

#050019765

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.

DF 6/2/05
 FOR COLONIAL HERITAGE LLC. DATE
DONALD C. FINK
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

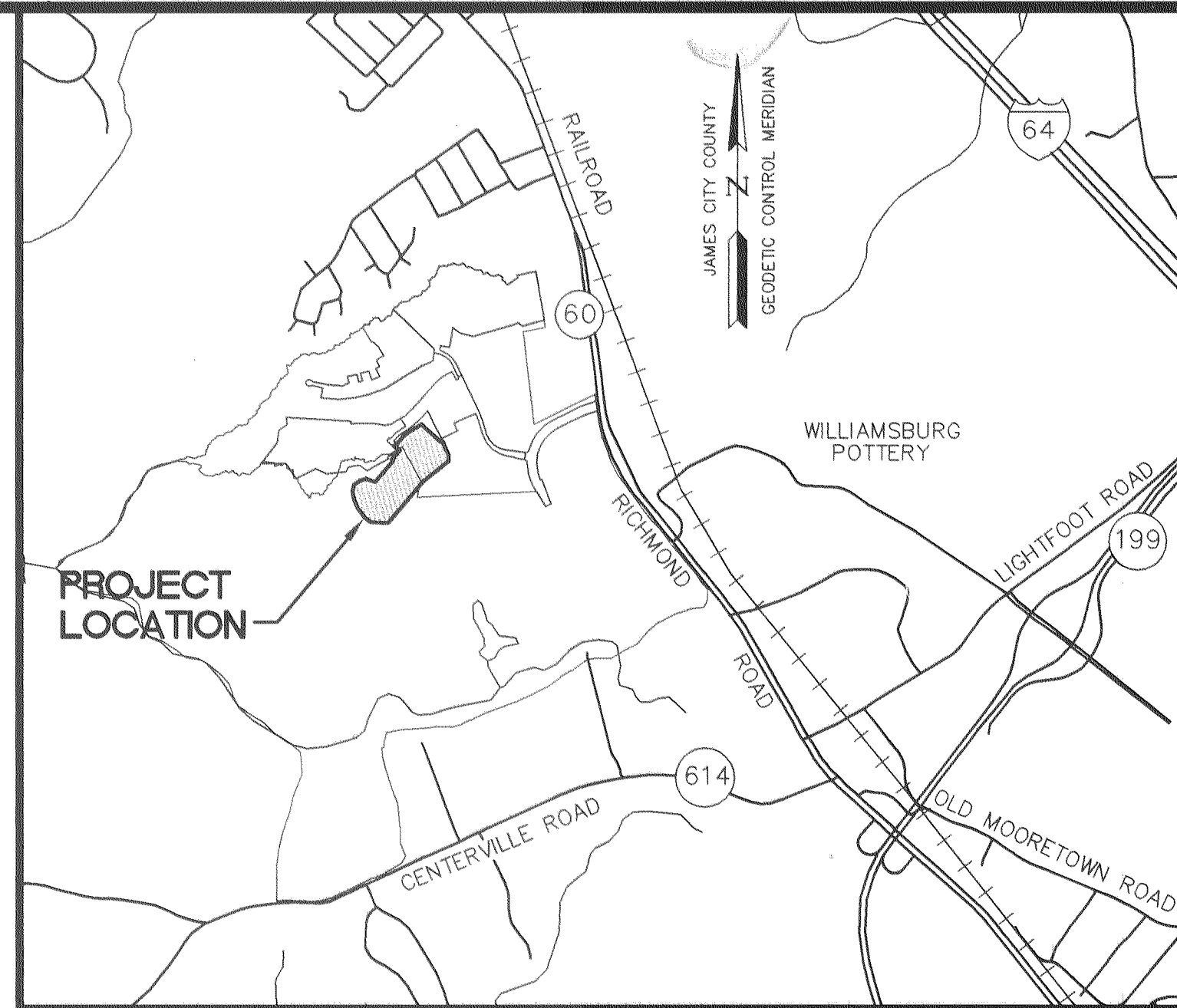
STATE OF VIRGINIA

CITY/COUNTY OF James City, I, Brittany L. 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 2 DAY OF June, 2005. MY COMMISSION EXPIRES June 30 2007.

Brittany L. Mangold
 SIGNATURE

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL #(24-3)(1-32).
- TAX MAP PARCEL #(24-3)(1-32) ARE 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 JAMES CITY COUNTY CODE.
- 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 JAMES CITY COUNTY CODE.
- 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 PLAT 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 PRIVATE UTILITY EASEMENTS AS SHOWN SHALL INCLUDE DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC. & JAMES CITY SERVICE AUTHORITY.

**AREA TABULATION
 COLONIAL HERITAGE
 PHASE ONE, SECTION FIVE
 LOTS 31-84**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	488,734 S.F.	11.22 AC.±
AREA OF RIGHT OF WAY	115,392 S.F.	2.65 AC.±
AREA OF COMMON OPEN SPACE #3	94,026 S.F.	2.16 AC.±
AREA OF NATURAL OPEN SPACE #1	9,052 S.F.	0.21 AC.±
TOTAL AREA SUBDIVIDED	707,204 S.F.	16.24 AC.±
AREA OF NATURAL OPEN SPACE #1	9,052 S.F.	0.21 AC.±
AREA OF NATURAL OPEN SPACE (#2 & #3) THAT IS INCLUDED WITHIN COMMON OPEN SPACE #3 - SEE SHEET #4	7,426 S.F.	0.17 AC.±
TOTAL AREA	16,478 S.F.	0.38 AC.±
NUMBER OF LOTS	54	
AVERAGE LOT SIZE	9,051 S.F.	0.21 AC.±
SMALLEST LOTS (LOTS 33-36, 70-73 & 80)	6,875 S.F.	0.16 AC.±
LARGEST LOT (LOT 42)	15,985 S.F.	0.37 AC.±
GROSS LOTS PER ACRE	3.33	

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. 4/20/05
 G. T. WILSON, JR., L.S. DATE

CERTIFICATE OF APPROVAL

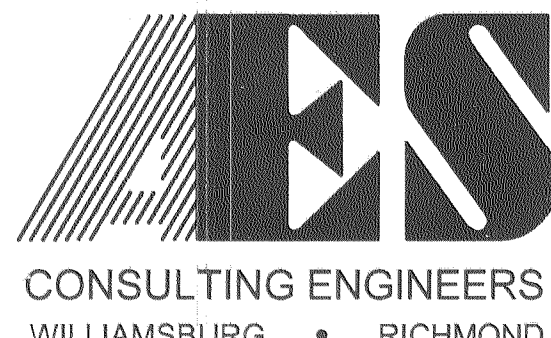
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 8/19/05
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

5 Large/Small Plat(s) Recorded herewith as # 050019765

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 8-24-2005 at 9:00 AM/PM PB PG DOCUMENT # 050019765 BETSY B. WOOLRIDGE, CLERK *Betsy B. Woolridge* Clerk

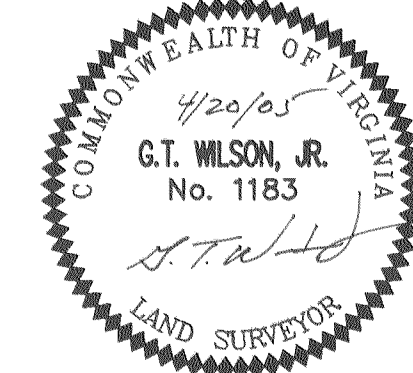
STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 24 DAY OF Aug, 2005. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:00 AM/PM INSTRUMENT # 050019765 TESTE: *Betsy B. Woolridge* CLERK



2548 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
COLONIAL HERITAGE
 PHASE ONE, SECTION FIVE
 LOTS 31-84
 PREPARED FOR COLONIAL HERITAGE LLC

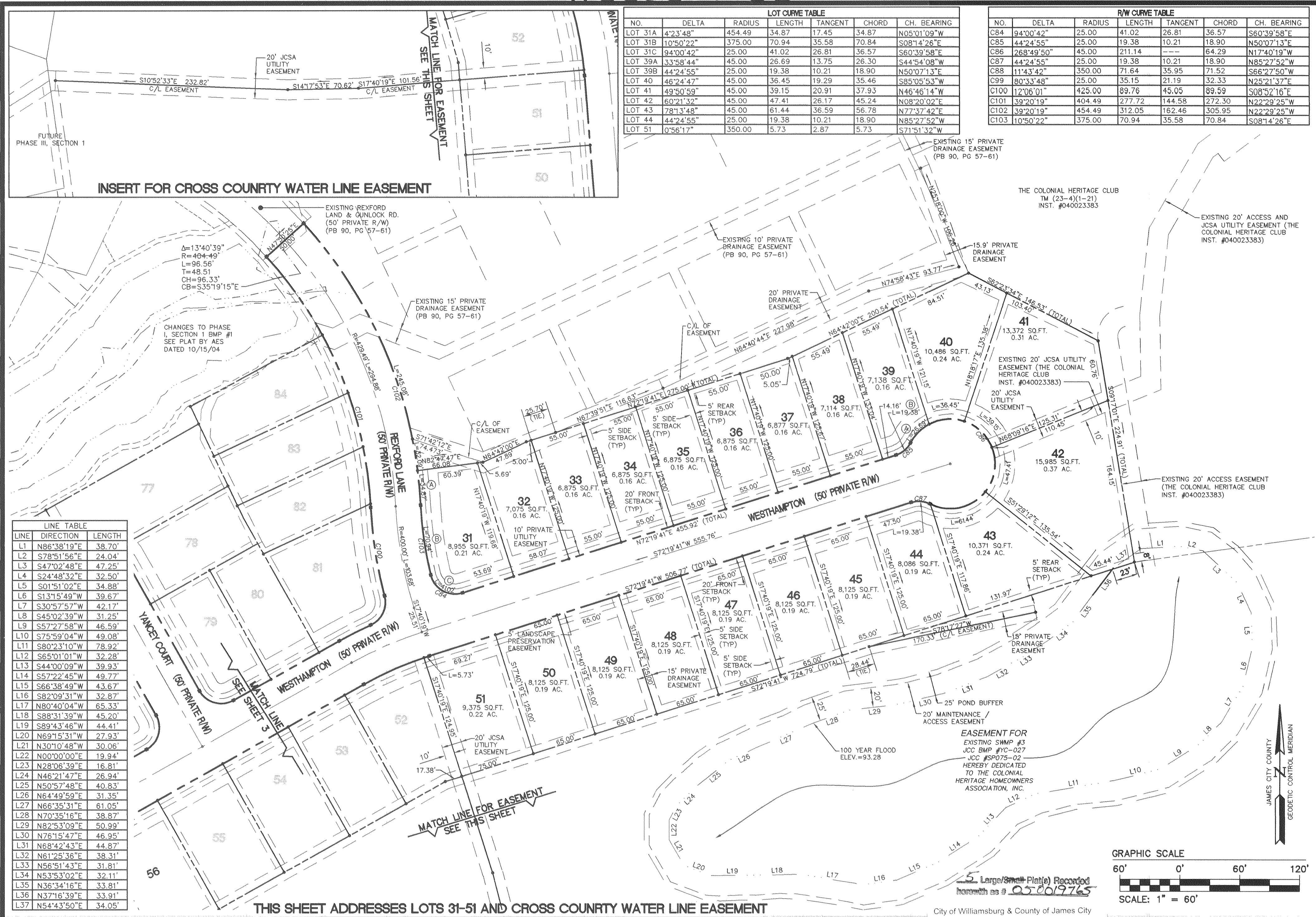
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2	8/17/05	CHANGED SIDE & REAR BUILDING SETBACKS FROM 3' TO 5'	AWT
1	5/23/05	REVISED PER JCC COMMENT LETTER DATED 5/17/05	AWT

Designed	Drawn
AES	HEB
Scale	Date
NOTED	4/20/05
Project No. 8881-18	
Drawing No. 1 OF 5	

#050019765

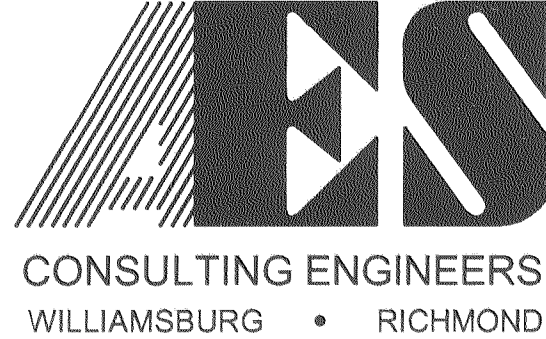


LOT CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
LOT 31A	4°23'48"	454.49	34.87	17.45	34.87	N05°01'09"W
LOT 31B	10°50'22"	375.00	70.94	35.58	70.84	S08°14'26"E
LOT 31C	94°00'42"	25.00	41.02	26.81	36.57	S60°39'58"E
LOT 39A	33°58'44"	45.00	26.69	13.75	26.30	S44°54'08"W
LOT 39B	44°24'55"	25.00	19.38	10.21	18.90	N50°07'13"E
LOT 40	46°24'47"	45.00	36.45	19.29	35.46	S85°05'53"W
LOT 41	49°50'59"	45.00	39.15	20.91	37.93	N46°46'14"W
LOT 42	60°21'32"	45.00	47.41	26.17	45.24	N08°20'02"E
LOT 43	78°13'48"	45.00	61.44	36.59	56.78	N77°37'42"E
LOT 44	44°24'55"	25.00	19.38	10.21	18.90	N85°27'52"W
LOT 51	0°56'17"	350.00	5.73	2.87	5.73	S71°51'32"W

R/W CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C84	94°00'42"	25.00	41.02	26.81	36.57	S60°39'58"E
C85	44°24'55"	25.00	19.38	10.21	18.90	N50°07'13"E
C86	268°49'50"	45.00	211.14	---	64.29	N17°40'19"W
C87	44°24'55"	25.00	19.38	10.21	18.90	N85°27'52"W
C88	11°43'42"	350.00	71.64	35.95	71.52	S66°27'50"W
C99	80°33'48"	25.00	35.15	21.19	32.33	N25°21'37"E
C100	12°06'01"	425.00	89.76	45.05	89.59	S08°52'16"E
C101	39°20'19"	404.49	277.72	144.58	272.30	N22°29'25"W
C102	39°20'19"	454.49	312.05	162.46	305.95	N22°29'25"W
C103	10°50'22"	375.00	70.94	35.58	70.84	S08°14'26"E

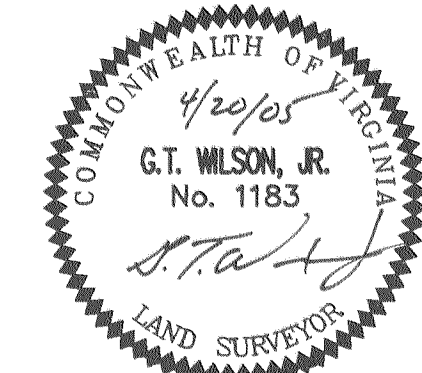
LINE	DIRECTION	LENGTH
L1	N86°38'19"E	38.70'
L2	S78°51'56"E	24.04'
L3	S47°02'48"E	47.25'
L4	S24°48'32"E	32.50'
L5	S01°51'02"E	34.88'
L6	S13°15'49"W	39.67'
L7	S30°57'57"W	42.17'
L8	S45°02'39"W	31.25'
L9	S57°27'58"W	46.59'
L10	S75°59'04"W	49.08'
L11	S80°23'10"W	78.92'
L12	S65°01'01"W	32.28'
L13	S44°00'09"W	39.93'
L14	S57°22'45"W	49.77'
L15	S66°38'49"W	43.67'
L16	S82°09'31"W	32.87'
L17	N80°40'04"W	65.33'
L18	S88°31'39"W	45.20'
L19	S89°43'46"W	44.41'
L20	N69°15'31"W	27.93'
L21	N30°10'48"W	30.06'
L22	N00°00'00"E	19.94'
L23	N28°06'39"E	16.81'
L24	N46°21'47"E	26.94'
L25	N50°57'48"E	40.83'
L26	N64°49'59"E	31.35'
L27	N66°35'31"E	61.05'
L28	N70°35'16"E	38.87'
L29	N82°53'09"E	50.99'
L30	N76°15'47"E	46.95'
L31	N68°42'43"E	44.87'
L32	N61°25'36"E	38.31'
L33	N56°51'43"E	31.81'
L34	N53°53'02"E	32.11'
L35	N36°34'16"E	33.81'
L36	N37°16'39"E	33.91'
L37	N54°43'50"E	34.05'

THIS SHEET ADDRESSES LOTS 31-51 AND CROSS COUNTRY WATER LINE EASEMENT



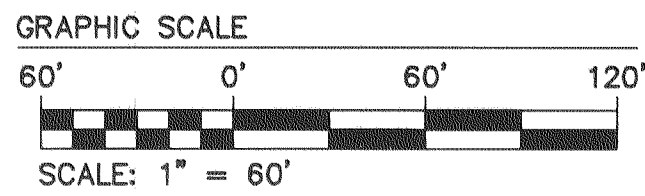
5248 Olde Towne Road, Suite 1
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 (757) 253-0040
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PLAT OF SUBDIVISION
COLONIAL HERITAGE
 PHASE ONE, SECTION FIVE
 LOTS 31-84
 PREPARED FOR COLONIAL HERITAGE LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
8-24-2005
 at **9:00** AM on **PB** PG **---**
 DOCUMENT # **050019765**
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
2	8/17/05	CHANGED SIDE & REAR BUILDING SETBACKS FROM 3 FEET TO 5 FEET	AWT
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Designed	Drawn
AES	HEB
Scale	Date
1"=60'	4/20/05
Project No.	Drawing No.
8881-18	2 OF 5

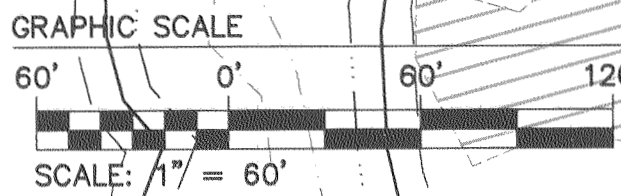
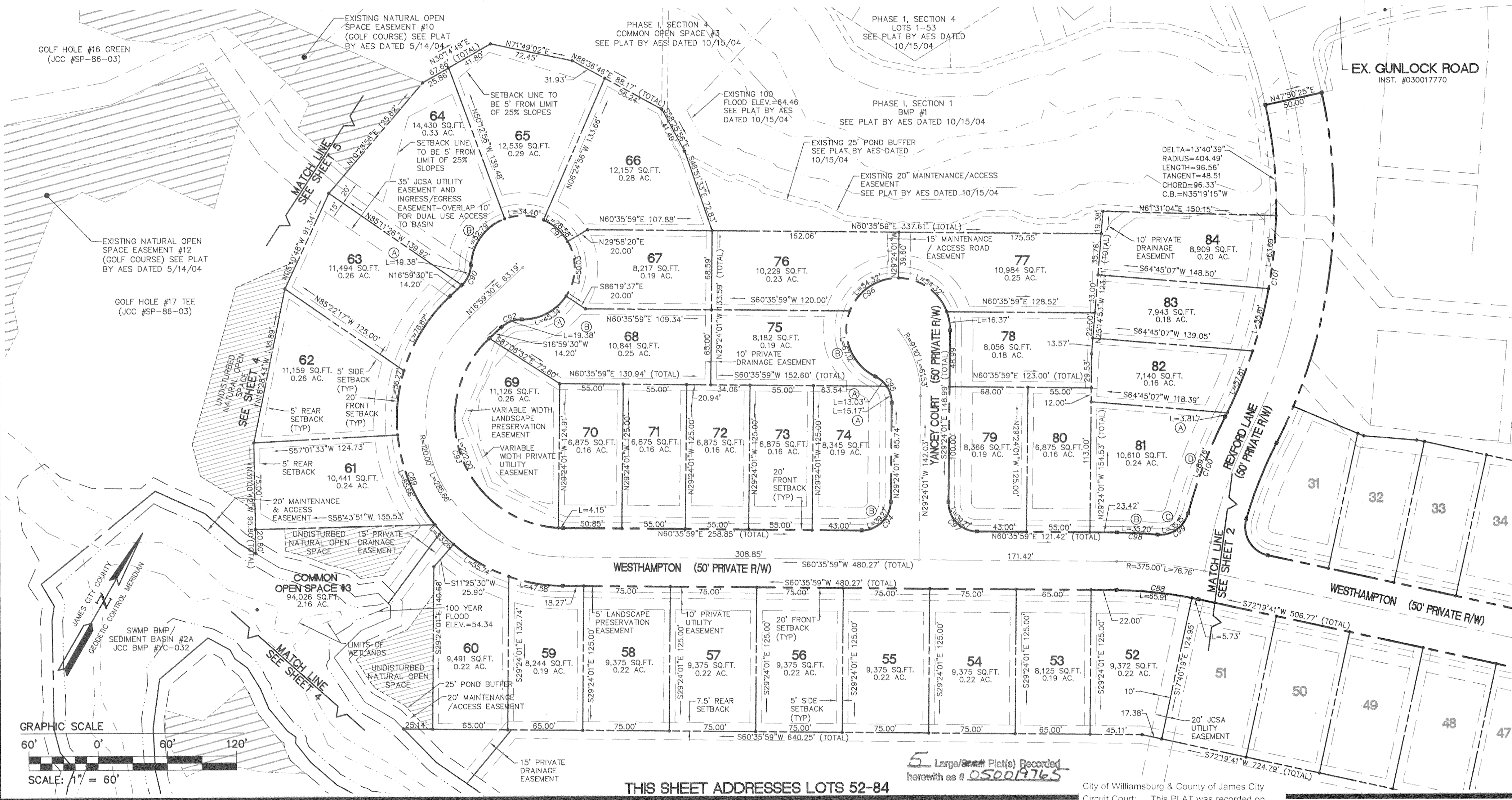
#050019765

HATCHING INDICATES AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT (SEE SHEET 3)

LOT CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
LOT 52	10°47'25"	350.00	65.91	33.05	65.82	S65°59'41"W
LOT 59	18°48'02"	145.00	47.58	24.01	47.37	N70°00'00"E
LOT 60	22°01'29"	145.00	55.74	28.22	55.40	S89°35'14"E
LOT 61	33°50'52"	145.00	85.66	44.12	84.42	S52°27'41"E
LOT 62	22°14'03"	145.00	56.27	28.49	55.92	S24°25'13"E
LOT 63	30°17'42"	145.00	76.67	39.25	75.78	S01°50'39"W
LOT 64A	44°24'55"	25.00	19.38	10.21	18.90	S05°12'58"E
LOT 64B	67°12'29"	45.00	52.79	29.90	49.81	S06°10'49"W
LOT 65	43°48'00"	45.00	34.40	18.09	33.57	S61°41'04"W
LOT 66	36°23'16"	45.00	28.58	14.79	28.10	N78°13'18"W
LOT 67	63°42'03"	45.00	50.03	27.96	47.49	N28°10'39"W
LOT 68A	57°44'02"	45.00	45.34	24.81	43.45	N32°32'24"E
LOT 68B	44°24'54"	25.00	19.38	10.21	18.90	N39°11'57"E
LOT 69	133°53'21"	95.00	222.00	223.21	174.82	S49°57'11"E
LOT 70	2°30'10"	95.00	4.15	2.08	4.15	N61°51'04"E

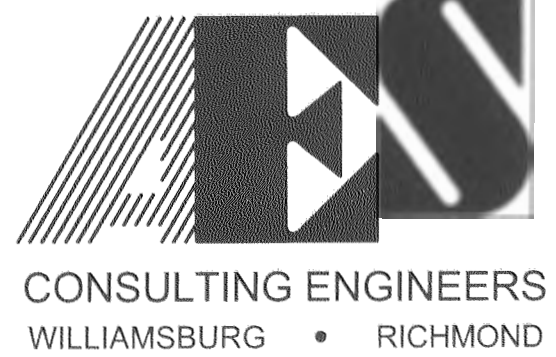
CONTINUATION OF LOT CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
LOT 74A	34°45'59"	25.00	15.17	7.83	14.94	N46°47'00"W
LOT 74B	90°00'00"	25.00	39.27	25.00	35.36	N15°35'59"E
LOT 75A	29°51'24"	25.00	13.03	6.67	12.88	N79°05'42"W
LOT 75B	85°27'52"	45.00	67.12	41.57	61.07	N51°17'28"W
LOT 76	69°09'31"	45.00	54.32	31.02	51.08	S26°01'14"W
LOT 77	69°09'31"	45.00	54.32	31.02	51.08	N84°49'16"W
LOT 78	20°50'29"	45.00	16.37	8.28	16.28	N39°49'16"W
LOT 79	90°00'00"	25.00	39.27	25.00	35.36	S74°24'01"E
LOT 81A	0°32'22"	404.49	3.81	1.90	3.81	N03°05'27"W
LOT 81B	5°02'32"	400.00	35.20	17.61	35.19	N63°07'15"E
LOT 81C	80°33'48"	25.00	35.15	21.19	32.33	N25°21'37"E
LOT 81D	12°06'01"	425.00	89.76	45.05	89.59	N08°52'16"W
LOT 82	8°11'21"	404.49	57.81	28.96	57.76	N07°27'19"W
LOT 83	7°54'40"	404.49	55.85	27.97	55.80	N15°30'19"W
LOT 84	9°01'17"	404.49	63.69	31.91	63.62	N23°58'17"W
OPEN SPACE	9°11'23"	145.00	23.26	11.65	23.23	S73°58'48"E

R/W CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C88	11°43'42"	350.00	71.64	35.95	71.52	S66°27'50"W
C89	136°23'31"	145.00	345.18	362.45	269.25	N51°12'16"W
C90	44°24'55"	25.00	19.38	10.21	18.90	N05°12'58"W
C91	268°49'50"	45.00	211.14	---	64.29	S73°00'30"E
C92	44°24'55"	25.00	19.38	10.21	18.90	S39°11'57"W
C93	136°23'31"	95.00	226.15	237.47	176.41	S51°12'16"E
C94	90°00'00"	25.00	39.27	25.00	35.36	N15°35'59"E
C95	64°37'23"	25.00	28.20	15.81	26.73	N61°42'43"W
C96	244°37'23"	45.00	192.13	---	76.06	N28°17'17"E
C97	90°00'00"	25.00	39.27	25.00	35.36	S74°24'01"E
C98	5°02'32"	400.00	35.20	17.61	35.19	N63°07'15"E
C99	80°33'48"	25.00	35.15	21.19	32.33	N25°21'37"E
C100	12°06'01"	425.00	89.76	45.05	89.59	N08°52'16"W
C101	39°20'19"	404.49	277.72	144.58	272.30	N22°29'25"W



THIS SHEET ADDRESSES LOTS 52-84

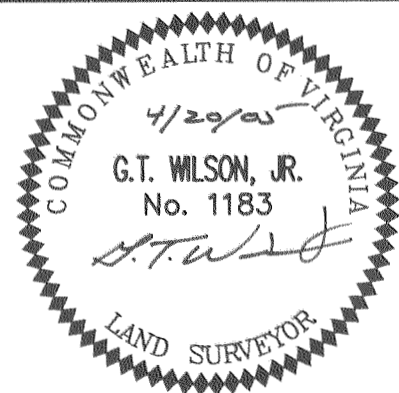
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PLAT OF SUBDIVISION
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PHASE ONE, SECTION FIVE
LOTS 31-84
PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



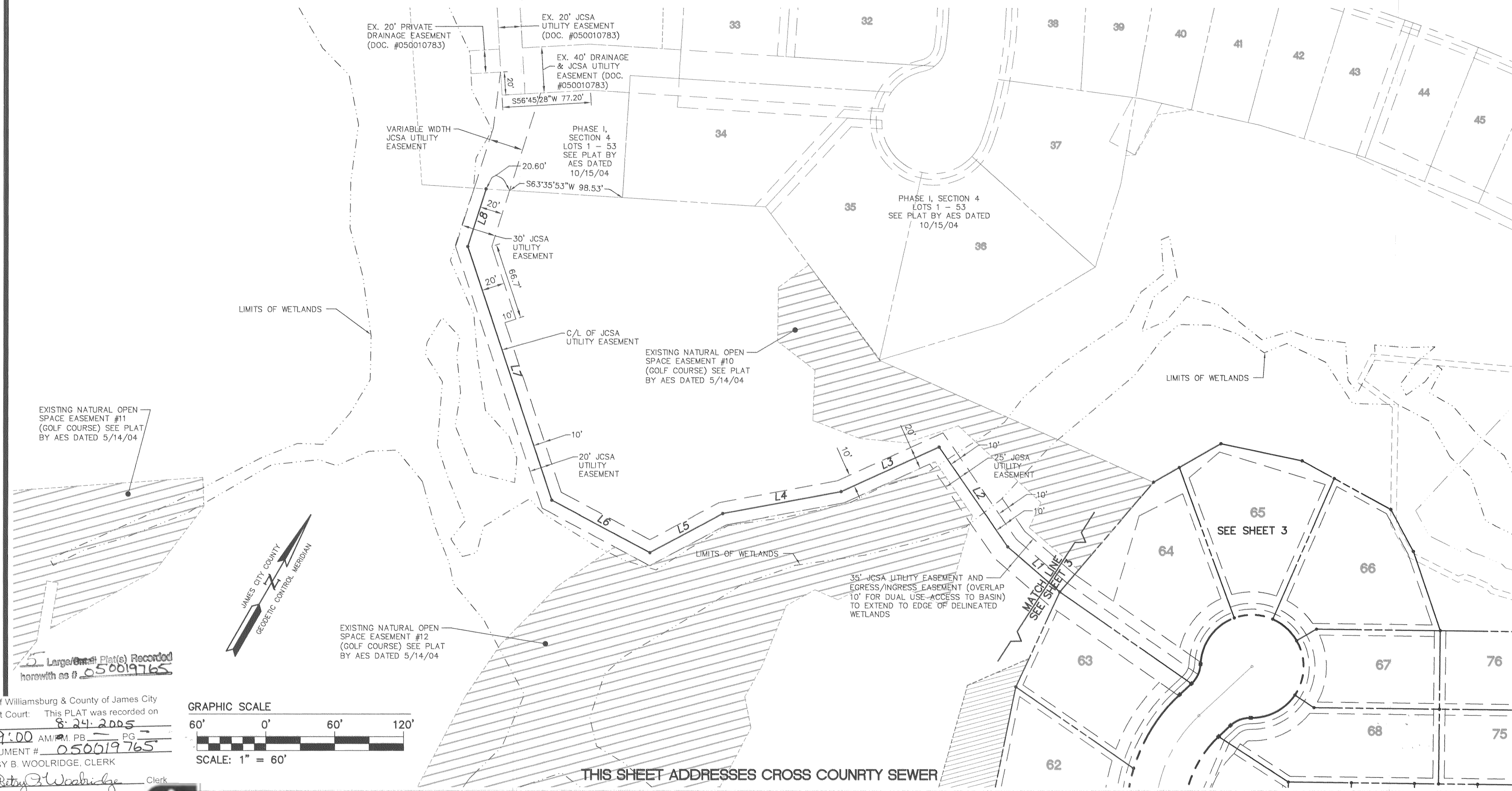
City of Williamsburg & County of James City		Circuit Court: This PLAT was recorded on 8-24-2005	
at 9:00 AM/PM PG		DOCUMENT # 050019765	
BETSY B. WOOLRIDGE, CLERK		Betsy B. Woolridge Clerk	
No.	DATE	REVISION / COMMENT / NOTE	BY
2	8/17/05	CHANGED SIDE & REAR BUILDING SETBACKS FROM 3 FEET TO 5 FEET	AWT
1	5/23/05	REVISED PER JCC COMMENT LETTER DATED 5/17/05	AWT

Designed AES	Drawn HEB
Scale 1"=60'	Date 4/20/05
Project No. 8881-18	
Drawing No. 3 OF 5	

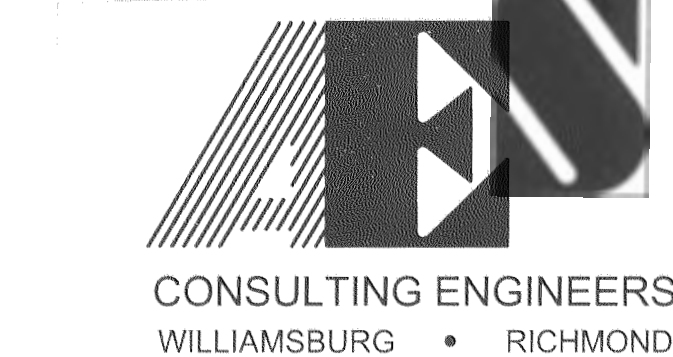
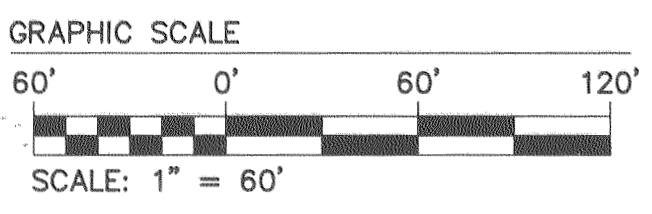
#050019765

HATCHING INDICATES AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT (SEE SHEET 4)

LINE	DIRECTION	LENGTH
L1	N79°16'33"W	59.48'
L2	N64°42'27"W	105.48'
L3	S35°29'42"W	93.81'
L4	S49°23'47"W	105.00'
L5	S31°54'05"W	72.00'
L6	S88°00'10"W	97.00'
L7	N48°27'03"W	233.00'
L8	N12°26'48"W	52.79'



Large/Small Plat(s) Recorded herewith as # 050019765
 City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 8-24-2005 at 9:00 AM/PB PG DOCUMENT # 050019765 BETSY B. WOOLRIDGE, CLERK
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Designed AES	Drawn HEB
Scale 1"=60'	Date 4/20/05
Project No. 8881-18	
Drawing No. 5 OF 5	