

# 060008711

**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. 03000330. 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.

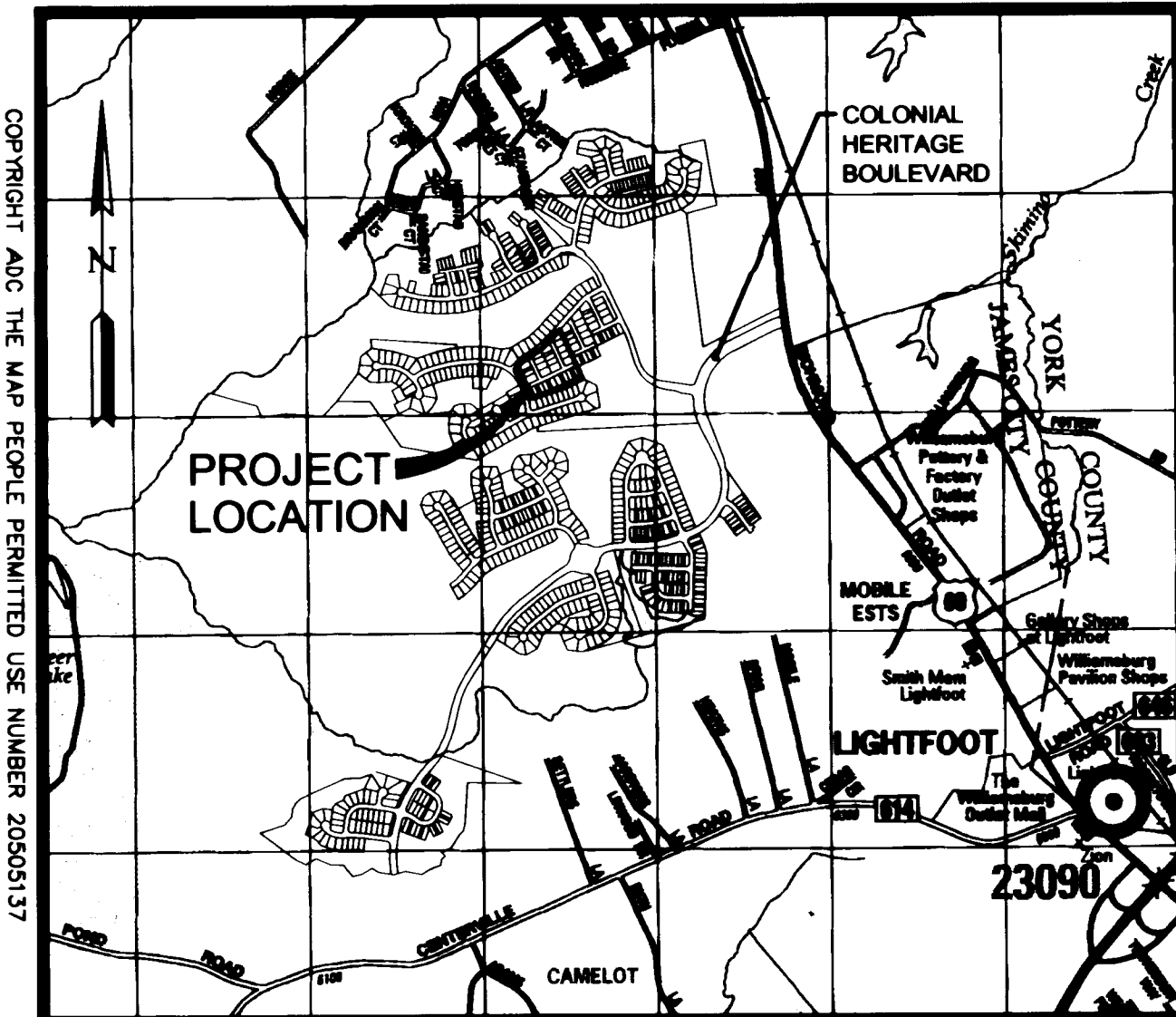
[Signature] 3/20/06  
DATE  
FOR COLONIAL HERITAGE LLC.  
Donald C. Evans  
PRINTED NAME

**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 23<sup>RD</sup> DAY OF MARCH, 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) ARE 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 JAMES CITY COUNTY CODE.
10. 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.
11. JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
12. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. 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.
14. 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'

15. THIS SUBDIVISION PLAT HAS BEEN REVIEWED AGAINST THE NATURAL RESOURCE INVENTORY IN ACCORDANCE WITH COLONIAL HERITAGE PROFFER #8. THE NATURAL RESOURCE INVENTORY RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THESE DEVELOPMENT PLANS.
16. THE PRIVATE 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] 11/18/05  
DATE  
G. T. WILSON, JR., L.S.

**CERTIFICATE OF APPROVAL**

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

[Signature] 4/13/06  
DATE  
SUBDIVISION AGENT OF  
JAMES CITY COUNTY

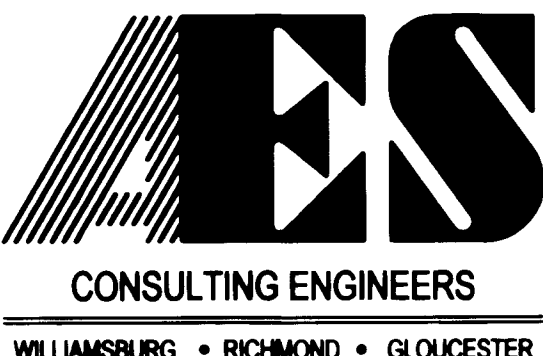
**AREA TABULATION  
COLONIAL HERITAGE  
PHASE ONE, SECTION FIVE  
LOTS 1 - 30**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	179,332 S.F.	4.11 AC.±
AREA OF RIGHT OF WAY	45,252 S.F.	1.04 AC.±
AREA OF COMMON OPEN SPACE	29,091 S.F.	0.67 AC.±
<b>TOTAL AREA SUBDIVIDED</b>	<b>253,675 S.F.</b>	<b>5.82 AC.±</b>
NUMBER OF LOTS	30	
AVERAGE LOT SIZE	5,978 S.F.	0.14 AC.±
SMALLEST LOTS (LOTS 7, 10, 15, 22, 25 & 29)	3,360 S.F.	0.08 AC.±
LARGEST LOT (LOT 30)	8,743 S.F.	0.20 AC.±
GROSS LOTS PER ACRE	5.15	

2 Large/Small Plat(s) Recorded  
herewith as # 060008711

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 14 DAY OF April, 2006.  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:46 AM/PM  
INSTRUMENT # 060008711

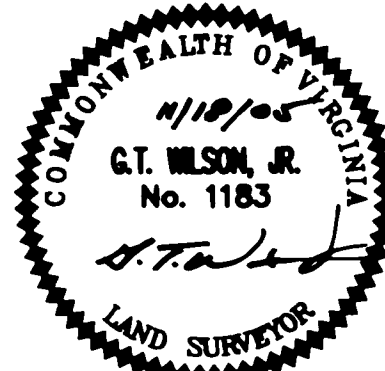
TESTE: [Signature]  
BETSY B. WOOLRIDGE, CLERK  
[Signature]



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

**PLAT OF SUBDIVISION  
COLONIAL HERITAGE  
PHASE I, SECTION 5  
LOTS 1-30  
PREPARED FOR COLONIAL HERITAGE LLC**

STONEHOUSE DISTRICT      JAMES CITY COUNTY      VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City  
Circuit Court. This PLAT was recorded on  
14 April 2006  
at 3:46 AM/PM, PB PG  
DOCUMENT # 060008711  
BETSY B. WOOLRIDGE, CLERK  
[Signature] Clerk

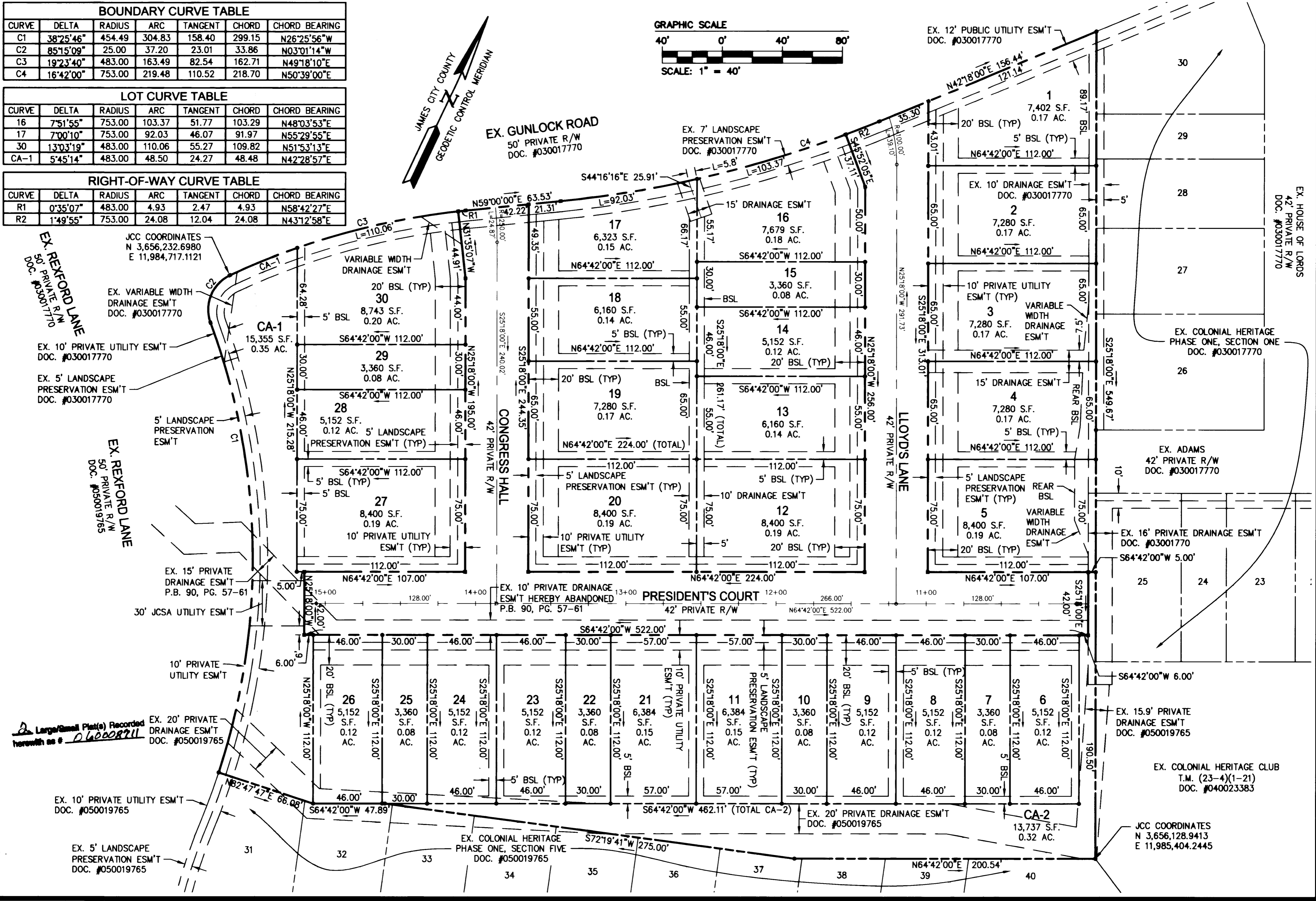
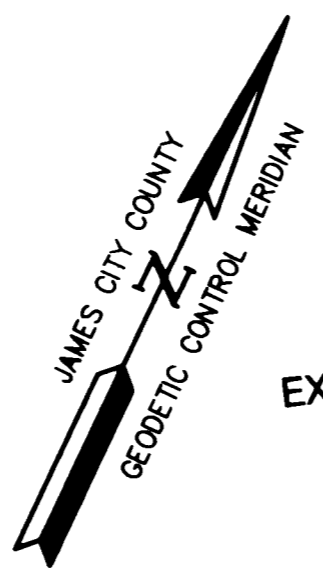
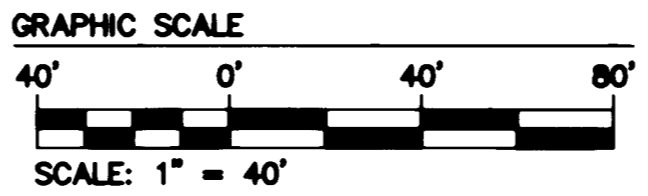
Designed HWP	Drawn AWT
Scale NOTED	Date 11/18/05
Project No. 8881-18	
Drawing No. 1 of 2	

#060008711

BOUNDARY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	38°25'46"	454.49	304.83	158.40	299.15	N26°25'56"W
C2	85°15'09"	25.00	37.20	23.01	33.86	N03°01'14"W
C3	19°23'40"	483.00	163.49	82.54	162.71	N49°18'10"E
C4	16°42'00"	753.00	219.48	110.52	218.70	N50°39'00"E

LOT CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
16	7°51'55"	753.00	103.37	51.77	103.29	N48°03'53"E
17	7°00'10"	753.00	92.03	46.07	91.97	N55°29'55"E
30	13°03'19"	483.00	110.06	55.27	109.82	N51°53'13"E
CA-1	5°45'14"	483.00	48.50	24.27	48.48	N42°28'57"E

RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	0°35'07"	483.00	4.93	2.47	4.93	N58°42'27"E
R2	1°49'55"	753.00	24.08	12.04	24.08	N43°12'58"E



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**PLAT OF SUBDIVISION  
COLONIAL HERITAGE  
PHASE I, SECTION 5  
LOTS 1-30  
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	
at 3:46 AM PM, PG		14 APR 2006	
DOCUMENT # 060008711		BETSY B. WOOLRIDGE, CLERK	
No.		DATE	
REVISION / COMMENT / NOTE		BY	

Designed HWP	Drawn AWT
Scale 1"=40'	Date 11/18/05
Project No. 8881-18	
Drawing No. 2 of 2	