

#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 of Donald C. Fink, dated 9/15/05, FOR COLONIAL HERITAGE LLC. PRINTED NAME: DONALD C. FINK

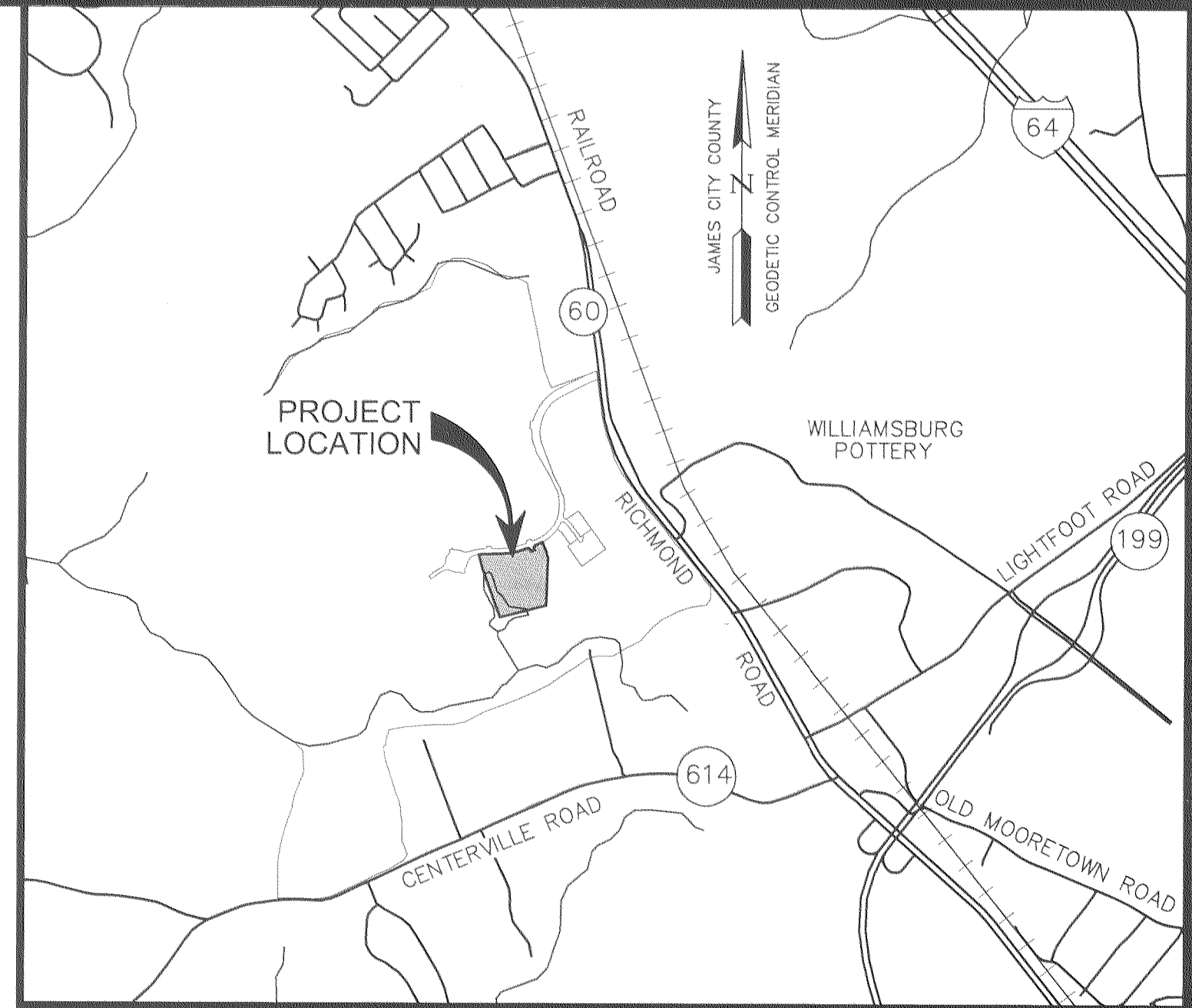
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF JAMES CITY I, 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 of Gwen C. Schatzman, SIGNATURE

GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL #(24-3)(1-32).
2. TAX MAP PARCEL #(24-3)(1-32) IS CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
3. 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.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. SETBACK REQUIREMENTS: AS SHOWN
6. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
7. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
8. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
9. 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.
10. JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
11. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
12. 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.
13. 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'

- 14. 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.
15. 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.

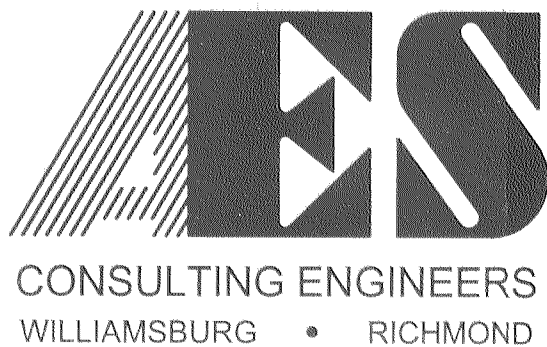
Signature of G. T. Wilson, Jr., L.S., dated 5/6/05

CERTIFICATE OF APPROVAL

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

Signature of Subdivision Agent, dated 11/3/05

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 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

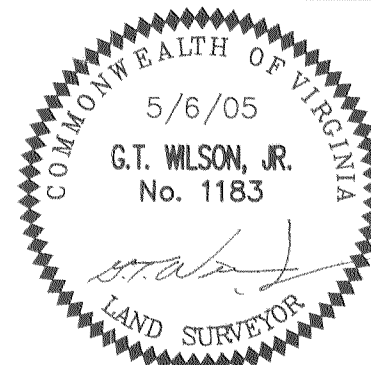


Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes entries for 8/23/05, 8/16/05, and 6/22/05.

Table with columns: Designed (HWP), Drawn (AWT), Scale (N/A), Date (5/6/05), Project No. (8881-21), Drawing No. (1 OF 4)



# #050026993

THIS SHEET ADDRESSES LOTS 14-27 & 41-73

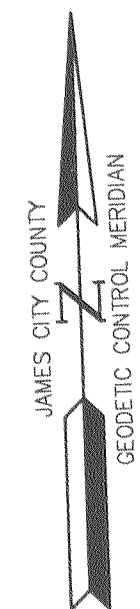
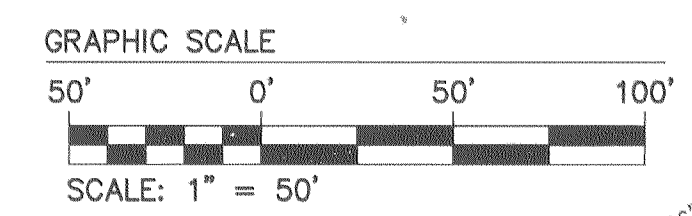
RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	13°29'47"	100.00	23.56	11.83	23.50	S28°20'07"E
R2	37°07'47"	150.00	97.21	50.38	95.51	S16°31'07"E
R3	90°00'00"	25.00	39.27	25.00	35.36	N42°57'14"W
R4	56°18'00"	150.00	147.39	80.26	141.53	N59°48'14"W
R5	33°42'00"	150.00	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.±
<b>TOTAL AREA</b>	<b>667,474 S.F. OR 15.233 AC.±</b>
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 rechecked on  
 at 9:10 AM/14th PB - PG  
 DOCUMENT # 050026993  
 BETSY B. WOOLRIDGE, CLERK

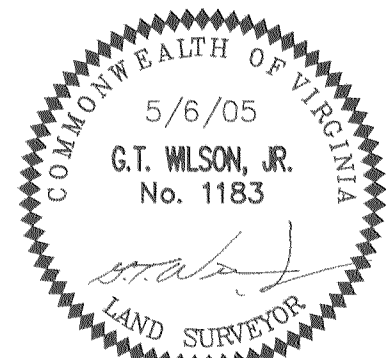
REMAINDER OF PARCEL "A"  
 COLONIAL HERITAGE LLC  
 TAX MAP PARCEL #24-3(1-32)  
 INSTR.#030000330,  
 INSTR.#030000329  
 (P.B. 89, PG. 10-12)

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

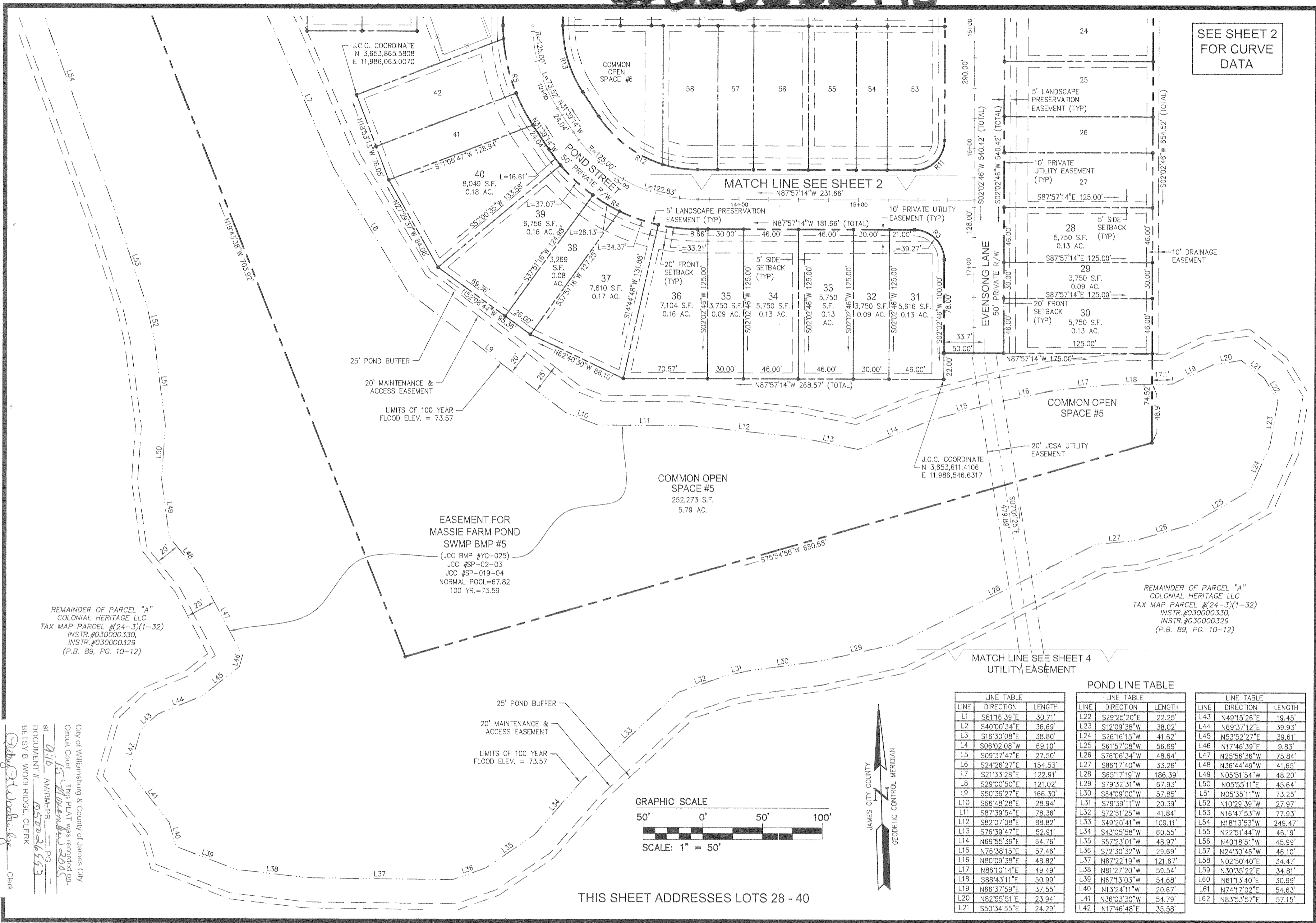
Designed <b>HWP</b>	Drawn <b>AWT</b>
Scale <b>1"=50'</b>	Date <b>5/6/05</b>
Project No. <b>8881-21</b>	
Drawing No. <b>2 of 4</b>	

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#050026993

SEE SHEET 2  
FOR CURVE  
DATA



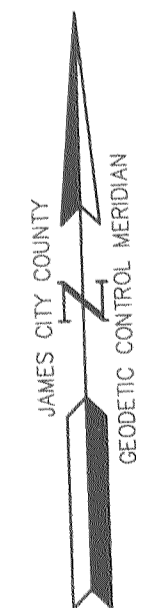
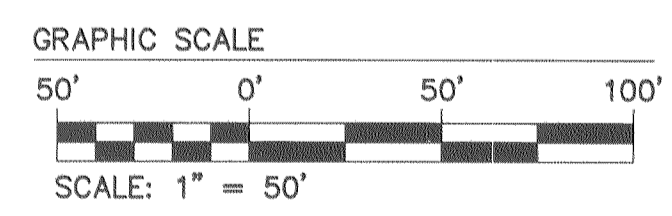
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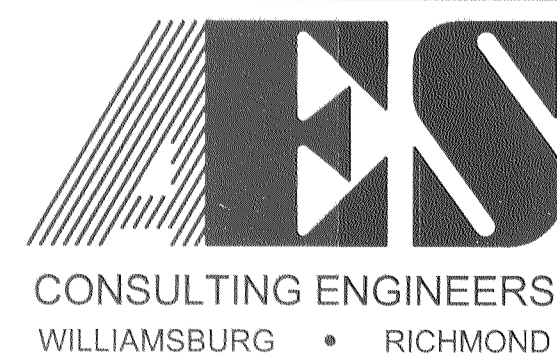
POND LINE TABLE

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S81°16'39"E	30.71'	L22	S29°25'20"E	22.25'	L43	N49°15'26"E	19.45'
L2	S40°00'34"E	36.69'	L23	S12°09'38"W	38.02'	L44	N69°37'12"E	39.93'
L3	S16°30'08"E	38.80'	L24	S26°16'15"W	41.62'	L45	N53°52'27"E	39.61'
L4	S06°02'08"W	69.10'	L25	S61°57'08"W	56.69'	L46	N17°46'39"E	9.83'
L5	S09°37'47"E	27.50'	L26	S76°06'34"W	48.64'	L47	N25°56'36"W	75.84'
L6	S24°26'27"E	154.53'	L27	S86°17'40"W	33.26'	L48	N36°44'49"W	41.65'
L7	S21°33'28"E	122.91'	L28	S65°17'19"W	186.39'	L49	N05°51'54"W	48.20'
L8	S29°00'50"E	121.02'	L29	S79°32'31"W	67.93'	L50	N05°55'11"E	45.64'
L9	S50°36'27"E	166.30'	L30	S84°09'00"W	57.85'	L51	N05°35'11"W	73.25'
L10	S66°48'28"E	28.94'	L31	S79°39'11"W	20.39'	L52	N10°29'39"W	27.97'
L11	S87°39'54"E	78.36'	L32	S72°51'25"W	41.84'	L53	N16°47'53"W	77.93'
L12	S82°07'08"E	88.82'	L33	S49°20'41"W	109.11'	L54	N18°13'53"W	249.47'
L13	S76°39'47"E	52.91'	L34	S43°05'58"W	60.55'	L55	N22°51'44"W	46.19'
L14	N69°55'39"E	64.76'	L35	S57°23'01"W	48.97'	L56	N40°18'51"W	45.99'
L15	N76°38'15"E	57.46'	L36	S72°30'32"W	29.69'	L57	N24°30'46"W	46.10'
L16	N80°09'38"E	48.82'	L37	N87°22'19"W	121.67'	L58	N02°50'40"E	34.47'
L17	N86°10'14"E	49.49'	L38	N81°27'20"W	59.54'	L59	N30°35'22"E	34.81'
L18	S88°43'11"E	50.99'	L39	N67°13'03"W	54.68'	L60	N61°13'40"E	30.99'
L19	N66°37'59"E	37.55'	L40	N13°24'11"W	20.67'	L61	N74°17'02"E	54.63'
L20	N82°55'51"E	23.94'	L41	N36°03'30"W	54.79'	L62	N83°53'57"E	57.15'
L21	S50°34'55"E	24.29'	L42	N17°46'48"E	35.58'			



THIS SHEET ADDRESSES LOTS 28 - 40

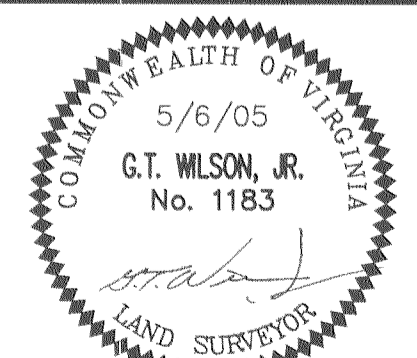
City of Williamsburg & County of James City  
Circuit Court. This Plat was recorded on  
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DOCUMENT # 050026993  
BETSY B. WOODRIDGE, CLERK



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

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

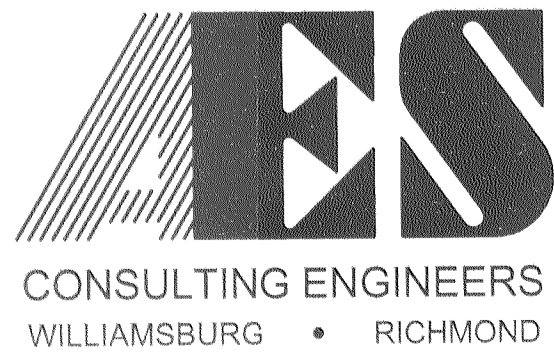
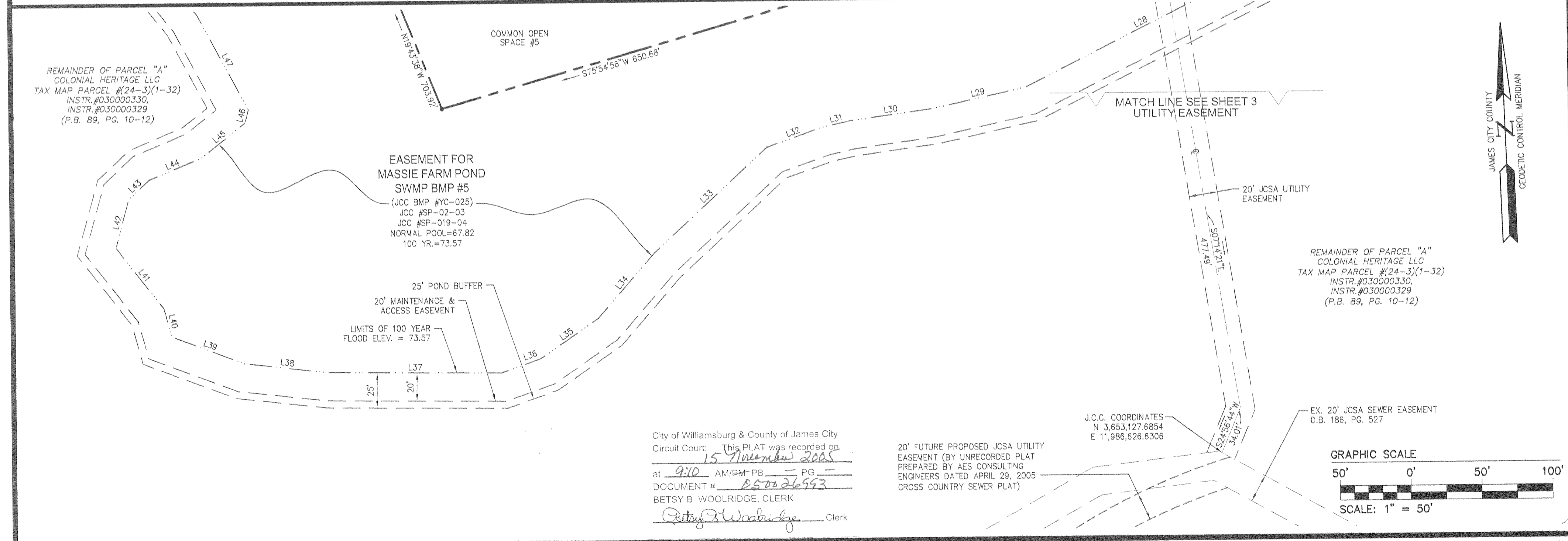
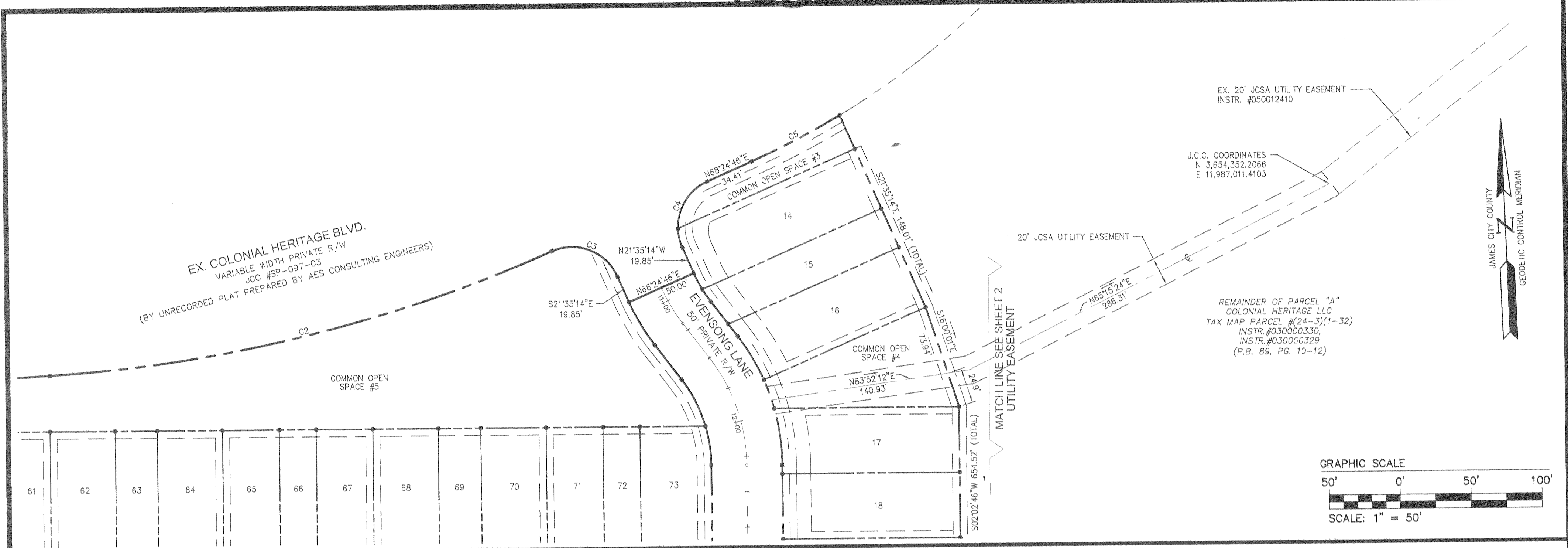


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Designed	Drawn
HWP	AWT
Scale	Date
1"=50'	5/6/05
Project No.	
8881-21	
Drawing No.	
3 of 4	

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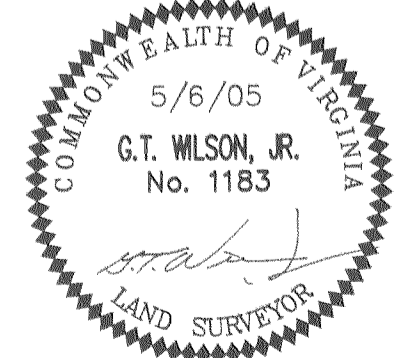
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