

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

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City
 TO-WIT:

April Renee Gaudin 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 28 DAY OF April, 2010.
 MY COMMISSION EXPIRES February 28, 2011
April Renee Gaudin
 NOTARY PUBLIC
 NOTARY REGISTRATION NUMBER: 7122507

David W. Rousey 4/28/10
 FOR COLONIAL HERITAGE HOME OWNERS ASSOCIATION, INC. DATE
 CARE OF THE COLONIAL HERITAGE CLUB

DAVID W. ROUSEY
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City
 TO-WIT:

April Renee Gaudin 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 28 DAY OF April, 2010.
 MY COMMISSION EXPIRES February 28, 2011
April Renee Gaudin
 NOTARY PUBLIC
 NOTARY REGISTRATION NUMBER: 7122507

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 3/31/10
 ROBERT D. MANN, L.S. #002509 DATE

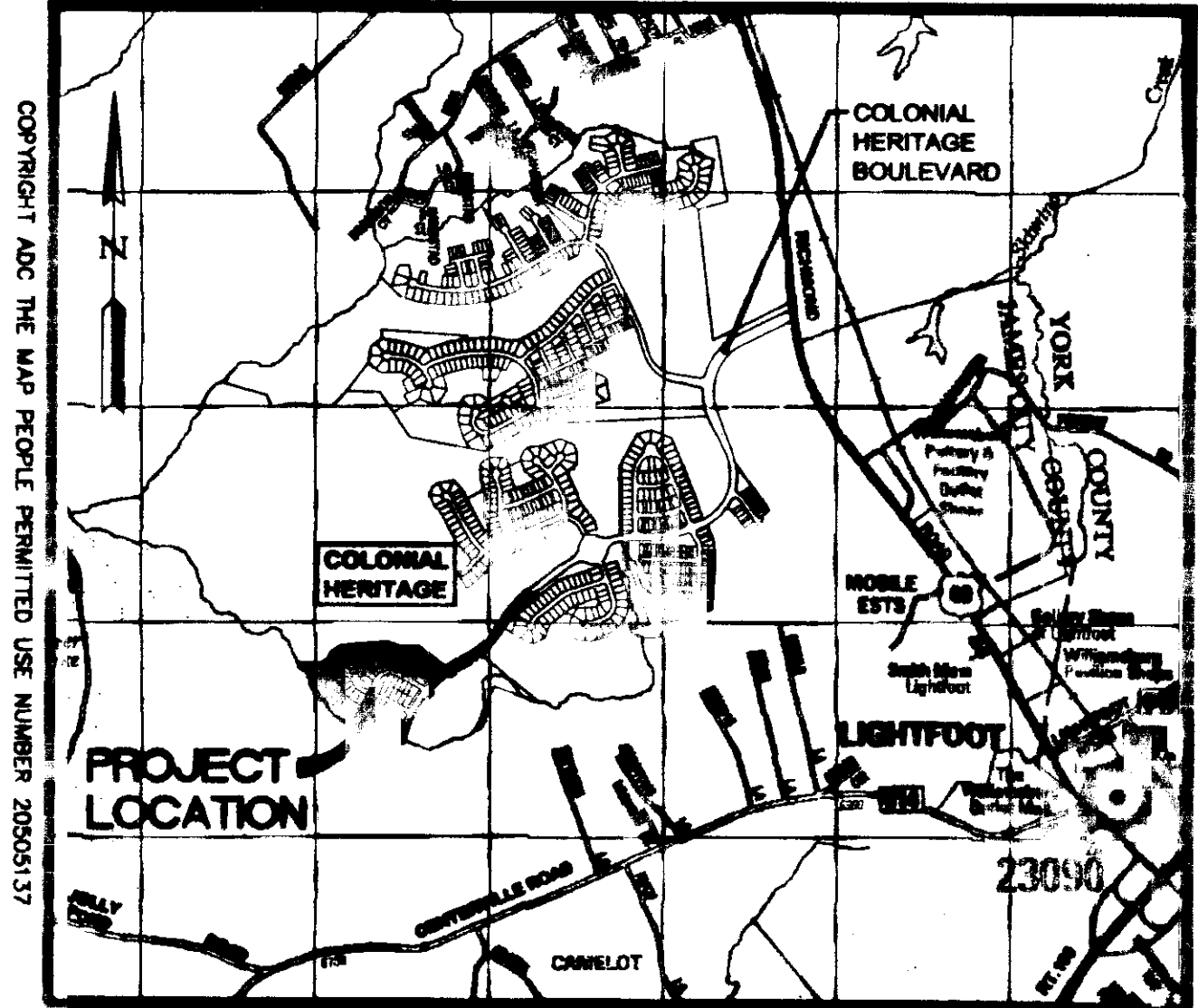
CERTIFICATE OF APPROVAL

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

Carroll J. Rose 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 19-29H 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.
- 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 AS BENEFICIARIES DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC. & JAMES CITY SERVICE AUTHORITY.
- PER PREVIOUS AGREEMENT WITH JCSA (CONTACT DANNY POE), THE PLAT OF THE CROSS COUNTRY SEWER EASEMENT WILL BE SUBMITTED AND RECORDED UPON COMPLETION OF THE AS-BUILTS FOR THE SEWER. THIS IS TO MAKE CERTAIN THAT THE SEWER MAIN LIES WHOLLY WITHIN THE JCSA EASEMENT.
- 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.

**AREA TABULATION
 COLONIAL HERITAGE
 PHASE III, SECTION 3B
 LOTS 1 - 46**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	389,182 S.F.	8.933 AC.±
AREA OF RIGHT OF WAY (TO STREAM)	274,370 S.F.	6.299 AC.±
AREA OF COMMON OPEN SPACE #1, #2, AND #4	16,733 S.F.	0.384 AC.±
AREA OF COMMON OPEN SPACE #3B (INCLUDES NATURAL OPEN SPACE/CONSERVATION AREA)	452,381 S.F.	10.366 AC.±
TOTAL AREA SUBDIVIDED	1,132,657 S.F.	26.002 AC.±
NUMBER OF LOTS	46	
AVERAGE LOT SIZE	8,480 S.F.	0.194 AC.±
SMALLEST LOT (LOT 41)	6,360 S.F.	0.146 AC.±
LARGEST LOT (LOT 4)	17,486 S.F.	0.401 AC.±
GROSS LOTS PER ACRE	1.789	

REFERENCE:
 INSTRUMENT #030000330
 INSTRUMENT #030000328
 PB 89, PG 10-12

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 30 DAY OF April, 2010
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 09:31 AM/PM
 INSTRUMENT # 100013450

TESTE: Betsy B. Woodruff
 BETSY B. WOODRUFF, CLERK
By Claudia J. Binkley, Esq.

100013450

WILLIAMSBURG CONSULTING ENGINEERS
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 Williamsburg, Virginia 23188
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 Fax (757) 220-8994
 WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

**PLAT OF SUBDIVISION
 COLONIAL HERITAGE
 PHASE III, SECTION 3B
 LOTS 1-46
 PREPARED FOR COLONIAL HERITAGE LLC**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

ROBERT D. MANN
 Lic. No. 002509
 3/31/2010

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
HWP	AWI/RMS
Scale	Date
N/A	3/31/2010
Project No.	
8881-338	
Drawing No.	
1 of 6	