

**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 BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT 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 12/30/09  
 FOR COLONIAL HERITAGE LLC DATE  
Tom Lovell  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF FAIRFAX  
 TO-WIT:  
 I, DAVID PANSEY A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.  
 GIVEN UNDER MY HAND THIS 30th DAY OF December, 2009.  
 MY COMMISSION EXPIRES June 30, 2011  
David Pansey  
 NOTARY PUBLIC  
 NOTARY REGISTRATION NUMBER: 7094689

**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  
 ROBERT D. MANN, L.S. LIC. NO. 002509

**CERTIFICATE OF APPROVAL**

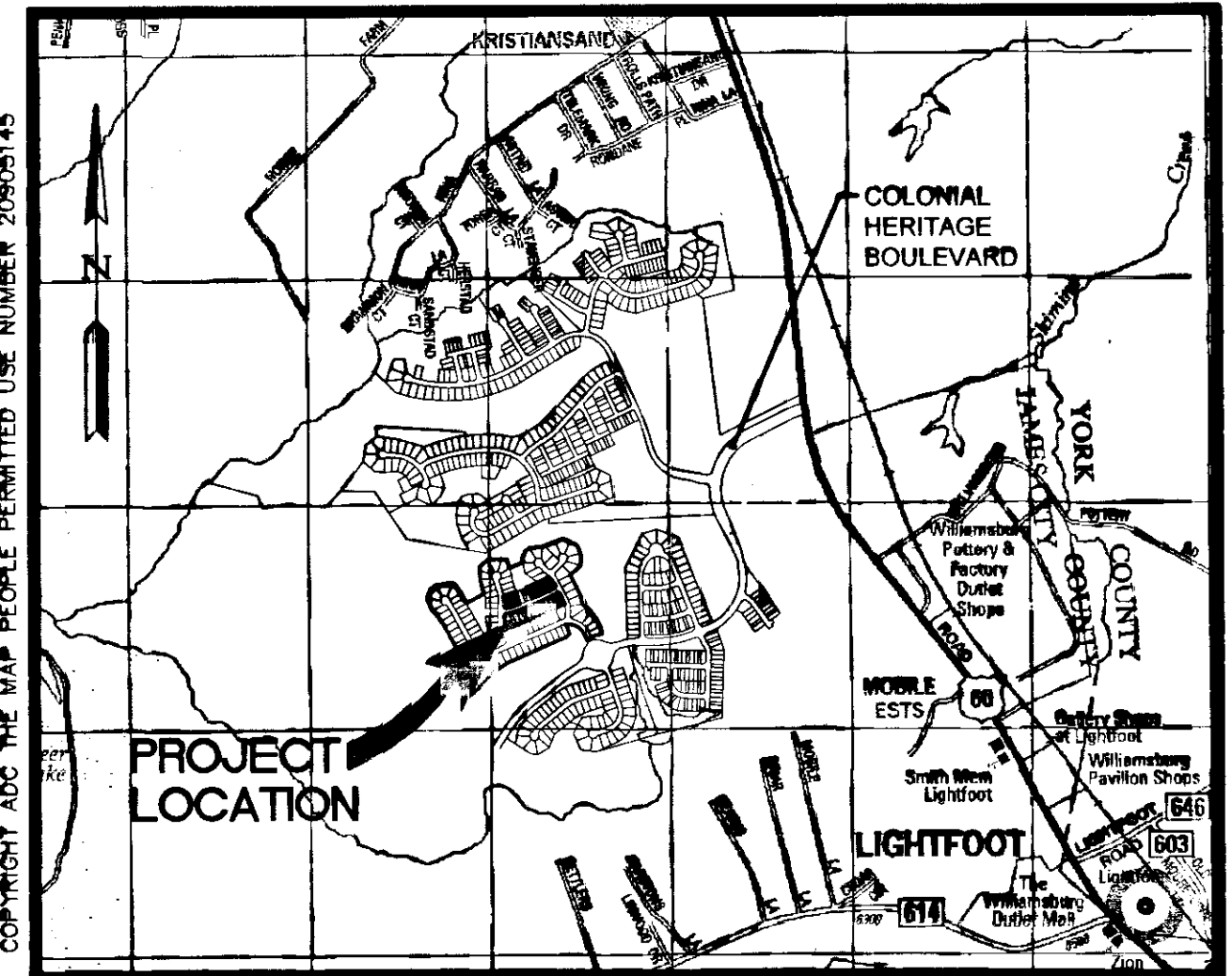
THIS BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Paul H. ... 12/29/09  
 SUBDIVISION AGENT OF DATE  
 JAMES CITY COUNTY

**GENERAL NOTES:**

1. PARCELS ZONED "MU" ARE SUBJECT TO PROFFERS REFERENCING JCC CASE NO. Z-0004-2000, Z-0003-2002 AND Z-0004-2002 RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050000448.
2. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
3. SETBACK REQUIREMENTS: AS SHOWN
4. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
5. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
6. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-38 OF THE SUBDIVISION ORDINANCE.
7. 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.
8. JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
9. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. 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.
11. 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.
12. 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.
13. THE PRIVATE UTILITY EASEMENTS AS SHOWN HEREON SHALL INCLUDE AS BENEFICIARIES DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC. & JAMES CITY SERVICE AUTHORITY.
14. THIS PROPERTY WAS ORIGINALLY PLATTED AS, PLAT OF SUBDIVISION, COLONIAL HERITAGE, PHASE THREE, SECTION ONE, LOTS 1-119, JCC-S-0111-2004, RECORDED AS INSTRUMENT NO. 070002549. REFERENCE: SITE PLAN AMENDMENT #1; JCC CASE NUMBER SP-0033-2009 SITE PLAN AMENDMENT #2; JCC CASE NUMBER SP-0107-2009
15. THIS PLAT IS BASED ON DEEDS AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
16. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.

AVERAGE LOT SIZE 5,972 S.F. 0.137 AC.±  
 SMALLEST LOT (LOT 57) 5,031 S.F. 0.116 AC.±  
 LARGEST LOT (LOT 33) 10,220 S.F. 0.235 AC.±



LOCATION MAP SCALE: 1"=2000'

**NEW AREA TABULATION  
 COLONIAL HERITAGE  
 PHASE THREE, SECTION ONE  
 LOTS 23 THRU 28 AND LOTS 32 THRU 33 AND 52 THRU 65**

LOT	TAX PARCEL	OLD AREA	NEW AREA
23	2341600023	7,171 S.F.	5,928 S.F.
24	2341600024	3,814 S.F.	5,400 S.F.
25	2341600025	6,256 S.F.	5,477 S.F.
26	2341600026	5,750 S.F.	5,313 S.F.
27	2341600027	3,750 S.F.	5,312 S.F.
28	2341600028	5,750 S.F.	5,062 S.F.
32	2341600032	6,409 S.F.	8,802 S.F.
33	2341600033	3,926 S.F.	10,220 S.F.
52	2341600052	9,798 S.F.	7,907 S.F.
53	2341600053	3,973 S.F.	6,477 S.F.
54	2341600054	6,314 S.F.	5,390 S.F.
55	2341600055	5,750 S.F.	5,268 S.F.
56	2341600056	3,750 S.F.	5,268 S.F.
57	2341600057	5,750 S.F.	5,031 S.F.
60	2341600060	5,750 S.F.	5,062 S.F.
61	2341600061	3,750 S.F.	5,312 S.F.
62	2341600062	5,750 S.F.	5,313 S.F.
63	2341600063	5,825 S.F.	5,319 S.F.
64	2341600064	3,811 S.F.	5,388 S.F.
65	2341600065	7,704 S.F.	6,197 S.F.

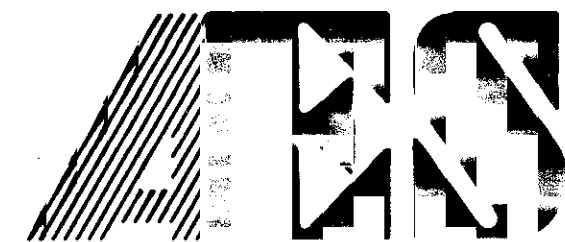
TOTAL AREA 110,751 S.F. 119,438 S.F.

NOTE: LOT 34, HAVING AN AREA OF 8,687 S.F./0.199 ACRES, WAS ELIMINATED AS PART OF THIS BOUNDARY LINE ADJUSTMENT.

REFERENCE:  
 INSTRUMENT #070002549

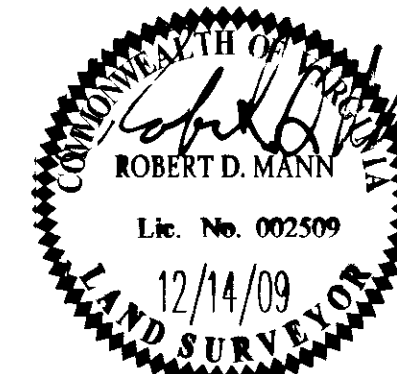
STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 29 DAY OF Jan., 2010 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:24 AM/PM  
 INSTRUMENT # 100001626

TESTE: Betsy B. Woolridge  
 Betsy B. Woolridge, CLERK  
Rue ...



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 Williamsburg, Virginia 23188  
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 Fax (757) 220-8994

PLAT OF BOUNDARY LINE ADJUSTMENT &  
 BOUNDARY LINE EXTINGUISHMENT  
**COLONIAL HERITAGE**  
 PHASE III, SECTION 1  
 LOTS 23-28, 32-33, 52-57, 60-65  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	12/14/09	REVISED PER COUNTY COMMENTS	RMS

Designed	Drawn
AES	AES
Scale	Date
NOTED	12/14/09
Project No.	
8881-31	
Drawing No.	
1 of 2	

100001626

100001626

