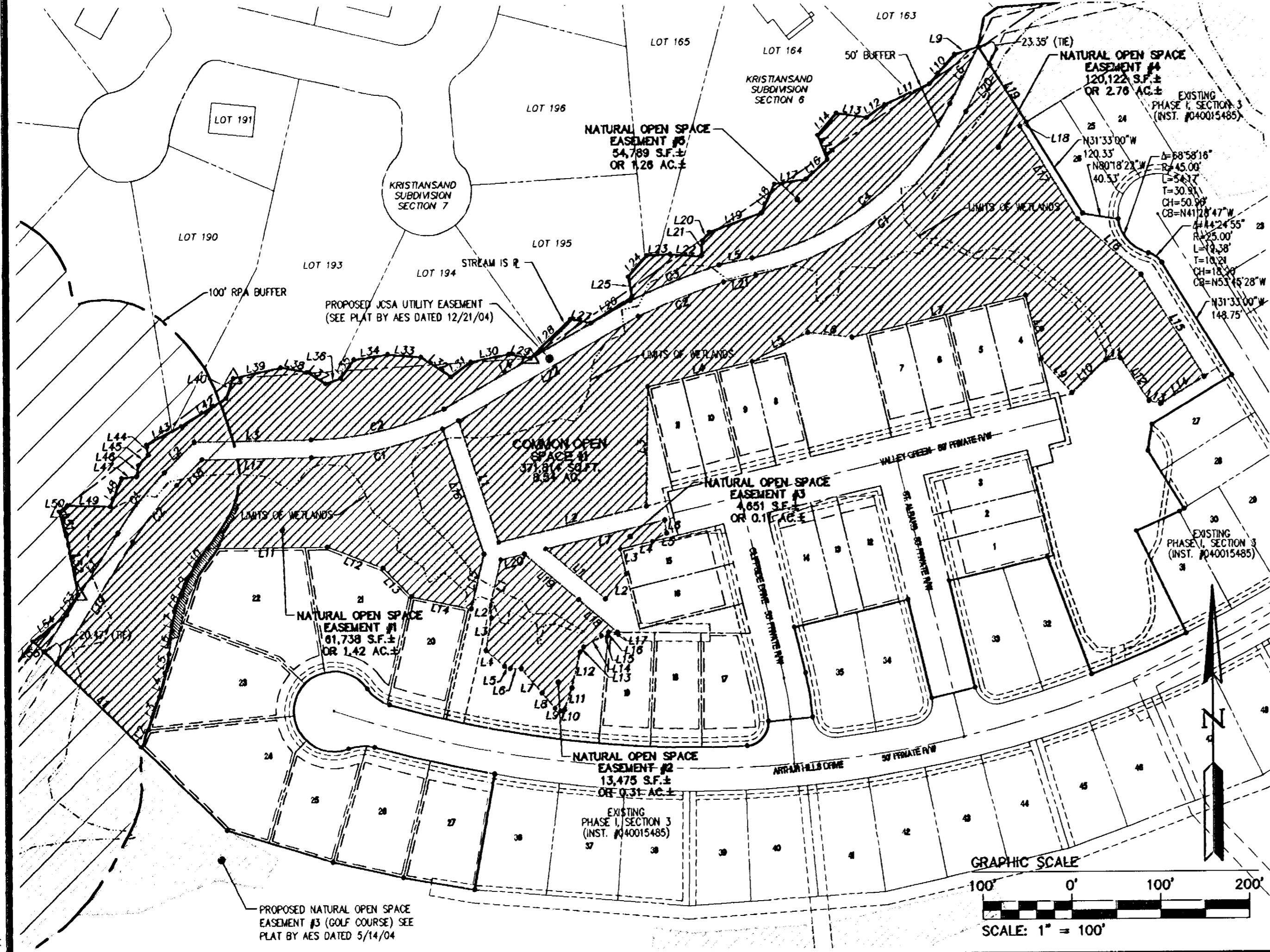
LINE TABLE FOR #2		
LINE	DIRECTION	LENGTH
L1	S13°12'55"W	53.01'
L2	S04°33'03"E	13.67'
L3	S09°38'15"W	36.97'
L4	S48°26'20"E	27.72'
L5	S71°34'22"E	6.88'
L6	N07°40'45"E	12.39'
L7	S40°14'07"E	35.48'
L8	S39°52'01"E	22.78'
L9	S67°29'27"E	7.42'
L10	N77°12'09"E	3.77'
L11	N18°40'33"E	26.12'
L12	N13°29'04"E	41.61'
L13	N34°21'27"E	6.83'
L14	N59°52'18"E	23.98'
L15	S88°32'34"E	6.74'
L16	N05°10'33"E	4.74'
L17	S89°06'11"E	10.17'
L18	N49°43'33"W	56.64'
L19	N49°43'33"W	79.91'
L20	S76°41'08"W	27.02'

LINE TABLE FOR #3		
LINE	DIRECTION	LENGTH
L1	S49°43'33"E	87.50'
L2	N40°03'38"E	36.82'
L3	N13°18'44"W	28.46'
L4	N76°41'16"E	37.32'
L5	N60°18'41"E	18.49'
L6	N07°34'51"W	14.86'
L7	S76°41'08"W	138.04'

LINE TABLE FOR #4		
LINE	DIRECTION	LENGTH
L1	S17°53'31"E	143.61'
L2	N76°41'08"E	171.02'
L3	N00°58'38"E	134.15'
L4	N76°41'16"E	121.22'
L5	N62°46'35"E	70.78'
L6	S83°18'44"E	49.76'
L7	N76°41'16"E	200.84'
L8	S13°18'44"E	73.63'
L9	S85°37'23"W	51.28'
L10	N46°17'08"E	53.39'
L11	N84°59'11"E	16.48'
L12	S33°36'56"E	57.76'
L13	S76°33'00"E	13.43'
L14	N58°27'00"E	57.54'
L15	N31°27'51"W	134.80'
L16	N48°32'01"W	94.95'
L17	S70°00'12"W	62.44'
L18	N58°27'00"E	8.43'
L19	N32°10'36"W	77.33'
L20	S26°44'31"W	59.54'
L21	S78°05'34"W	37.10'
L22	S60°06'54"W	233.79'

LINE TABLE FOR #5		
LINE	DIRECTION	LENGTH
L1	N32°17'57"E	157.29'
L2	N44°55'17"E	48.37'
L3	N89°13'46"E	131.01'
L4	N60°06'54"E	242.34'
L5	N78°05'34"E	38.14'
L6	N26°44'31"E	71.59'
L9	S72°30'07"W	27.76'
L10	S40°43'55"W	43.38'
L11	S85°37'23"W	55.49'
L12	S54°23'47"W	25.05'
L13	N81°53'33"W	34.68'
L14	S40°23'07"W	32.40'
L15	S21°15'40"E	29.51'
L16	S48°08'47"W	32.14'
L17	S80°45'36"W	35.98'
L18	S25°04'20"W	35.32'
L19	S70°00'12"W	62.44'
L20	S39°53'15"W	12.61'
L21	S03°20'28"W	17.12'
L22	N86°36'07"W	35.51'
L23	S88°03'50"W	26.51'
L24	S40°42'03"W	32.08'
L25	S11°24'31"E	22.55'
L26	S57°57'46"W	54.95'
L27	N79°18'19"W	23.49'
L28	S46°02'35"W	63.09'
L29	N78°24'27"W	24.27'
L30	S78°48'33"W	43.49'
L31	S53°52'46"W	28.41'
L32	N56°36'03"W	40.05'
L33	N84°39'49"W	37.56'
L34	S81°28'24"W	38.24'
L35	S35°32'57"W	25.48'
L36	S70°24'56"W	18.18'
L37	N58°18'07"W	24.56'
L38	N79°31'13"W	29.84'
L39	S77°33'31"W	54.32'
L40	S19°57'49"W	24.06'
L42	S58°21'08"W	59.27'
L43	S62°20'20"W	44.38'
L44	S08°55'02"E	11.73'
L45	S44°27'19"W	15.81'
L46	S09°17'01"W	12.81'
L47	S82°55'46"W	16.94'
L48	S22°20'55"W	34.21'
L49	N88°09'39"W	48.15'
L50	S52°46'43"W	11.96'
L51	S17°44'12"E	26.00'
L52	S10°45'09"E	69.65'
L53	S31°09'47"W	26.22'
L54	S51°13'50"W	47.72'
L55	S45°22'30"E	16.43'

NOTE: THE RESOURCE PROTECTION AREA (RPA) BUFFER IS BASED UPON THE AUGUST 6, 1990 CHESAPEAKE BAY PRESERVATION ORDINANCE DEFINITION. THERE MAY BE ADDITIONAL RPA'S NOT IDENTIFIED ON THIS PLAT BASED UPON THE JANUARY 1, 2004 REVISED ORDINANCE.



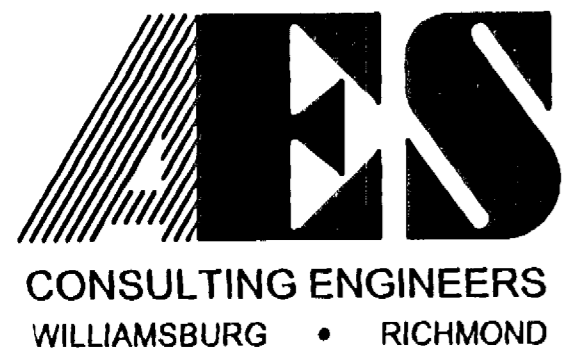
AREA TABULATION					
	S.F.	AC.		S.F.	AC.
AREA OF COMMON OPEN SPACE #1	371,814	8.54	AREA OF NATURAL OPEN SPACE #1	61,738	1.42
			AREA OF NATURAL OPEN SPACE #2	13,475	0.31
			AREA OF NATURAL OPEN SPACE #3	4,651	0.11
			AREA OF NATURAL OPEN SPACE #4	120,122	2.76
			AREA OF NATURAL OPEN SPACE #5	54,789	1.26
TOTAL AREA	371,814	8.54		254,775	5.86

NOTE: NATURAL OPEN SPACE EASEMENTS ARE INCLUDED IN THE COMMON OPEN SPACE EASEMENTS

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

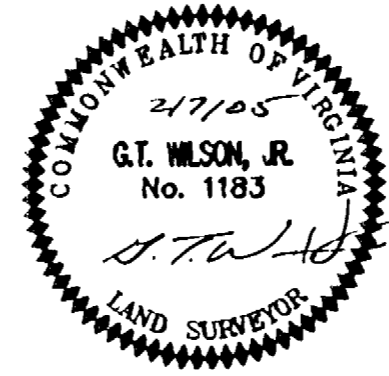
City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 19 May 2005 at 3:24 AM/PM PB. PG. 1 DOCUMENT # 050011016 BETSY B. WOOLRIDGE, CLERK *Betsy B. Woolridge* Clerk

04.13.05-10.05 88819P04.dwg RMS



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Fax (757) 220-8994

**PLAT OF SUBDIVISION**  
**COLONIAL HERITAGE**  
 PHASE ONE, SECTION THREE A  
 LOTS 1-27  
 PREPARED FOR COLONIAL HERITAGE LLC  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1.	3/28/05	REVISED PER COUNTY COMMENTS	GTW

Designed	Drawn
AES	HEB
Scale	Date
1"=100'	2/7/05
Project No.	
8881-09A	
Drawing No.	
4 OF 4	