

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

Tom Lovall 4/28/10
 FOR COLONIAL HERITAGE LLC DATE
Tom Lovall
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF FAIRFAX
 TO-WIT:
DAVID W. RAMSON 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 28th DAY OF APRIL, 2010.
 MY COMMISSION EXPIRES JUNE 30, 2011
David W. Ramson
 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 3/12/10
 ROBERT D. MANN, L.S. #002509 DATE

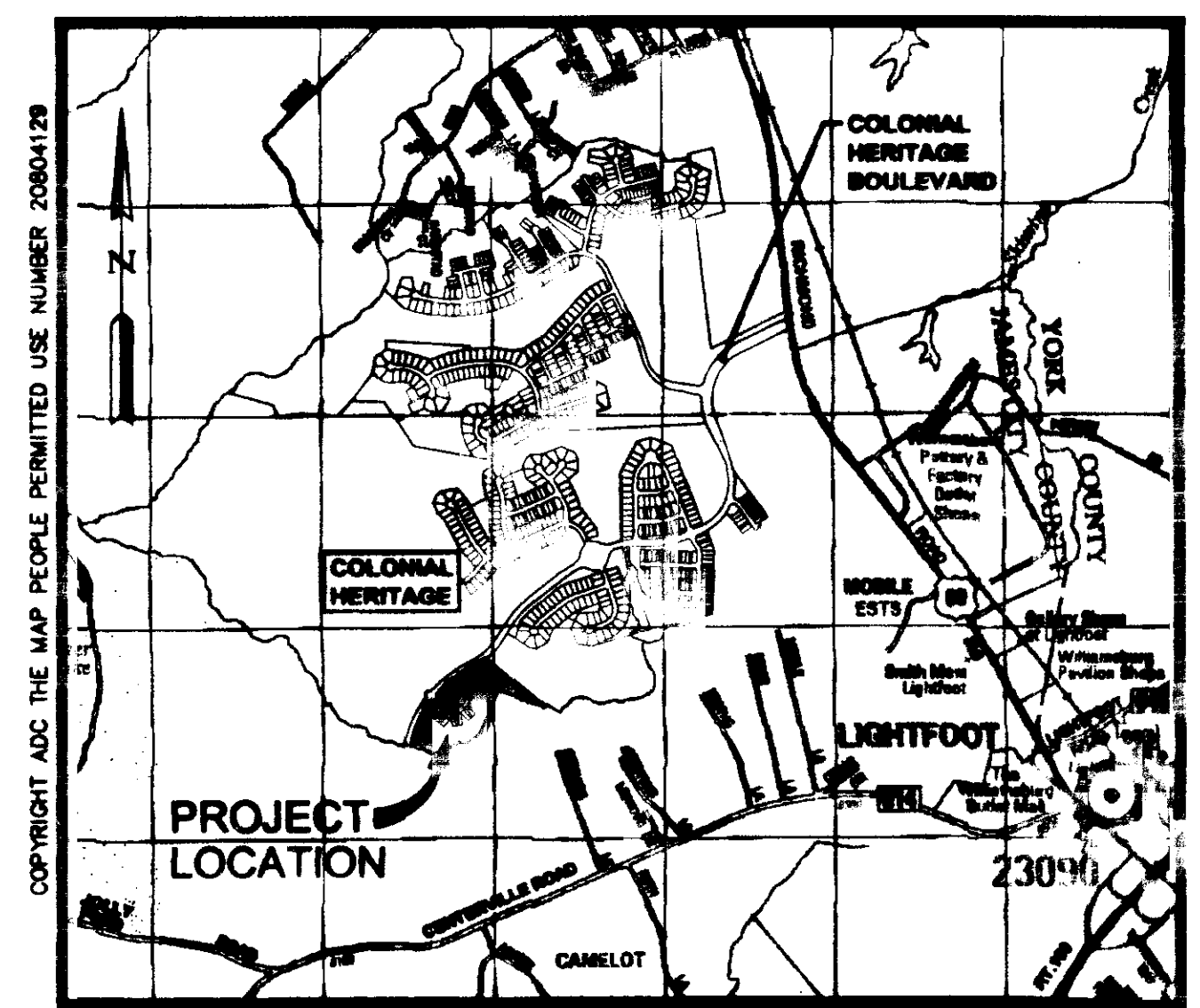
CERTIFICATE OF APPROVAL

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

Carroll D. Owen 6/24/10
 SUBDIVISION AGENT OF DATE
 JAMES CITY COUNTY

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL # (24-3)(1-32).
- TAX MAP PARCEL # (24-3)(1-32) IS CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
- 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.
- 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 19-36 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.
- IN ACCORDANCE WITH SECTION 19-20H 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.
- 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 SITE PLAN AND/OR 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.



LOCATION MAP SCALE: 1"=2000'

- THE PRIVATE UTILITY EASEMENTS AS SHOWN HEREON SHALL INCLUDE DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC. & JAMES CITY SERVICE AUTHORITY.
- THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51085CD110C DATED 9/28/07.
- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(e) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
- THIS PLAT IS BASED ON DEED 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.

REFERENCE:
 INSTRUMENT #030000330
 INSTRUMENT #030000329
 PB 88, PG 10-12

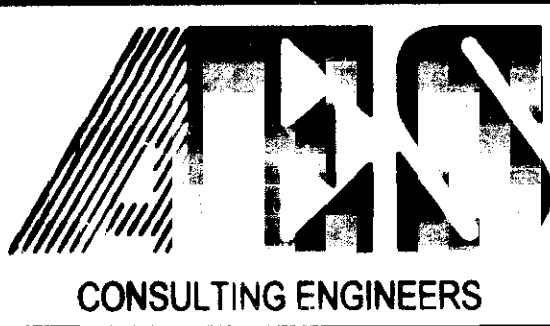
**AREA TABULATION
 COLONIAL HERITAGE
 PHASE III, SECTION 3A
 LOTS 47 - 66**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	142,301 S.F.	3.267 AC.±
AREA OF RIGHT OF WAY	36,462 S.F.	0.837 AC.±
AREA OF COMMON OPEN SPACE #5	7,760 S.F.	0.178 AC.±
AREA OF COMMON OPEN SPACE 3A (INCLUDES NATURAL OPEN SPACE/CONSERVATION AREA)	450,783 S.F.	10.349 AC.±
TOTAL AREA SUBDIVIDED	637,306 S.F.	14.631 AC.±
NUMBER OF LOTS	20	
AVERAGE LOT SIZE	7,115 S.F.	0.163 AC.±
SMALLEST LOT (LOT 56)	5,627 S.F.	0.129 AC.±
LARGEST LOT (LOT 62)	11,888 S.F.	0.273 AC.±
GROSS LOTS PER ACRE	1.114	

4 Large Plats Recorded
 Instrument # 100013449

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 30 DAY OF June, 2010
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:26 AM/PM
 INSTRUMENT # 100013449
 TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK
 By: Carroll D. Owen

100013449

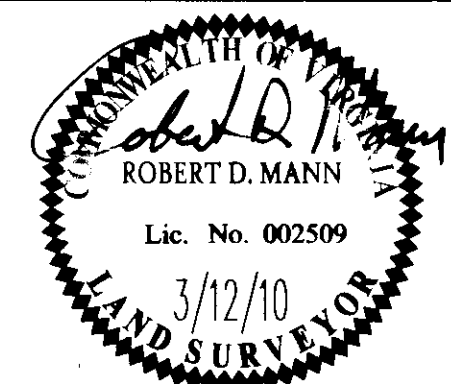


5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

PLAT OF SUBDIVISION
COLONIAL HERITAGE
 PHASE III, SECTION 3A
 LOTS 47 - 66
 PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed HWP	Drawn AWT/RMS
Scale N/A	Date 3/12/10
Project No. 8881-33A	
Drawing No. 1 of 4	

100013449

NOTE: COMMON OPEN SPACE CURVE DATA INCLUDED IN THE LOT CURVE TABLE.

LOT CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	10°07'31"	35.00'	6.19'	3.10'	6.18'	N41°08'31"W
C2	95°45'31"	95.00'	158.77'	105.06'	140.93'	S85°36'15"E
C3	92°27'26"	95.00'	15.68'	7.86'	15.66'	S32°59'46"E
C4	6°39'33"	275.00'	31.96'	16.00'	31.94'	N31°35'50"W
C5	9°35'53"	275.00'	46.07'	23.09'	46.01'	N39°43'33"W
C6	8°07'42"	275.00'	39.01'	19.54'	38.98'	N48°35'20"W
C7	12°15'19"	35.00'	7.49'	3.76'	7.47'	S46°31'31"E
C8	11°45'04"	225.00'	46.15'	23.15'	46.07'	N47°23'32"W
C9	12°09'03"	225.00'	47.72'	23.95'	47.63'	N35°26'28"W
C10	1°05'53"	225.00'	4.31'	2.16'	4.31'	N28°49'00"W
C11	17°08'14"	145.00'	43.37'	21.85'	43.21'	S36°50'10"E
C12	17°14'56"	145.00'	43.65'	21.99'	43.49'	S54°01'45"E
C13	14°27'00"	145.00'	36.57'	18.38'	36.47'	S69°52'43"E
C14	16°53'21"	145.00'	42.74'	21.53'	42.59'	S85°32'54"E
C15	15°19'36"	145.00'	38.79'	19.51'	38.67'	N78°20'37"E
C16	10°13'39"	145.00'	25.88'	12.98'	25.85'	N65°34'00"E
C17	8°01'46"	145.00'	20.32'	10.18'	20.30'	N56°26'17"E
C18	5°54'25"	145.00'	14.95'	7.48'	14.94'	N49°28'12"E
C19	7°34'24"	145.00'	19.17'	9.60'	19.15'	N42°43'48"E
C20	6°17'03"	1285.00'	140.94'	70.54'	140.87'	S49°38'22"W
C21	5°52'53"	1285.00'	131.90'	66.01'	131.85'	S43°33'24"W
C22	0°43'48"	225.00'	2.87'	1.43'	2.87'	N53°37'58"W

BOUNDARY CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
B1	15°09'41"	1035.00'	273.88'	137.74'	273.08'	N16°56'08"E
B2	12°16'04"	1315.00'	281.56'	141.32'	281.02'	N30°39'01"E
B3	89°13'05"	35.00'	54.50'	34.53'	49.16'	N81°23'35"E
B4	94°49'00"	35.00'	57.92'	38.07'	51.53'	N5°14'41"W
B5	9°04'13"	1315.00'	208.17'	104.30'	207.95'	N46°41'56"E
B6	92°41'12"	35.00'	56.62'	36.68'	50.64'	S82°25'22"E
B7	92°41'12"	35.00'	56.62'	36.68'	50.64'	N10°15'50"E
B8	6°57'26"	1315.00'	159.68'	79.94'	159.58'	N60°05'09"E
B9	10°26'01"	834.99'	152.05'	76.24'	151.84'	N58°20'52"E

R/W CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RW1	75°01'21"	145.00'	189.86'	111.31'	176.59'	N1°25'55"E
RW2	105°12'57"	145.00'	266.27'	189.71'	230.40'	S80°52'32"E
RW3	25°43'49"	225.00'	101.04'	51.39'	100.20'	N41°07'58"W
RW4	24°23'08"	275.00'	117.04'	59.42'	116.16'	N40°27'37"W
RW5	105°12'57"	95.00'	174.45'	124.29'	150.95'	S80°52'32"E
RW6	82°35'46"	95.00'	136.95'	83.45'	125.40'	N5°13'07"E

4 Large/Small Plat(s) Recorded
 No. with as # 100013449



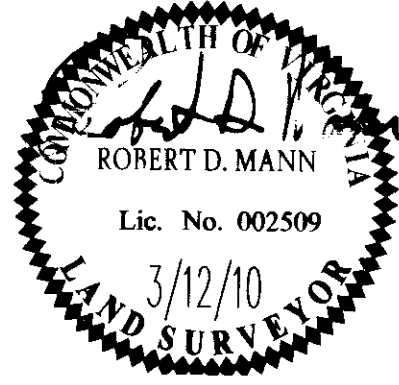
CONSULTING ENGINEERS

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

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

PLAT OF SUBDIVISION
COLONIAL HERITAGE
 PHASE III, SECTION 3A
 LOTS 47 - 66
 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
	30 June 2010
at 9:26 AM/PM, PB	PG
DOCUMENT #	100013449
BETSY B. WOOLRIDGE, CLERK	
	Betsy B. Woolridge Clerk
No.	DATE
	REVISION / COMMENT / NOTE
	BY

Designed HWP	Drawn AWT/RMS
Scale N/A	Date 3/12/10
Project No. 8881-33A	
Drawing No. 4 of 4	