

100001575

S:\Users\j105-MODEL\dwg\Plats\Model Court\BLA\Plat\888106bls01-Lots 20_24.dwg, 8/13/2009 9:47:44 AM, stephen.coole

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. THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY L. WALLACE SINK, TRUSTEE OF THE MARTIAL TRUST UNDER THE WILL OF DAVID W. WARE, TO COLONIAL HERITAGE LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 5, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 030000331 ON JANUARY 6, 2003.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Tom Lovell 8/24/09
 FOR COLONIAL HERITAGE LLC DATE
Tom Lovell
 PRINTED NAME

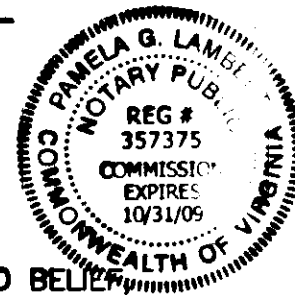
CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Fairfax
 I, Pamela Lambert, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT 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 24th DAY OF August, 2009.

MY COMMISSION EXPIRES 10-31-2009

NOTARY REGISTRATION NUMBER: 357375



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.

Robert D. Mann 8/14/09
 ROBERT D. MANN, L.S. #2509 DATE

CERTIFICATE OF APPROVAL

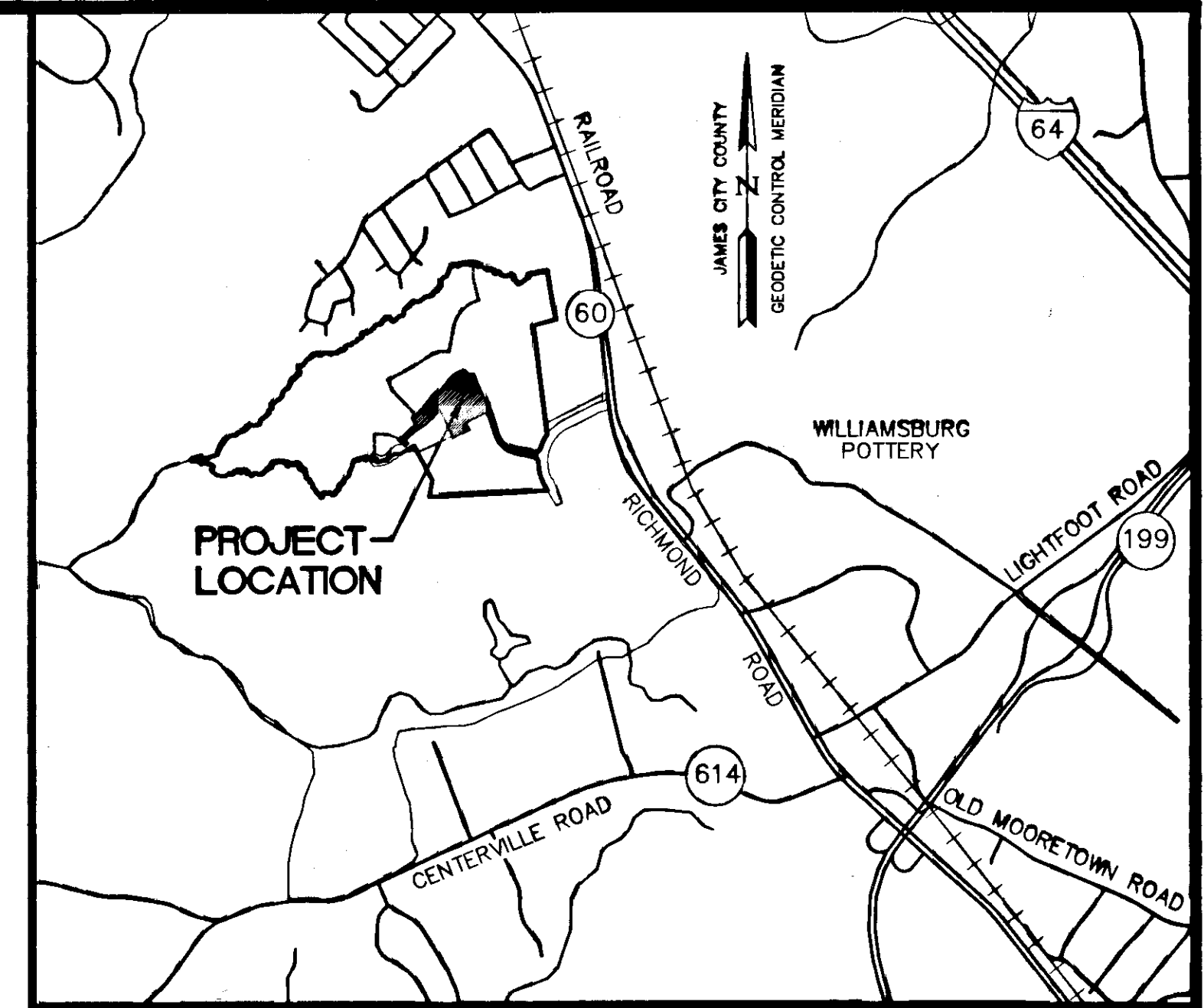
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Christina Deen 11/2/10
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL # (23-4)(1-21).
- THE PROPERTIES ARE 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 19-38 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 23-7 (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.
- THIS BOUNDARY LINE ADJUSTMENT 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 THIS PLAT.
- THE PRIVATE UTILITY EASEMENTS AS SHOWN HEREON SHALL INCLUDE AS BENEFICIARIES DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC. & JAMES CITY SERVICE AUTHORITY.
- THIS PROPERTY WAS ORIGINALLY PLATTED AS, PLAT OF SUBDIVISION, COLONIAL HERITAGE, PHASE ONE, SECTION FIVE, LOTS 1-30, RECORDED AS INSTRUMENT NO. 060008711.
- THIS PLAT IS BASED ON DEEDS AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.

AVERAGE LOT SIZE 5,787 S.F. 0.133 AC.±
 SMALLEST LOTS (LOTS 20, 21, 28 & 29) 4,816 S.F. 0.111 AC.±
 LARGEST LOT (LOT 26) 8,064 S.F. 0.185 AC.±



LOCATION MAP

SCALE: 1"=2000'

**NEW AREA TABULATION
 COLONIAL HERITAGE
 PHASE ONE, SECTION ONE
 LOTS 20 THRU 24 AND LOTS 26 THRU 29**

LOT	TAX PARCEL	OLD AREA	NEW AREA
20	(23-4) (6-20)	5,152 S.F.	4,816 S.F.
21	(23-4) (6-21)	3,360 S.F.	4,816 S.F.
22	(23-4) (6-22)	5,152 S.F.	5,824 S.F.
23	(23-4) (6-23)	5,152 S.F.	6,720 S.F.
24	(23-4) (6-24)	3,360 S.F.	6,384 S.F.
25	(23-4) (6-25)	6,384 S.F.	0 S.F. (LOT ELIMINATED)
26	(23-4) (6-26)	8,624 S.F.	8,064 S.F.
27	(23-4) (6-27)	6,384 S.F.	5,824 S.F.
28	(23-4) (6-28)	5,152 S.F.	4,816 S.F.
29	(23-4) (6-29)	3,360 S.F.	4,816 S.F.
TOTAL AREA		52,080 S.F.	52,080 S.F.

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 28 DAY OF January, 2010
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 03:35 AM/PM
 INSTRUMENT # 100001575

TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK
 By: Claudia H. Birkholz, Dep. Clerk

2 Large/Small Plat(s) Recorded
 herewith as # 100001575

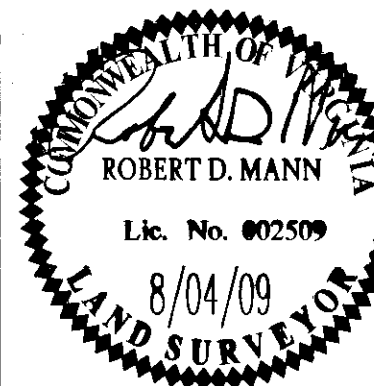


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CONSULTING ENGINEERS

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

PLAT OF BOUNDARY LINE ADJUSTMENT &
 BOUNDARY LINE EXTINGUISHMENT
COLONIAL HERITAGE
 PHASE ONE, SECTION ONE
 LOTS 20 THRU 24 & LOTS 26 THRU 29
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWED BY
1	8/04/09	REVISED PER COUNTY COMMENTS	SDC	RDM

Designed AES	Drawn SDC
Scale N.T.S.	Date 4/23/09
Project No. 8881-06	
Drawing No. 1	