

#050011675

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, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 030000330. 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]
 FOR COLONIAL HERITAGE LLC. 5/6/04 DATE

DONALD C. FINK
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

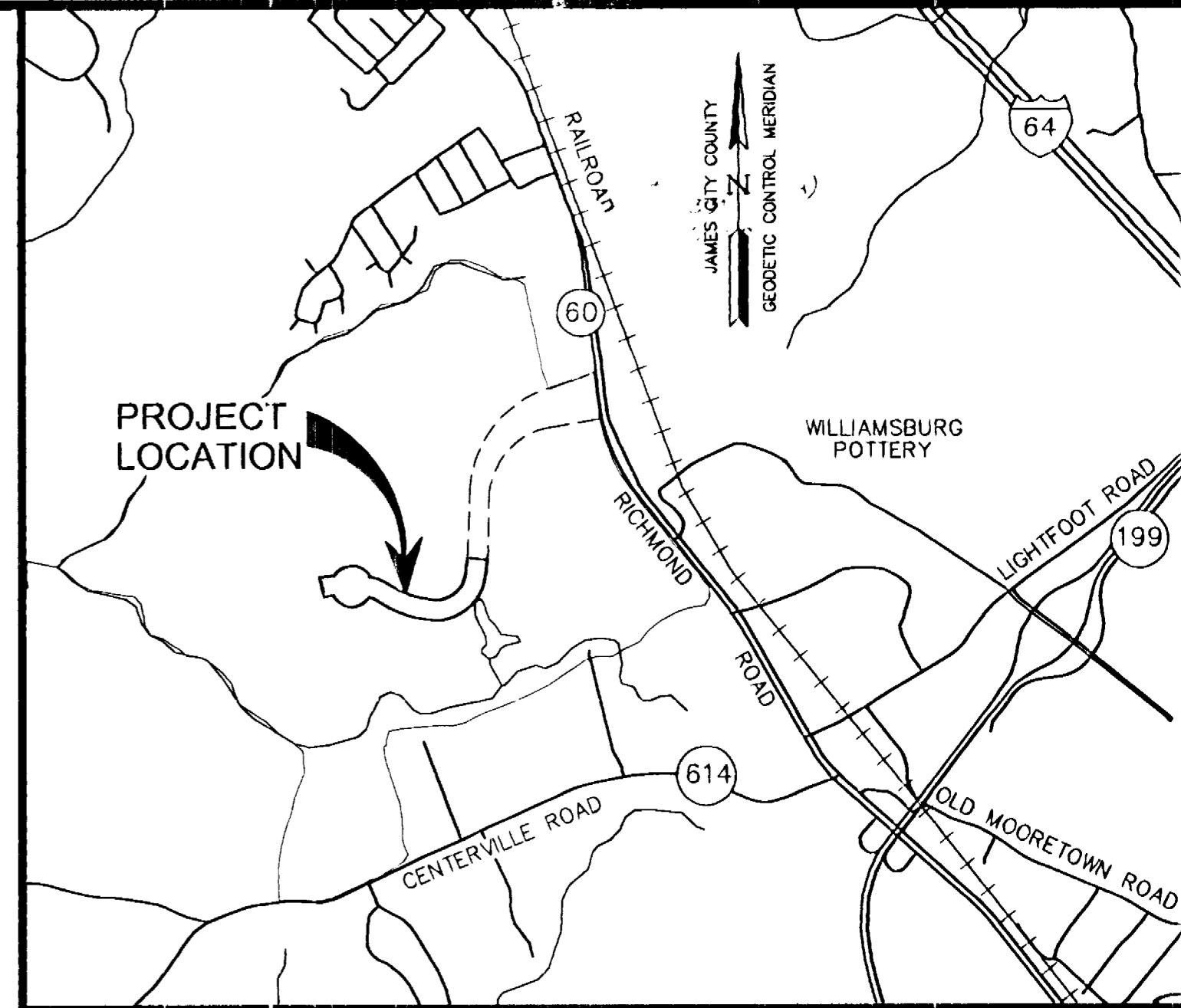
STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY, I, JOHN F. SLUSS
 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 6th DAY OF MAY, 2004. MY COMMISSION EXPIRES 7/31/05.

[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. 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: 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 19-38 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 23-9 OF THE JAMES CITY COUNTY CODE.
- JCSA SHALL BE GRANTED ACCESS EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- COLONIAL HERITAGE BLVD. PRIVATE R/W SHALL NOT BE MAINTAINED BY THE TRANSPORTATION DEPARTMENT OR THE COUNTY.
- THIS SITE PLAN AND/OR SUBDIVISION PLAN HAS BEEN REVISED AGAINST THE NATURAL RESOURCE INVENTORY IN ACCORDANCE WITH COLONIAL HERITAGE PROFFER #8. THE NATURAL RESOURCE INVENTORY 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.
- 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.



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.

[Signature] 4/5/04
 G. T. WILSON, JR., L.S. DATE

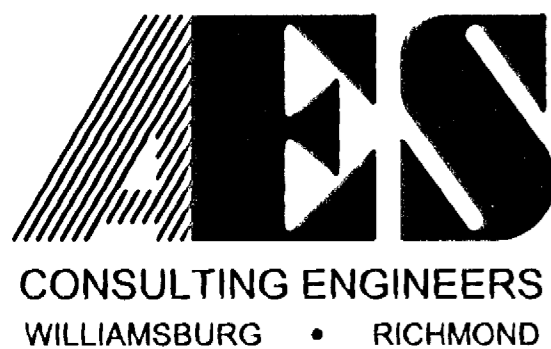
CERTIFICATE OF APPROVAL

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

N/A DATE
 VIRGINIA DEPARTMENT OF TRANSPORTATION
[Signature] 4/7/05
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

2 Large/Small Flat(s) Recorded herewith as # 050011675

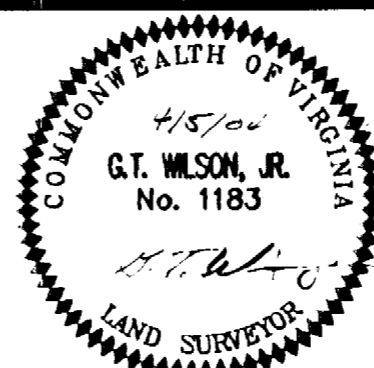
STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 25th DAY OF May, 2005. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
 TESTE: *[Signature]*
 CLERK *[Signature]*
 PLAT BOOK , PAGE



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

PLAT SHOWING
 EXTENDED COLONIAL HERITAGE BOULEVARD
 A VARIABLE WIDTH PRIVATE
 RIGHT-OF-WAY
 PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

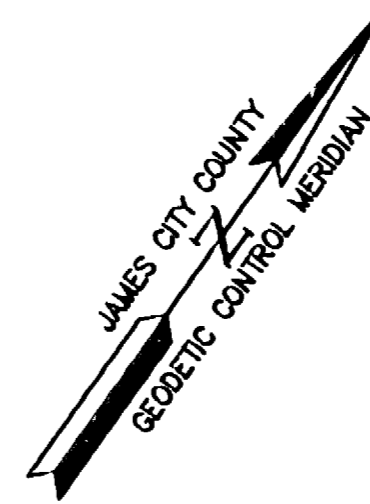
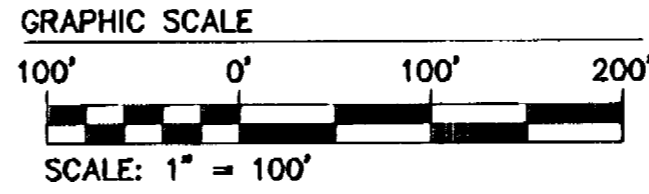


City of Williamsburg & County of James City	
Circuit Court:	This PLAT was recorded on <u>25 May 2005</u>
at <u>3:09</u> AM PM PB = PG =	
DOCUMENT #	<u>050011675</u>
BETSY B. WOOLRIDGE, CLERK	
<i>[Signature]</i> Clerk	
1	4/29/04 REVISIONS PER COUNTY COMMENTS DATED 4/28/04 EAW
No.	DATE REVISION / COMMENT / NOTE BY

Designed	HWP	Drawn	EAW
Scale	1"=100'	Date	4/5/04
Project No.		8881-19	
Drawing No.		1 OF 2	

S:\Jobs\888119-CHB Phase II\dwg\Plats\8881-19 Col Heritage Blvd RW Plat888119p01_RW.dwg, 04/29/2004 01:01:57 PM, eaw

#050011675



COLONIAL HERITAGE LLC
TAX MAP PARCEL #(24-3)(6-1A)
INSTR.#030000331,
INSTR.#030015113 (P.B.90, PG.34-35)

COLONIAL HERITAGE LLC
TAX MAP PARCEL #(24-3)(6-1B)
INSTR.#030000331,
INSTR.#030015113 (P.B.90, PG.34-35)

EXISTING 10' PUBLIC UTILITY EASEMENT
INSTR.#030015113 (P.B.90, PG.34-35)

SEE ENLARGEMENT THIS SHEET

EXISTING 30' EXCLUSIVE JCSA UTILITY
EASEMENT HEREBY EXTINGUISHED
INSTR.#030015113 (P.B.90, PG.34-35)

10' PRIVATE UTILITY EASEMENT
L=38.14'(TIE)

N75°13'08"E 10.00'

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 = 470.707 ACRES±
NEW AREA = 464.221 AC.±

10' PRIVATE UTILITY EASEMENT
5'

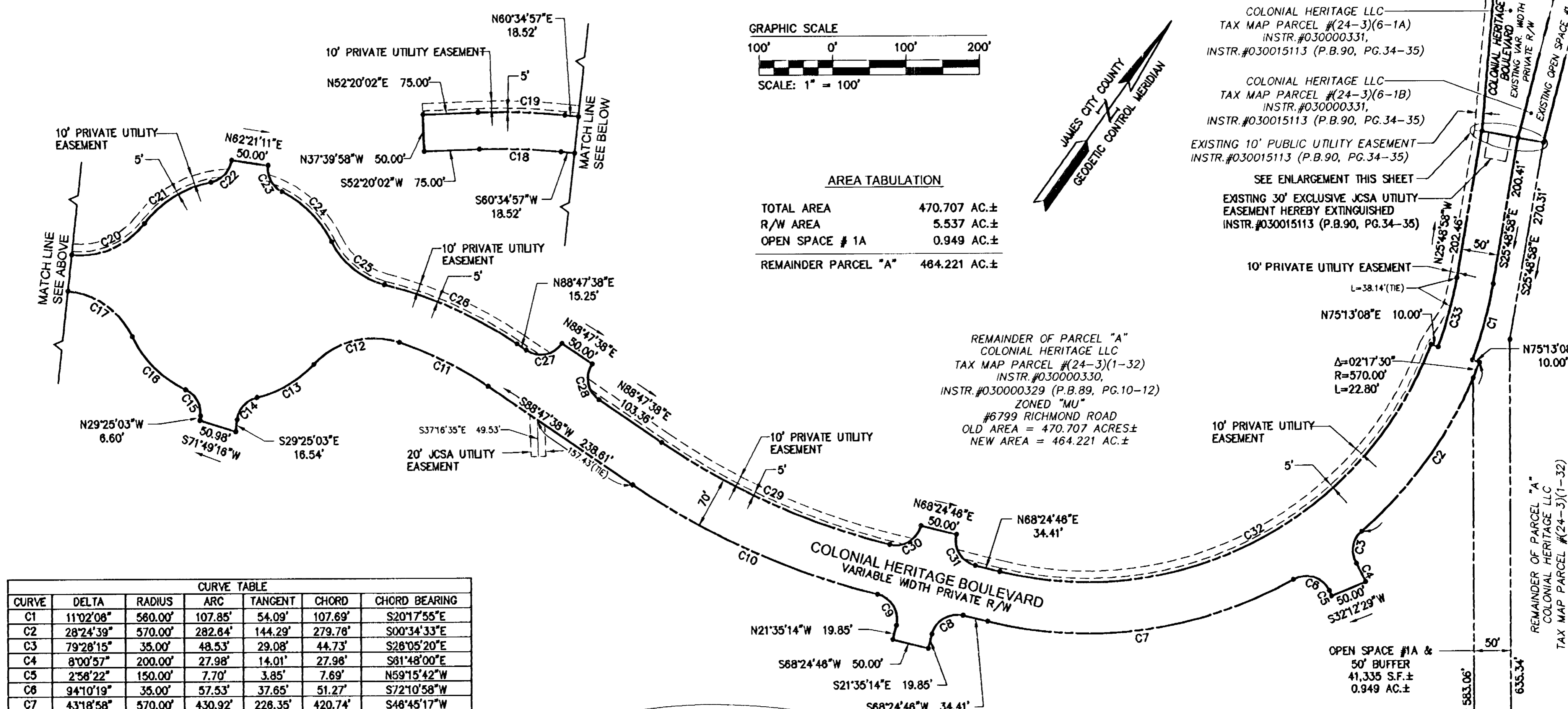
OPEN SPACE #1A &
50' BUFFER
41,335 S.F.±
0.949 AC.±

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

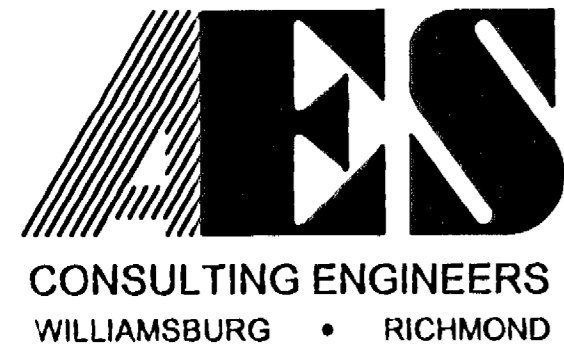
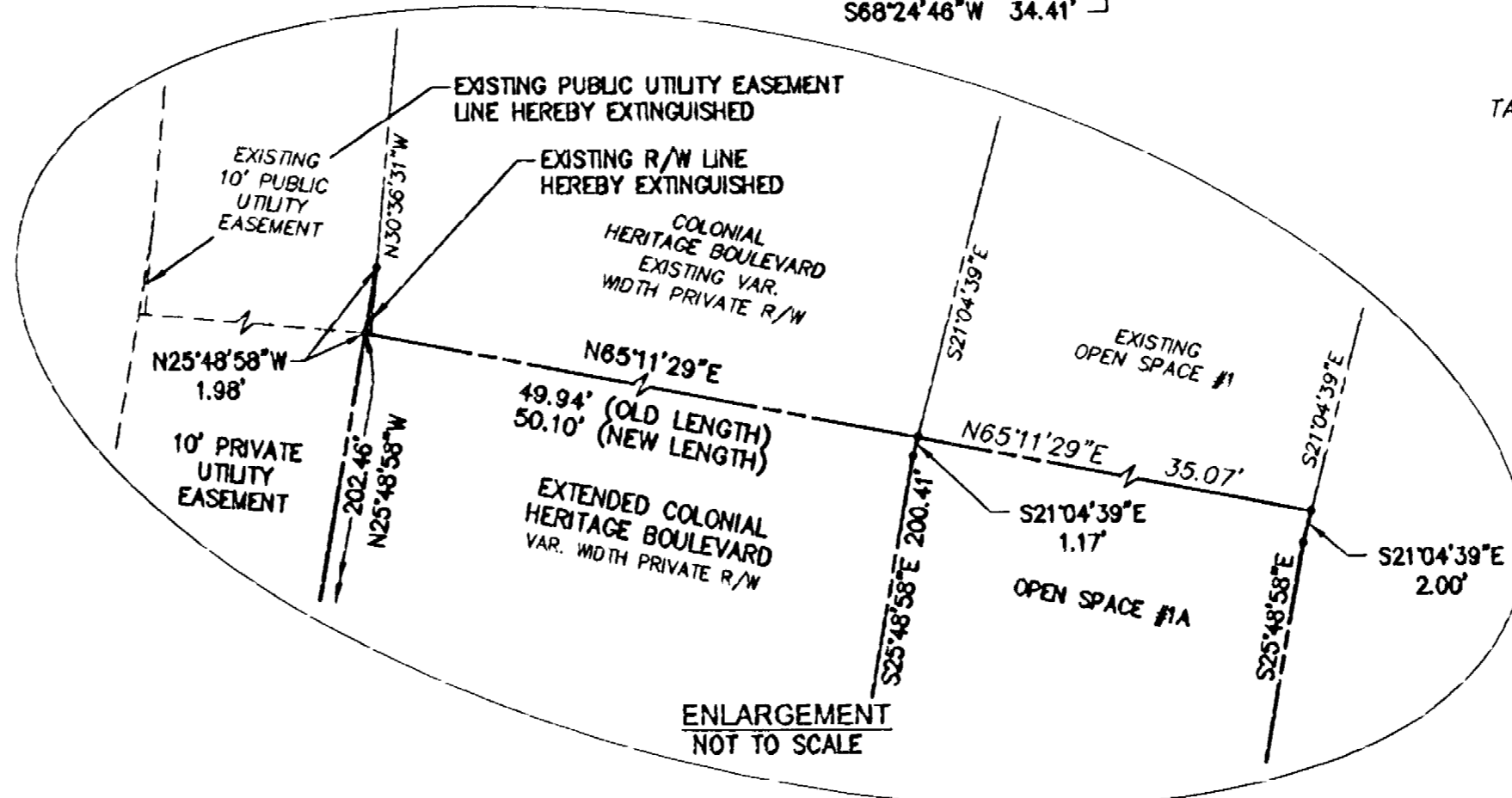
Large/Small Plat(s) Recorded
herewith as # 050011675

AREA TABULATION

TOTAL AREA	470.707 AC.±
R/W AREA	5.537 AC.±
OPEN SPACE # 1A	0.949 AC.±
REMAINDER PARCEL "A"	464.221 AC.±



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	11°02'08"	560.00'	107.85'	54.09'	107.69'	S20°17'55"E
C2	28°24'39"	570.00'	282.84'	144.29'	279.78'	S00°34'33"E
C3	79°28'15"	35.00'	48.53'	29.08'	44.73'	S28°05'20"E
C4	8°00'57"	200.00'	27.98'	14.01'	27.98'	S81°48'00"E
C5	2°58'22"	150.00'	7.70'	3.85'	7.69'	N59°15'42"W
C6	94°10'19"	35.00'	57.53'	37.85'	51.27'	S72°10'58"W
C7	43°18'58"	570.00'	430.92'	228.35'	420.74'	S48°45'17"W
C8	90°00'00"	35.00'	54.98'	35.00'	49.50'	S23°24'48"W
C9	89°55'50"	35.00'	54.94'	34.98'	49.47'	N68°33'09"W
C10	20°18'42"	1035.00'	368.91'	185.40'	384.99'	S78°38'17"W
C11	15°30'58"	500.00'	135.40'	68.12'	134.99'	S81°02'09"W
C12	68°13'41"	110.00'	127.15'	71.75'	120.19'	S40°09'49"W
C13	34°38'29"	150.00'	90.60'	48.73'	89.23'	S24°21'13"W
C14	71°04'31"	35.00'	43.42'	25.00'	40.69'	S08°07'12"W
C15	71°04'31"	35.00'	43.42'	25.00'	40.69'	N84°57'19"W
C16	39°47'41"	150.00'	104.18'	54.29'	102.10'	N80°35'44"W
C17	58°43'09"	110.00'	112.73'	61.88'	107.88'	S89°58'31"W
C18	81°4'55"	775.00'	111.57'	55.88'	111.48'	S58°27'29"W
C19	81°4'55"	825.00'	118.77'	59.49'	118.87'	N58°27'29"E
C20	58°43'10"	110.00'	112.73'	61.88'	107.88'	N31°13'22"E
C21	41°33'55"	150.00'	108.82'	58.93'	108.45'	N22°38'45"E
C22	71°04'31"	35.00'	43.42'	25.00'	40.69'	N07°53'28"E
C23	71°04'31"	35.00'	43.42'	25.00'	40.69'	S83°11'05"E
C24	37°13'58"	150.00'	97.48'	50.53'	95.77'	S80°08'21"E
C25	49°43'57"	110.00'	95.48'	50.98'	92.51'	S88°21'20"E
C26	20°00'57"	570.00'	199.13'	100.59'	198.11'	N78°47'10"E
C27	90°00'00"	35.00'	54.98'	35.00'	49.50'	N43°47'38"E
C28	90°00'00"	35.00'	54.98'	35.00'	49.50'	S48°12'22"E
C29	20°18'04"	985.00'	341.92'	172.77'	340.13'	N78°38'38"E
C30	90°04'48"	35.00'	55.03'	35.05'	49.53'	N23°27'10"E
C31	90°00'00"	35.00'	54.98'	35.00'	49.50'	S88°35'14"E
C32	83°11'38"	500.00'	728.00'	443.87'	683.89'	N28°48'57"E
C33	11°02'08"	510.00'	98.22'	49.28'	98.07'	N20°17'55"W



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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 25 May 2005 at 3:09 AM PM PB PG - DOCUMENT # 050011675 BETSY B. WOOLRIDGE, CLERK Betsy B. Woolridge Clerk			
1	4/23/04	REVISIONS PER COUNTY COMMENTS DATED 4/28/04	EAW
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed HWP	Drawn EAW
Scale 1"=100'	Date 4/5/04
Project No. 8881-19	
Drawing No. 2 OF 2	