

110015310

**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 CITY OF WILLIAMSBURG AND 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.

*[Signature]* 4/28/11  
 FOR COLONIAL HERITAGE LLC DATE  
**GARY P. VINALSTYNE**  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION**

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

I, Elisabeth Bays Barr 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<sup>th</sup> DAY OF April, 2011.

MY COMMISSION EXPIRES 7/31/2011  
Elisabeth Bays Barr  
 NOTARY PUBLIC



NOTARY REGISTRATION NUMBER: 7123871

**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]* 4/19/11  
 THOMAS C. SUBLETT, L.S. #1886 DATE

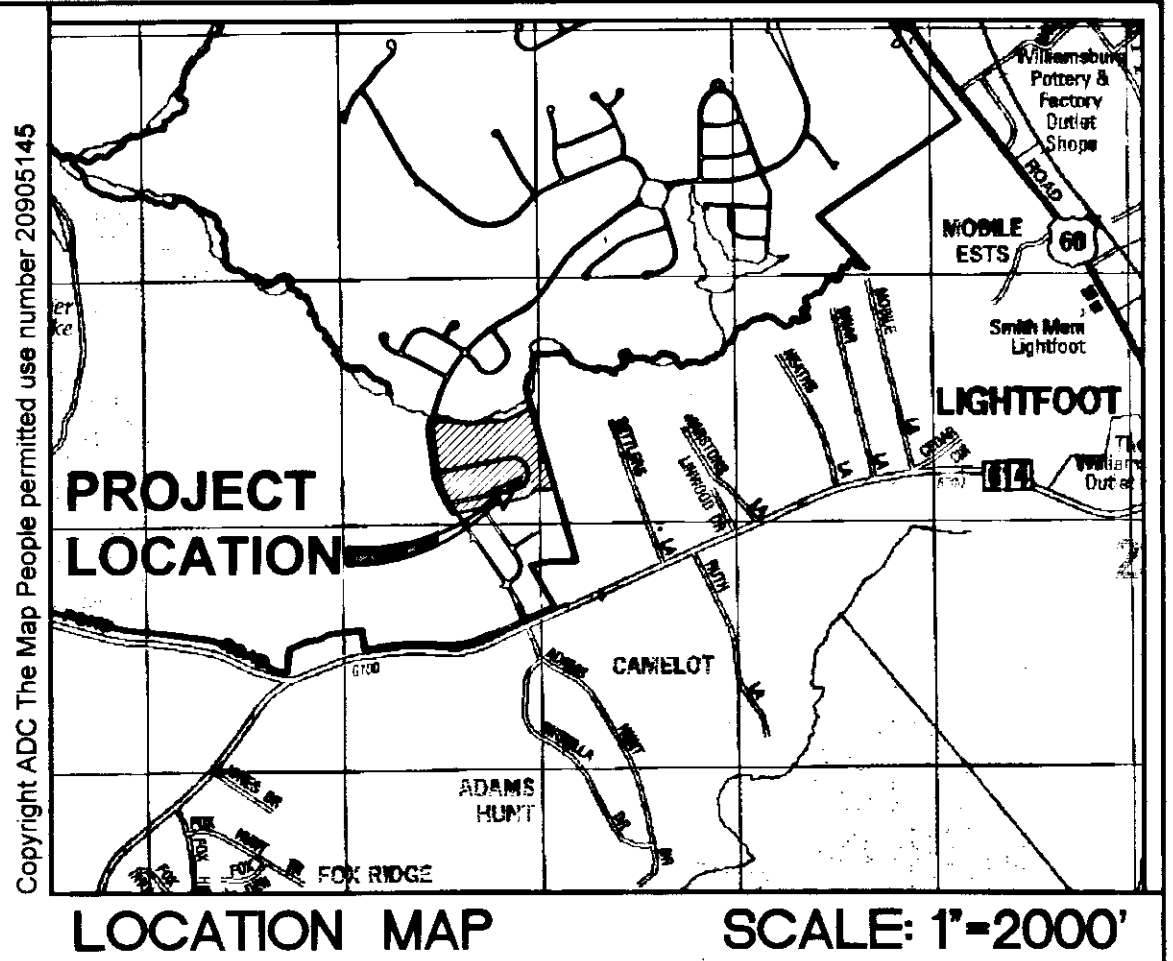
**CERTIFICATE OF APPROVAL**

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

*[Signature]* 5/18/11  
 SUBDIVISION AGENT OF DATE  
 JAMES CITY COUNTY

**GENERAL NOTES:**

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL # (31-1)(1-11), INSTRUMENT #030000330, P.B. 89, PG. 12 (#030000329)
- TAX MAP PARCEL # (31-1)(1-11) 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 AND LANDSCAPE PRESERVATION EASEMENTS ARE TO REMAIN PRIVATE. PRIVATE DRAINAGE AND LANDSCAPE PRESERVATION EASEMENTS HEREBY DEDICATED TO THE HOA (HOMEOWNER'S ASSOCIATION)
- 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 REFERENCED IN THE DEED OF EASEMENT.
- 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 HEREBY CONVEYED TO JCSA AND 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.



- THE PRIVATE UTILITY EASEMENTS AS SHOWN HEREON ADJACENT TO PRIVATE RIGHT-OF WAYS SHALL INCLUDE DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC., JAMES CITY SERVICE AUTHORITY, VIRGINIA NATURAL GAS AND OTHER AVAILABLE UTILITIES AS PERMITTED BY HOA.
- THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0110C DATED 9/28/07.
- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) 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.

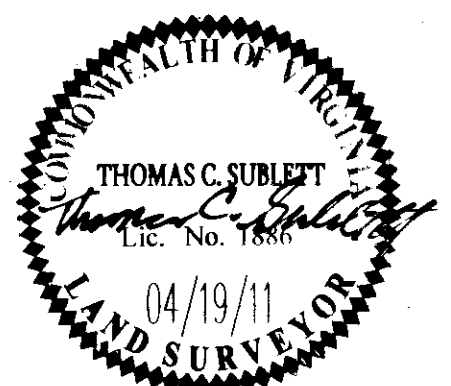
**AREA TABULATION  
 COLONIAL HERITAGE  
 PHASE IV, SECTION 1-A  
 LOTS 1-53**

TOTAL AREA PARCEL (31-1)(1-11)		98.536 AC.±
AREA OF RESIDENTIAL LOTS	357,834 S.F.	8.215 AC.±
AREA OF RIGHT OF WAY (TO CL STREAM)	150,091 S.F.	3.445 AC.±
AREA OF COMMON OPEN SPACE #1 (INCLUDES AREA OF UNDISTURBED NATURAL OPEN SPACE)	401,612 S.F.	9.220 AC.±
AREA OF COMMON OPEN SPACE #2	9,395 S.F.	0.216 AC.±
AREA OF COMMON OPEN SPACE #3	5,798 S.F.	0.133 AC.±
AREA OF COMMON OPEN SPACE #4A	3,208 S.F.	0.074 AC.±
AREA OF COMMON OPEN SPACE #5	85,699 S.F.	1.967 AC.±
TOTAL AREA SUBDIVIDED (AREA TO CL STREAM)	1,013,637 S.F.	23.270 AC.±
NUMBER OF LOTS	53	
AVERAGE LOT SIZE	6,752 S.F.	0.155 AC.±
SMALLEST LOT (LOT 28)	5,606 S.F.	0.129 AC.±
LARGEST LOT (LOT 19)	7,748 S.F.	0.178 AC.±
GROSS LOTS PER ACRE	2.278	

5 Large/Small Plat(s) Recorded herewith as # 110015310

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 20 DAY OF July 2011  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:28 AM/PM  
 INSTRUMENT # 110015310  
 TESTE: Betsy B. Woolridge, Clerk  
 BETSY B. WOOLRIDGE, CLERK  
By Claudia Hinkelholz, Sp. Clerk

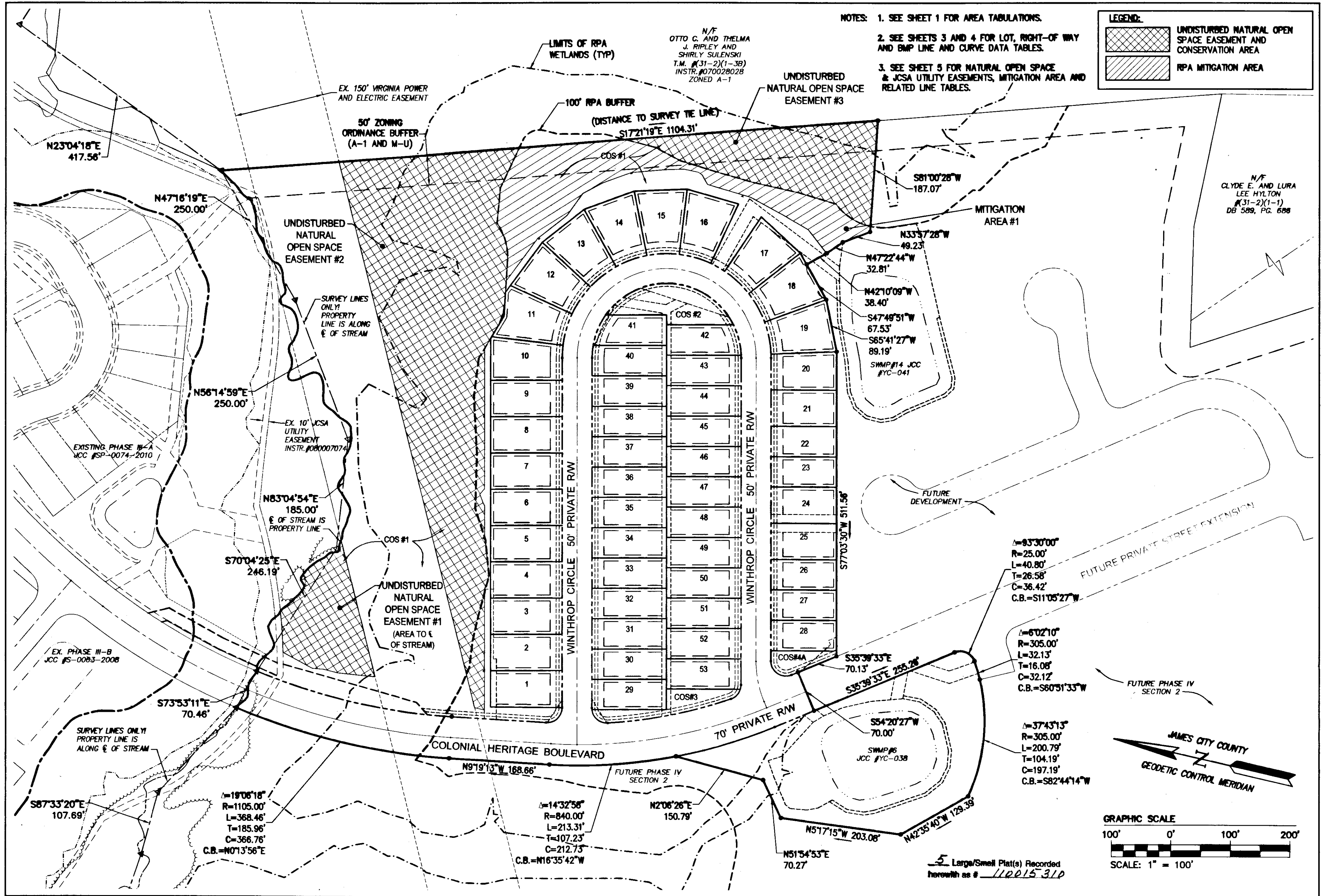
Rev.	Date	Description	Revised By
1	4/19/11	REVISED PER COUNTY COMMENTS	TCS



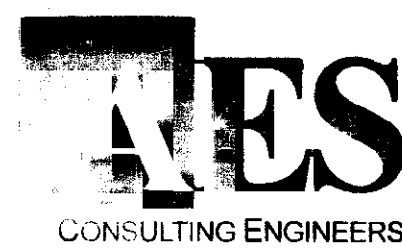
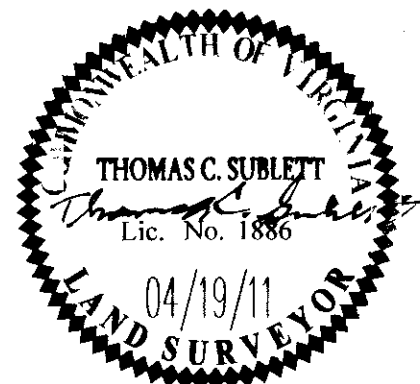
**AES**  
 CONSULTING ENGINEERS  
 5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23186  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.aesva.com  
 Hampton Roads | Central Virginia | Middle Peninsula

**PLAT OF SUBDIVISION  
 COLONIAL HERITAGE  
 PHASE IV, SECTION 1-A  
 LOTS 1-53  
 PREPARED FOR COLONIAL HERITAGE LLC**  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: HWP  
 Project Number: 8861-40-1A  
 Scale: NONE Date: 02/07/11  
 Sheet Number  
**1 of 5**



City of Williamsburg & County of James City		
Circuit Court: This PLAT was recorded on		
at 10:28 AM/PM, PB - PG -		
DOCUMENT # 110015310		
BETSY B. WOOLRIDGE, CLERK		
<i>Betsy B. Woolridge</i> Clerk		
1	4/19/11	TCS
Rev	Date	Description
		Revised By



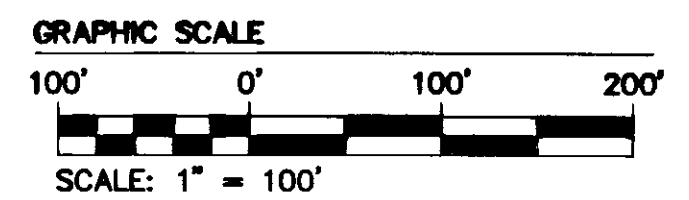
5248 Old Towne Road, Suite 1  
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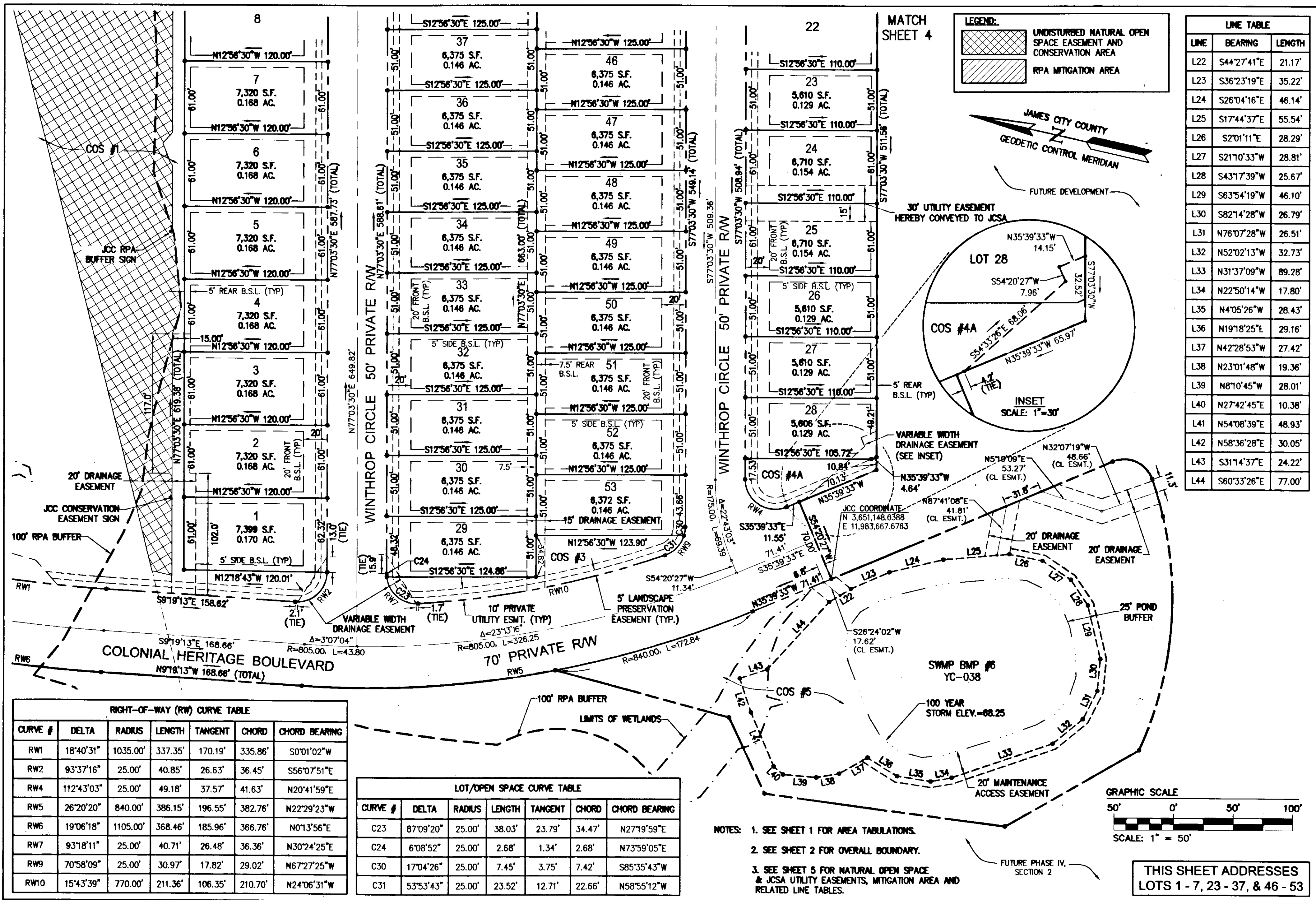
**PLAT OF SUBDIVISION**  
**COLONIAL HERITAGE**  
 PHASE IV, SECTION 1-A  
 LOTS 1-53  
 PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT      JAMES CITY COUNTY      VIRGINIA

Project Contacts:	HMP
Project Number:	8881-40-1A
Scale:	Date:
1"=100'	02/07/11
Sheet Number	
<b>2 of 5</b>	





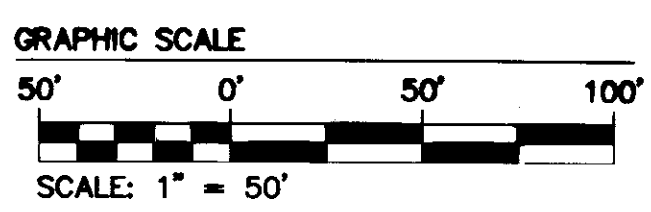


LINE TABLE		
LINE	BEARING	LENGTH
L22	S44°27'41"E	21.17'
L23	S36°23'19"E	35.22'
L24	S26°04'16"E	46.14'
L25	S17°44'37"E	55.54'
L26	S2°01'11"E	28.29'
L27	S21°10'33"W	28.81'
L28	S43°17'39"W	25.67'
L29	S63°54'19"W	46.10'
L30	S82°14'28"W	26.79'
L31	N76°07'28"W	26.51'
L32	N52°02'13"W	32.73'
L33	N31°37'09"W	89.28'
L34	N22°50'14"W	17.80'
L35	N4°05'26"W	28.43'
L36	N19°18'25"E	29.16'
L37	N42°28'53"W	27.42'
L38	N23°01'48"W	19.36'
L39	N8°10'45"W	28.01'
L40	N27°42'45"E	10.38'
L41	N54°08'39"E	48.93'
L42	N58°36'28"E	30.05'
L43	S31°14'37"E	24.22'
L44	S60°33'26"E	77.00'

RIGHT-OF-WAY (RW) CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RW1	18°40'31"	1035.00'	337.35'	170.19'	335.86'	S0°01'02"W
RW2	93°37'16"	25.00'	40.85'	26.63'	36.45'	S56°07'51"E
RW4	112°43'03"	25.00'	49.18'	37.57'	41.63'	N20°41'59"E
RW5	26°20'20"	840.00'	386.15'	196.55'	382.76'	N22°29'23"W
RW6	19°06'18"	1105.00'	368.46'	185.96'	366.76'	N0°13'56"E
RW7	93°18'11"	25.00'	40.71'	26.48'	36.36'	N30°24'25"E
RW9	70°58'09"	25.00'	30.97'	17.82'	29.02'	N67°27'25"W
RW10	15°43'39"	770.00'	211.36'	106.35'	210.70'	N24°06'31"W

LOT/OPEN SPACE CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C23	87°09'20"	25.00'	38.03'	23.79'	34.47'	N27°19'59"E
C24	6°08'52"	25.00'	2.68'	1.34'	2.68'	N73°59'05"E
C30	17°04'26"	25.00'	7.45'	3.75'	7.42'	S85°35'43"W
C31	53°53'43"	25.00'	23.52'	12.71'	22.66'	N58°55'12"W

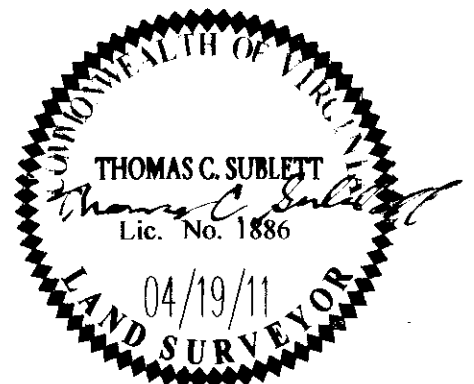
NOTES: 1. SEE SHEET 1 FOR AREA TABULATIONS.  
 2. SEE SHEET 2 FOR OVERALL BOUNDARY.  
 3. SEE SHEET 5 FOR NATURAL OPEN SPACE & JCSA UTILITY EASEMENTS, MITIGATION AREA AND RELATED LINE TABLES.



THIS SHEET ADDRESSES LOTS 1 - 7, 23 - 37, & 46 - 53

1	4/19/11	REVISED PER COUNTY COMMISSION	TCS
Rev	Date	Description	Revised By

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 20 July 2011  
 at 10:48 AM/PM, PG  
 DOCUMENT # 110015310  
 BETSY B. WOOLRIDGE, CLERK  
 Clerk



5248 Old Towne Road, Suite 1  
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PLAT OF SUBDIVISION  
**COLONIAL HERITAGE**  
 PHASE IV, SECTION 1-A  
 LOTS 1-53  
 PREPARED FOR COLONIAL HERITAGE LLC  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: HWP  
 Project Number: 8861-40-1A  
 Scale: 1"=50' Date: 02/07/11  
 Sheet Number  
**3 of 5**

LOT/OPEN SPACE CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C11	6°56'32"	175.00'	21.20'	10.61'	21.19'	N80°31'46"E
C12	17°59'50"	175.00'	54.97'	27.71'	54.74'	S87°00'03"E
C13	17°59'50"	175.00'	54.97'	27.71'	54.74'	S69°00'13"E
C14	17°59'50"	175.00'	54.97'	27.71'	54.74'	S51°00'23"E
C15	17°59'50"	175.00'	54.97'	27.71'	54.74'	S33°00'33"E
C16	17°59'50"	175.00'	54.97'	27.71'	54.74'	S15°00'43"E

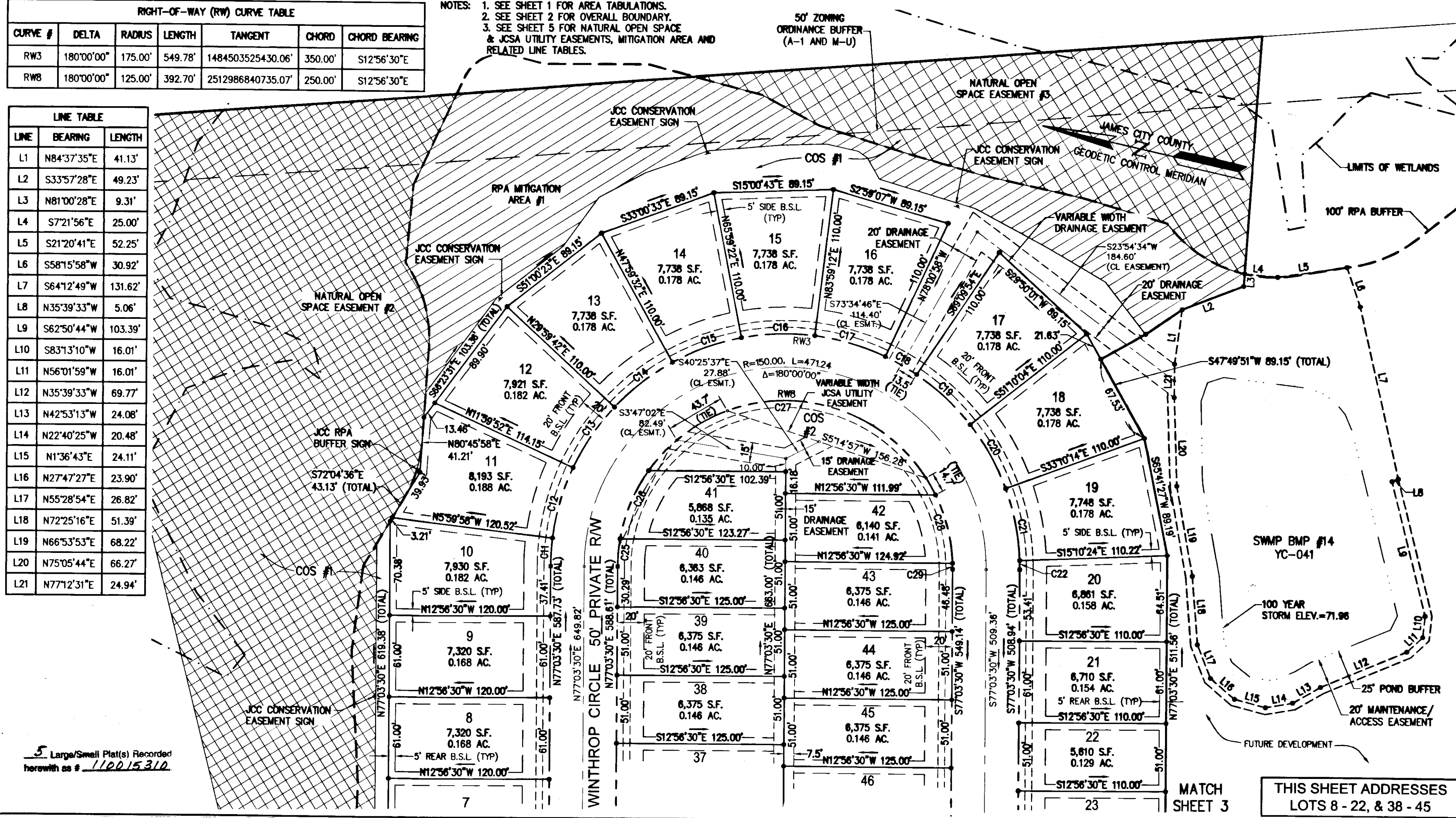
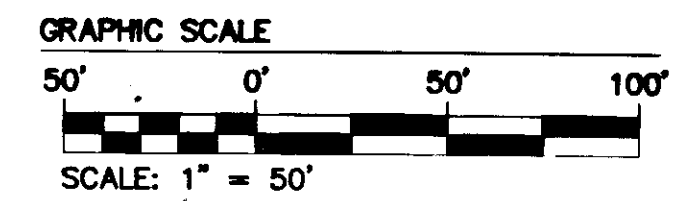
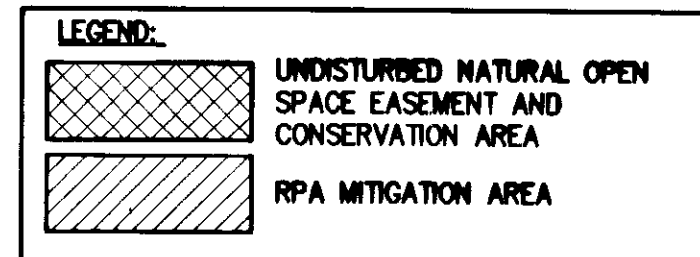
LOT/OPEN SPACE CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C17	17°59'50"	175.00'	54.97'	27.71'	54.74'	S2°59'07"W
C18	8°51'05"	175.00'	27.03'	13.54'	27.01'	S16°24'34"W
C19	17°59'50"	175.00'	54.97'	27.71'	54.74'	S29°50'01"W
C20	17°59'50"	175.00'	54.97'	27.71'	54.74'	S47°49'51"W
C21	17°59'50"	175.00'	54.97'	27.71'	54.74'	S65°49'41"W
C22	21°3'54"	175.00'	6.82'	3.41'	6.82'	S75°56'33"W

LOT/OPEN SPACE CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C25	9°32'06"	125.00'	20.80'	10.43'	20.78'	N81°49'33"E
C26	25°28'12"	125.00'	55.57'	28.25'	55.11'	S80°40'17"E
C27	118°37'23"	125.00'	258.80'	210.62'	214.99'	S8°37'30"E
C28	24°17'51"	125.00'	53.01'	26.91'	52.61'	S62°50'07"W
C29	2°04'28"	125.00'	4.53'	2.26'	4.53'	S76°01'17"W

RIGHT-OF-WAY (RW) CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RW3	180°00'00"	175.00'	549.78'	148450.3525430.06'	350.00'	S12°56'30"E
RWB	180°00'00"	125.00'	392.70'	2512986840735.07'	250.00'	S12°56'30"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N84°37'35"E	41.13'
L2	S33°57'28"E	49.23'
L3	N81°00'28"E	9.31'
L4	S7°21'56"E	25.00'
L5	S21°20'41"E	52.25'
L6	S58°15'58"W	30.92'
L7	S64°12'49"W	131.62'
L8	N35°39'33"W	5.06'
L9	S62°50'44"W	103.39'
L10	S83°13'10"W	16.01'
L11	N56°01'59"W	16.01'
L12	N35°39'33"W	69.77'
L13	N42°53'13"W	24.08'
L14	N22°40'25"W	20.48'
L15	N1°36'43"E	24.11'
L16	N27°47'27"E	23.90'
L17	N55°28'54"E	26.82'
L18	N72°25'16"E	51.39'
L19	N66°53'53"E	68.22'
L20	N75°05'44"E	66.27'
L21	N77°12'31"E	24.94'

NOTES: 1. SEE SHEET 1 FOR AREA TABULATIONS.  
2. SEE SHEET 2 FOR OVERALL BOUNDARY.  
3. SEE SHEET 5 FOR NATURAL OPEN SPACE & JCSA UTILITY EASEMENTS, MITIGATION AREA AND RELATED LINE TABLES.

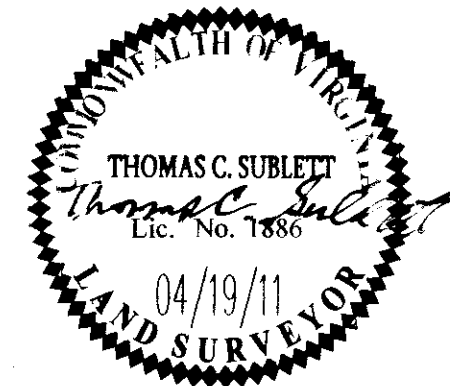


5 Large/Small Plat(s) Recorded herewith as # 110015310

MATCH SHEET 3  
THIS SHEET ADDRESSES LOTS 8 - 22, & 38 - 45

1	4/19/11	REVIEWED FOR COUNTY COMMISSIONERS	TCS
Rev	Date	Description	Revised By

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 20 July 2011  
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*Betsy B. Woolridge* Clerk



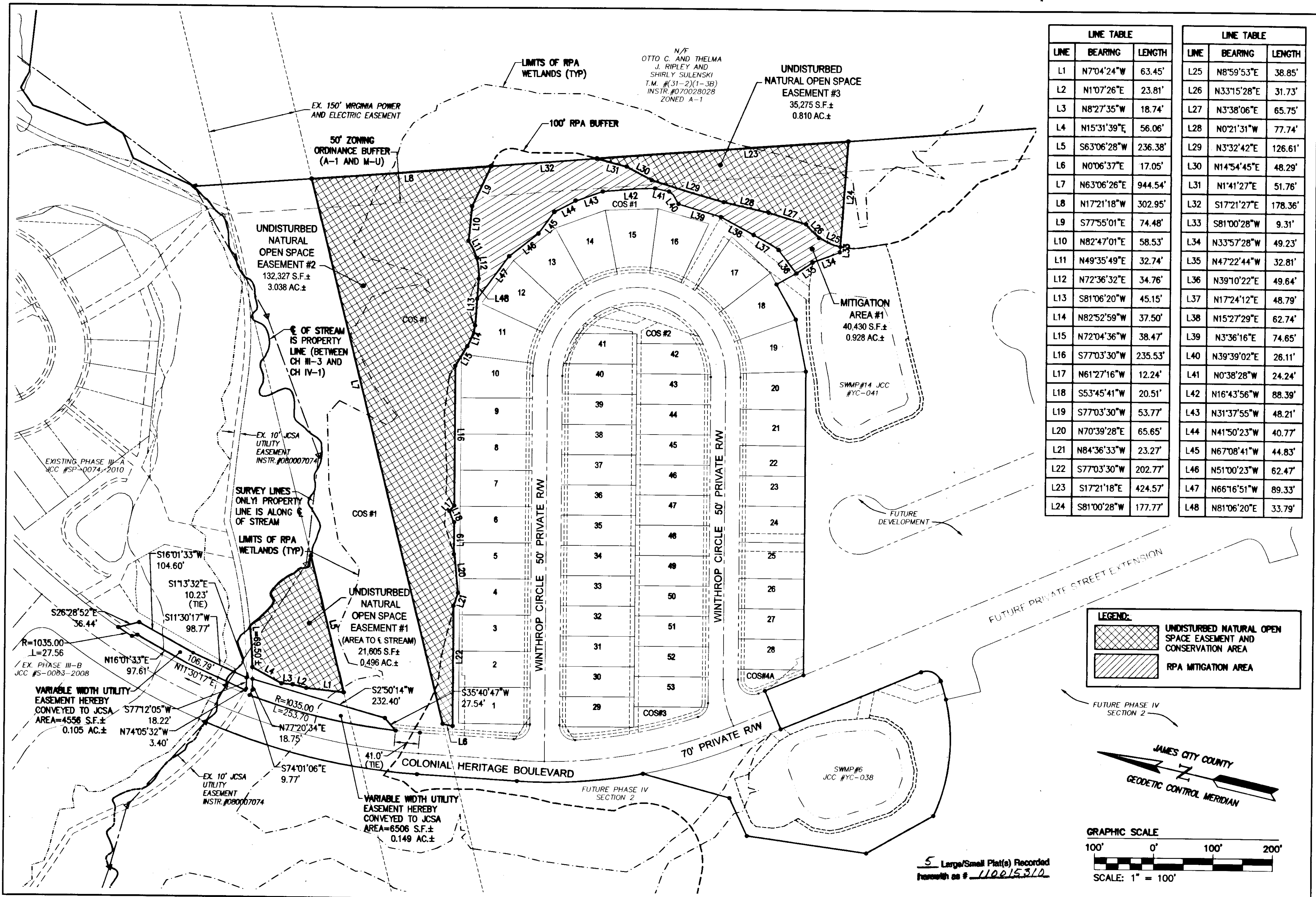
**AES**  
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**PLAT OF SUBDIVISION  
COLONIAL HERITAGE  
PHASE IV, SECTION 1-A  
LOTS 1-53  
PREPARED FOR COLONIAL HERITAGE LLC**  
STONEHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: HWP  
Project Number: 8881-40-1A  
Scale: 1"=50' Date: 02/07/11  
Sheet Number: **4 of 5**



110015310



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N7°04'24"W	63.45'	L25	N8°59'53"E	38.85'
L2	N1°07'26"E	23.81'	L26	N33°15'28"E	31.73'
L3	N8°27'35"W	18.74'	L27	N3°38'06"E	65.75'
L4	N15°31'39"E	56.06'	L28	N0°21'31"W	77.74'
L5	S63°06'28"W	236.38'	L29	N3°32'42"E	126.61'
L6	N0°06'37"E	17.05'	L30	N14°54'45"E	48.29'
L7	N63°06'26"E	944.54'	L31	N1°41'27"E	51.76'
L8	N17°21'18"W	302.95'	L32	S17°21'27"E	178.36'
L9	S77°55'01"E	74.48'	L33	S81°00'28"W	9.31'
L10	N82°47'01"E	58.53'	L34	N33°57'28"W	49.23'
L11	N49°35'49"E	32.74'	L35	N47°22'44"W	32.81'
L12	N72°36'32"E	34.76'	L36	N39°10'22"E	49.64'
L13	S81°06'20"W	45.15'	L37	N17°24'12"E	48.79'
L14	N82°52'59"W	37.50'	L38	N15°27'29"E	62.74'
L15	N72°04'36"W	38.47'	L39	N3°36'16"E	74.65'
L16	S77°03'30"W	235.53'	L40	N39°39'02"E	26.11'
L17	N61°27'16"W	12.24'	L41	N0°38'28"W	24.24'
L18	S53°45'41"W	20.51'	L42	N16°43'56"W	88.39'
L19	S77°03'30"W	53.77'	L43	N31°37'55"W	48.21'
L20	N70°39'28"E	65.65'	L44	N41°50'23"W	40.77'
L21	N84°36'33"W	23.27'	L45	N67°08'41"W	44.83'
L22	S77°03'30"W	202.77'	L46	N51°00'23"W	62.47'
L23	S17°21'18"E	424.57'	L47	N66°16'51"W	89.33'
L24	S81°00'28"W	177.77'	L48	N81°06'20"E	33.79'

**LEGEND:**

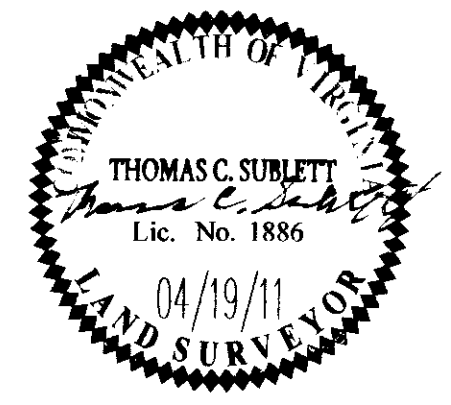
- UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
- RPA MITIGATION AREA

**JAMES CITY COUNTY**  
**GEODETIC CONTROL MERIDIAN**

**GRAPHIC SCALE**  
 100' 0' 100' 200'  
 SCALE: 1" = 100'

5 Large/Small Plat(s) Recorded herewith as # 110015310

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>20 July 2011</u> at <u>10:28</u> AM/PM: <u>PG</u> DOCUMENT # <u>110015310</u> BETSY B. WOOLRIDGE, CLERK <u>Betsy B. Woolridge</u> Clerk	
1 4/19/11	TCS
Rev. Date Description	Revised By



**NES**  
 CONSULTING ENGINEERS  
 Hampton Roads | Central Virginia | Middle Peninsula  
 5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.aesva.com

**PLAT OF SUBDIVISION**  
**COLONIAL HERITAGE**  
 PHASE IV, SECTION 1-A  
 LOTS 1-53  
 PREPARED FOR COLONIAL HERITAGE LLC  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contact: **HWP**  
 Project Number: **8881-40-1A**  
 Scale: **1"=100'** Date: **02/07/11**  
 Sheet Number  
**5 of 5**