

#060006523

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.

FOR COLONIAL HERITAGE LLC.

Donald Fink
PRINTED NAME

2/2/06
DATE

CERTIFICATE OF NOTARIZATION

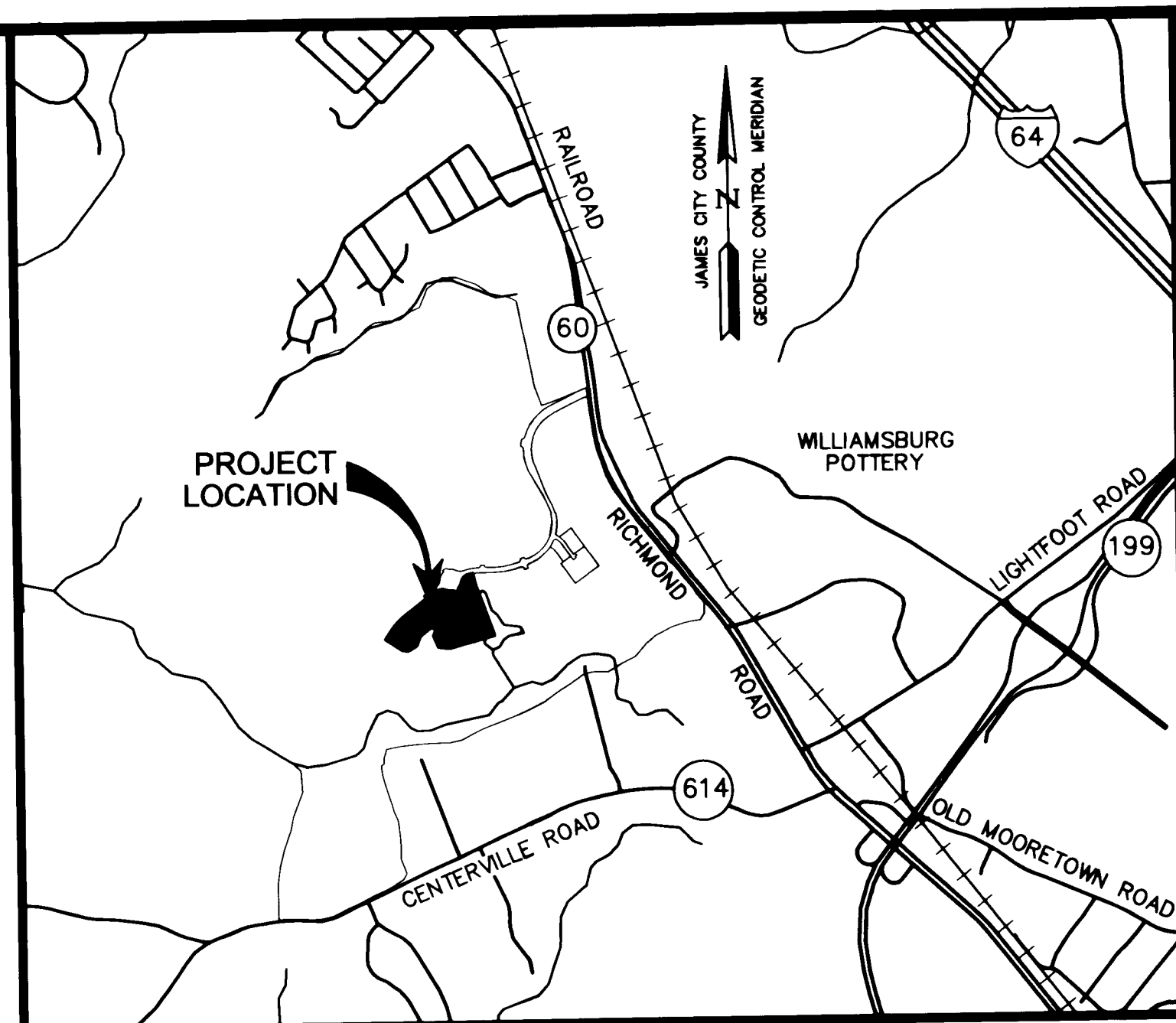
STATE OF VIRGINIA

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 2ND DAY OF FEBRUARY, 2006. MY COMMISSION EXPIRES 11/30/09.

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.

G. T. Wilson, Jr.
G. T. WILSON, JR., L.S. DATE 6/6/05

CERTIFICATE OF APPROVAL

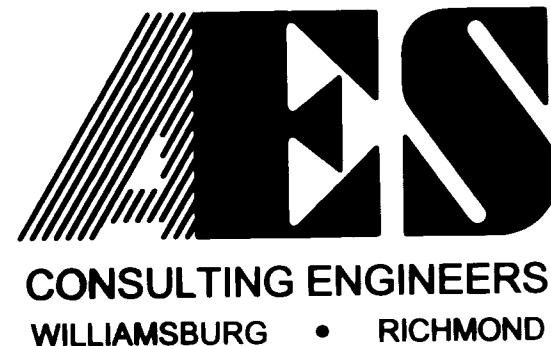
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE 3/3/06

4 Large/Small Plat(s) Recorded herewith as # 060006523

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 22 DAY OF March, 2006.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. ●
at 2:44 PM
INSTRUMENT # 060006523

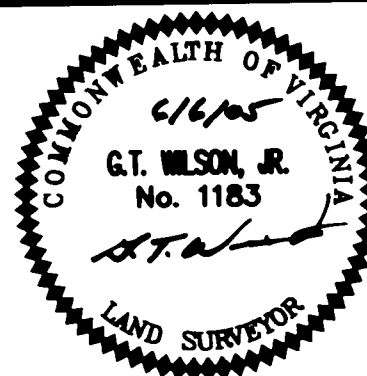
TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK
By Claudia H. Binkley, Esq.
City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 22 March 2006 at 2:44 AM/PM. PG. - DOCUMENT # 060006523 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



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

PLAT OF SUBDIVISION
COLONIAL HERITAGE
PHASE II, SECTION 2 LOTS 1-54
PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



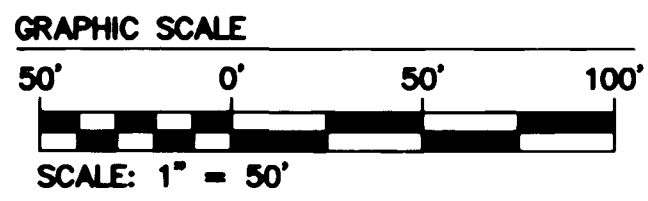
No.	DATE	REVISION / COMMENT / NOTE	BY
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1	6/20/05	REVISED PER J.C.C. COMMENT LETTER DATED 6/14/05	AWT

Designed	Drawn
HWP	AWT
Scale	Date
N/A	6/6/05
Project No.	
8881-22	
Drawing No.	
1 OF 4	

#060006523

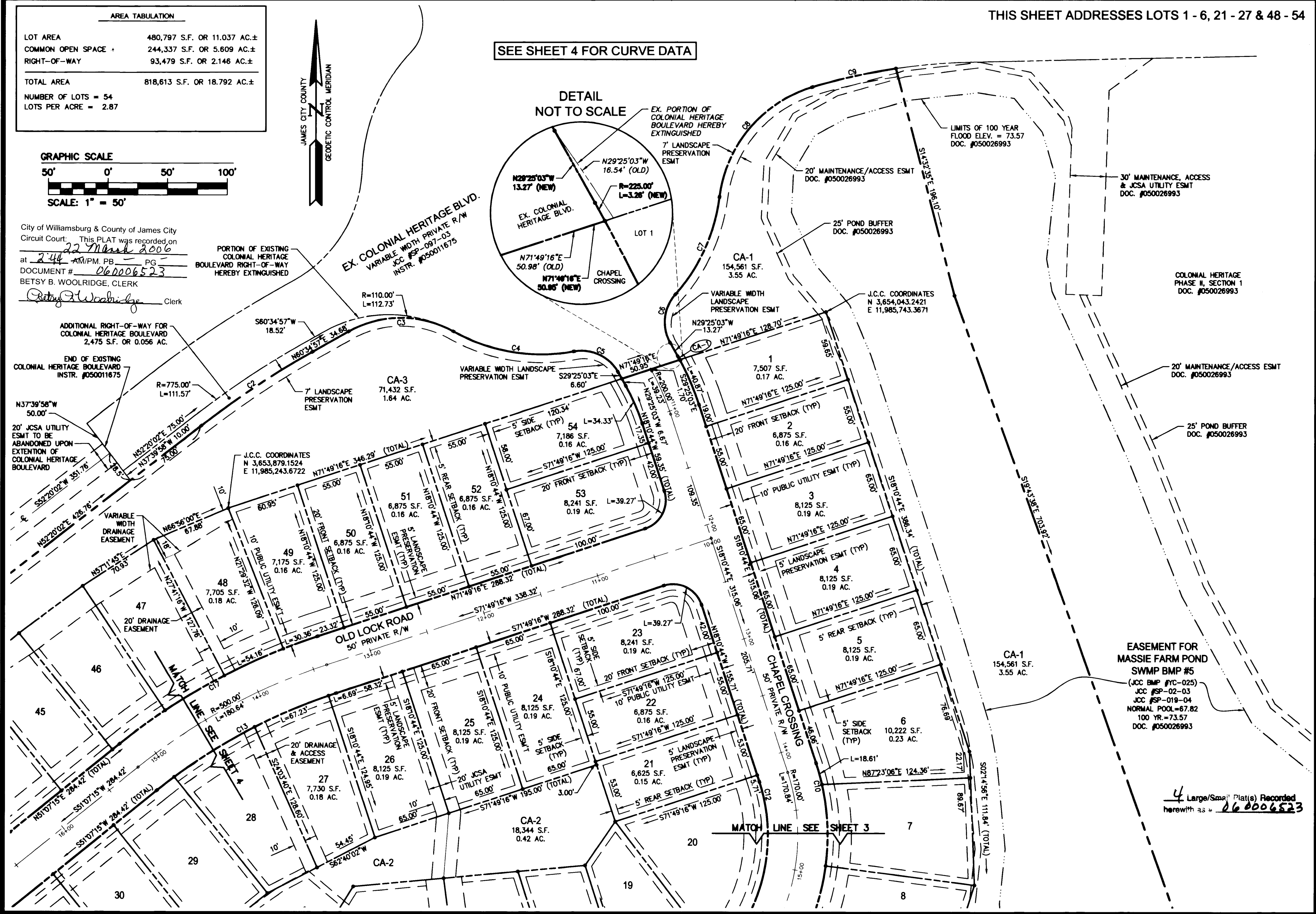
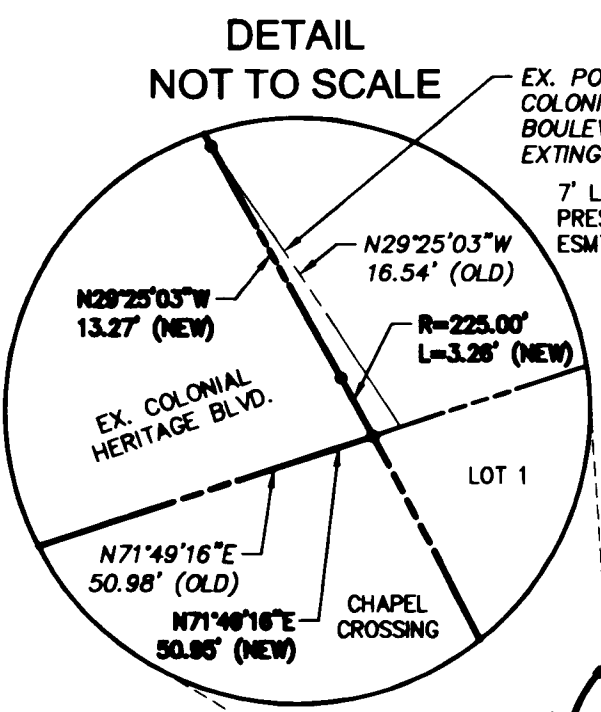
THIS SHEET ADDRESSES LOTS 1 - 6, 21 - 27 & 48 - 54

AREA TABULATION	
LOT AREA	480,797 S.F. OR 11.037 AC.±
COMMON OPEN SPACE +	244,337 S.F. OR 5.609 AC.±
RIGHT-OF-WAY	93,479 S.F. OR 2.146 AC.±
<hr/>	
TOTAL AREA	818,613 S.F. OR 18.792 AC.±
<hr/>	
NUMBER OF LOTS =	54
LOTS PER ACRE =	2.87



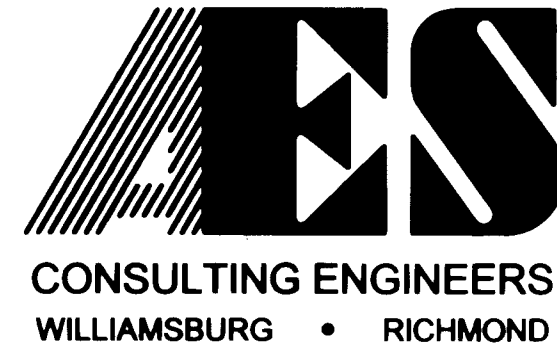
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
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 at 2:44 AM/PM, PG.
 DOCUMENT # 060006523
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

SEE SHEET 4 FOR CURVE DATA



EASEMENT FOR MASSIE FARM POND SWMP BMP #5
 (JCC BMP #JC-025)
 JCC #SP-02-03
 JCC #SP-019-04
 NORMAL POOL=67.82
 100 YR.=73.57
 DOC. #050026993

4 Large/Small Plat(s) Recorded herewith as # 060006523



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

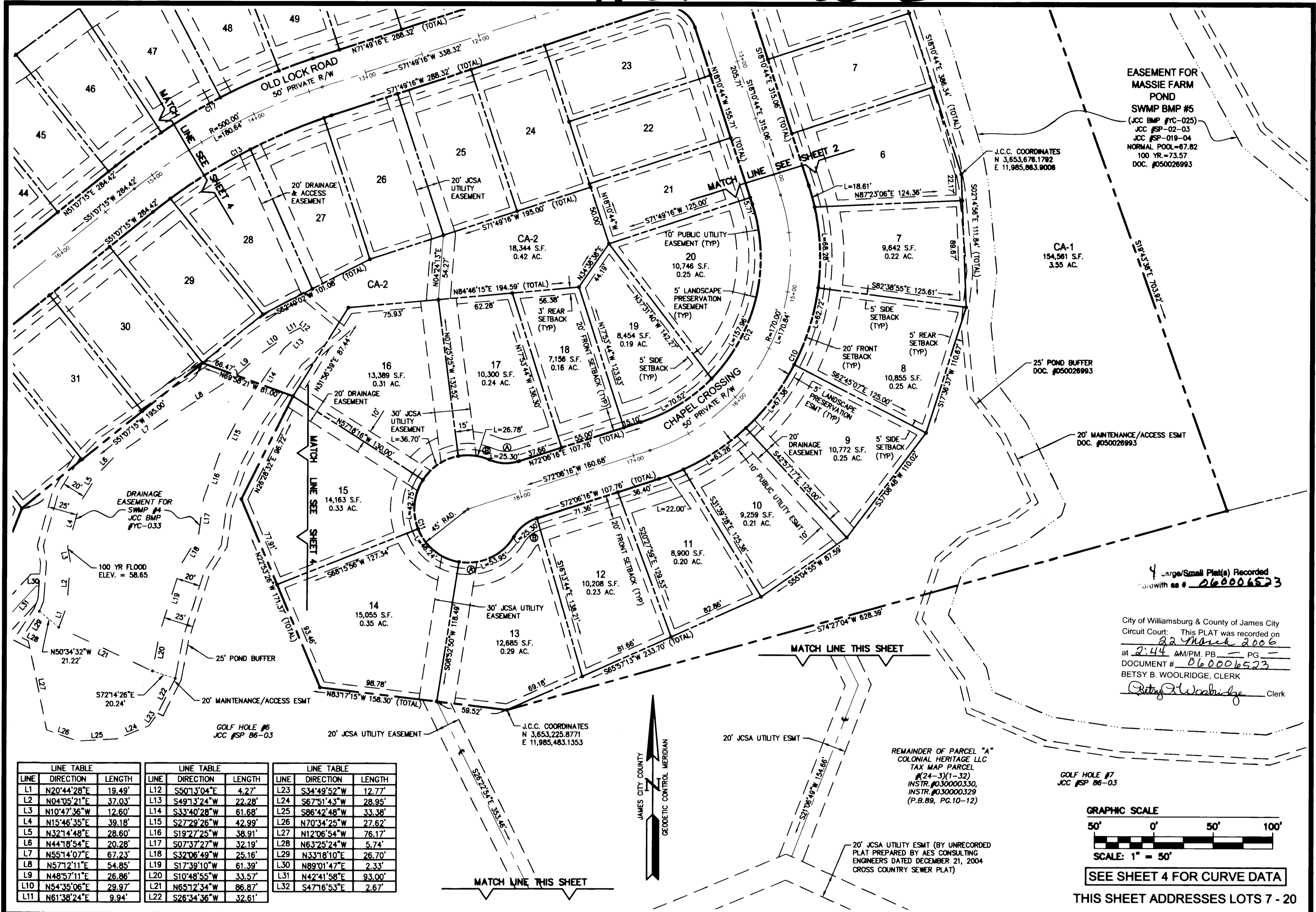
PLAT OF SUBDIVISION
COLONIAL HERITAGE
 PHASE II, SECTION 2 LOTS 1-54
 PREPARED FOR COLONIAL HERITAGE LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



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Designed HWP	Drawn AWT
Scale 1"=50'	Date 6/6/05
Project No. 8881-22	
Drawing No. 2 of 4	

#060006523



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 SWMP BMP #5
 (JCC BMP #YC-025)
 JCC #SP-02-03
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 NORMAL POOL=67.82
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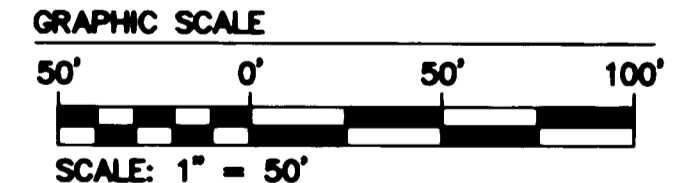
J.C.C. COORDINATES
 N 3,653,676.1792
 E 11,985,863.9008

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City of Williamsburg & County of James City
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22 March 2006
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REMAINDER OF PARCEL "A"
 COLONIAL HERITAGE LLC
 TAX MAP PARCEL
 #24-3(1-32)
 INSTR. #030000330,
 INSTR. #030000329
 (P.B.89, PG.10-12)

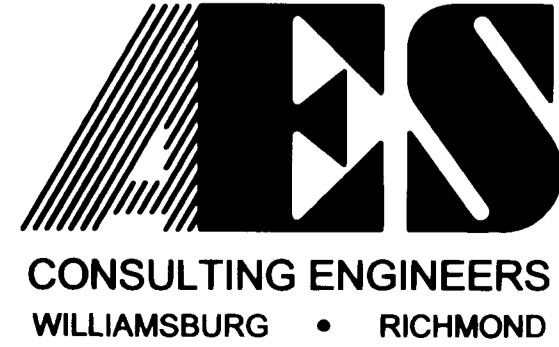
GOLF HOLE #7
 JCC #SP 86-03



SEE SHEET 4 FOR CURVE DATA

THIS SHEET ADDRESSES LOTS 7 - 20

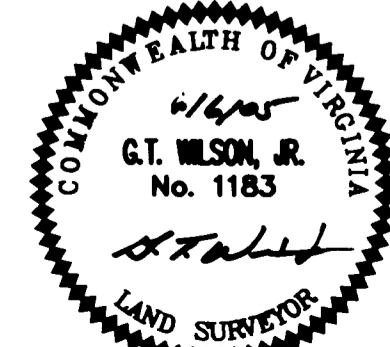
LINE TABLE			LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N20°44'28"E	19.49'	L12	S50°13'04"E	4.27'	L23	S34°49'52"W	12.77'
L2	N04°05'21"E	37.03'	L13	S49°13'24"W	22.28'	L24	S67°51'43"W	28.95'
L3	N10°47'36"W	12.60'	L14	S33°40'28"W	61.68'	L25	S86°42'48"W	33.38'
L4	N15°46'35"E	39.18'	L15	S27°29'26"W	42.99'	L26	N70°34'25"W	27.62'
L5	N32°14'48"E	28.60'	L16	S19°27'25"W	38.91'	L27	N12°06'54"W	76.17'
L6	N44°18'54"E	20.28'	L17	S07°37'27"W	32.19'	L28	N63°25'24"W	5.74'
L7	N55°14'07"E	67.23'	L18	S32°06'49"W	25.16'	L29	N33°18'10"E	26.70'
L8	N57°12'11"E	54.85'	L19	S17°39'10"W	61.39'	L30	N89°01'47"E	2.33'
L9	N48°57'11"E	26.86'	L20	S10°48'55"W	33.57'	L31	N42°41'58"E	93.00'
L10	N54°35'06"E	29.97'	L21	N65°12'34"W	86.87'	L32	S47°16'53"E	2.67'
L11	N61°38'24"E	9.94'	L22	S26°34'36"W	32.61'			



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PLAT OF SUBDIVISION
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 PHASE II, SECTION 2 LOTS 1-54
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STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



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Designed HWP	Drawn AWT
Scale 1"=50'	Date 6/6/05
Project No. 8881-22	
Drawing No. 3 of 4	

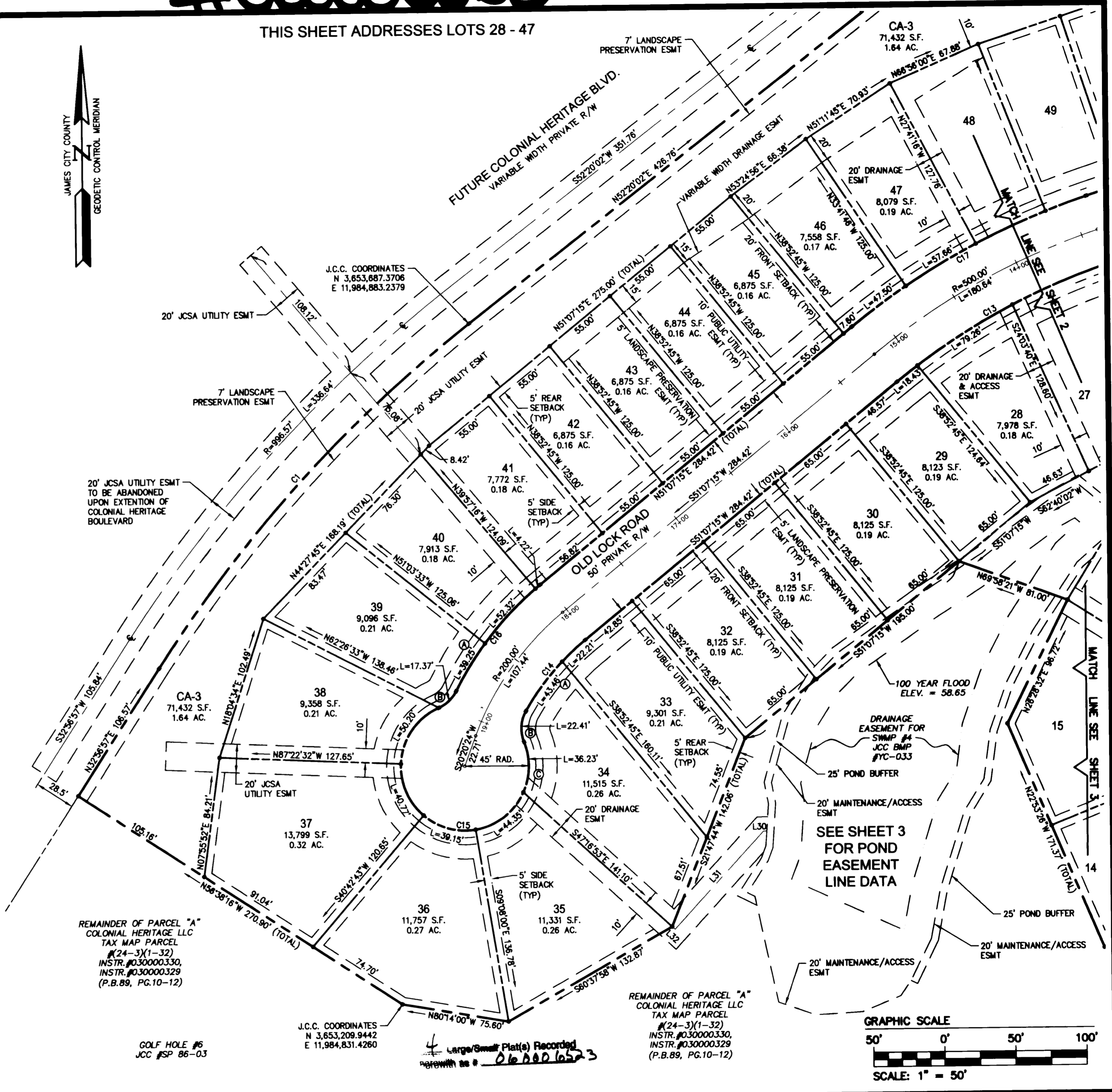
#06006523

THIS SHEET ADDRESSES LOTS 28 - 47

BOUNDARY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	19°23'05"	965.00	326.49	164.82	324.93	N42°38'29"E
C2	8°14'55"	775.00	111.58	55.88	111.48	N56°27'29"E
C3	58°43'07"	89.42	91.64	50.30	87.68	N89°56'30"E
C4	39°47'41"	150.00	104.18	54.29	102.10	S80°35'44"E
C5	71°04'31"	35.00	43.42	25.00	40.69	S64°57'19"E
C6	71°04'31"	35.00	43.42	25.00	40.69	N06°07'12"E
C7	34°36'29"	150.00	90.60	46.73	89.23	N24°21'13"E
C8	66°13'41"	110.00	127.15	71.75	120.19	N40°09'49"E
C9	8°13'51"	500.00	71.83	35.98	71.77	N77°23'35"E

RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C10	90°17'00"	195.00	307.27	195.97	276.45	S26°57'46"W
C11	26°24'09"	45.00	206.42	-	67.50	N17°53'44"W
C12	90°17'00"	145.00	228.48	145.72	205.57	N26°57'46"E
C13	20°42'01"	475.00	171.61	86.75	170.68	S61°28'15"W
C14	21°30'01"	175.00	65.67	33.23	65.28	S40°22'14"W
C15	268°16'18"	45.00	210.70	-	64.59	N67°35'37"W
C16	24°23'36"	225.00	95.79	48.63	95.07	N38°55'27"E
C17	20°42'01"	525.00	189.68	95.88	188.65	N61°28'15"E

LOT CURVE TABLE						
LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	10°24'31"	225.00	40.87	20.49	40.82	N23°23'00"W
6	5°28'04"	195.00	18.61	9.31	18.60	N15°26'42"W
7	20°03'45"	195.00	68.28	34.49	67.93	N02°40'47"W
8	19°53'48"	195.00	67.72	34.20	67.38	N17°17'59"E
9	19°47'50"	195.00	67.38	34.03	67.04	N37°08'48"E
10	18°35'31"	195.00	63.28	31.92	63.00	N56°20'29"E
11	6°28'02"	195.00	22.01	11.02	22.00	N68°52'15"E
13A	68°41'36"	45.00	53.95	30.75	50.78	N65°02'30"E
13B	41°24'34"	35.00	25.30	13.23	24.75	N51°23'59"E
14	58°52'38"	45.00	46.24	25.40	44.23	S51°10'23"E
15	54°25'48"	45.00	42.75	23.14	41.16	S05°28'50"W
16	46°43'03"	45.00	36.69	19.43	35.68	S56°03'16"W
17A	41°24'34"	35.00	25.30	13.23	24.75	N87°11'26"W
17B	34°06'04"	45.00	26.78	13.80	26.39	N83°32'11"W
19	27°51'52"	145.00	70.52	35.97	69.82	S58°10'20"W
20	62°25'08"	145.00	157.97	87.85	150.27	S13°01'50"W
23	90°00'00"	25.00	39.27	25.00	35.36	S63°10'44"E
26	0°48'23"	475.00	6.69	3.34	6.69	N71°25'04"E
27	8°06'35"	475.00	67.23	33.67	67.18	N66°57'38"E
28	9°33'38"	475.00	79.26	39.72	79.17	N58°07'29"E
29	2°13'25"	475.00	18.43	9.22	18.43	N52°13'58"E
33	7°16'22"	175.00	22.21	11.12	22.20	N47°29'04"E
34A	14°13'39"	175.00	43.46	21.84	43.34	N36°44'03"E
34B	51°21'00"	25.00	22.41	12.02	21.66	N03°56'44"E
34C	46°07'38"	45.00	36.23	19.16	35.26	N01°20'03"E
35	56°28'08"	45.00	44.35	24.16	42.58	N52°37'56"E
36	49°50'43"	45.00	39.15	20.91	37.93	S74°12'39"E
37	51°54'45"	45.00	40.77	21.91	39.39	S23°19'55"E
38	63°55'04"	45.00	50.20	28.07	47.64	S34°35'00"W
39A	9°59'38"	225.00	39.25	19.67	39.20	S31°43'28"W
39B	39°48'53"	25.00	17.37	9.05	17.03	S46°38'06"W
40	13°19'27"	225.00	52.32	26.28	52.21	S43°23'00"W
41	1°04'31"	225.00	4.22	2.11	4.22	S50°34'59"W
46	5°10'59"	525.00	47.49	23.76	47.48	S53°42'44"W
47	6°17'34"	525.00	57.66	28.86	57.63	S59°27'01"W
48	5°54'40"	525.00	54.16	27.10	54.14	S65°33'08"W
49	3°18'48"	525.00	30.36	15.18	30.36	S70°09'52"W
53	90°00'00"	25.00	39.27	25.00	35.36	S26°49'16"W
54	11°14'19"	175.00	34.33	17.22	34.27	S23°47'54"E
CA-1	0°49'48"	225.00	3.26	1.63	3.26	N29°00'09"W



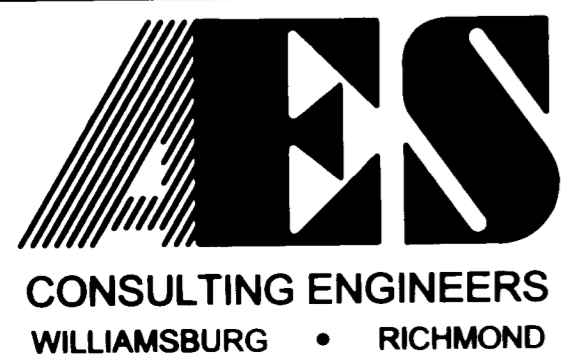
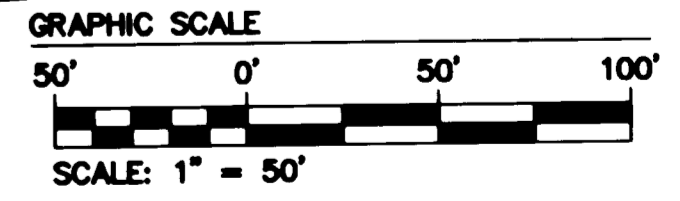
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 INSTR. #030000329
 (P.B.89, PG.10-12)

J.C.C. COORDINATES
 N 3,653,209.9442
 E 11,984,831.4260

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Designed	Drawn
HWP	AWT
Scale	Date
1"=50'	6/8/05
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8881-22	
Drawing No.	
4 of 4	