

120000411

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]
 FOR COLONIAL HERITAGE LLC
 GARY VANALSTYNE V.P.
 PRINTED NAME
 10/5/2011
 DATE



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF Jamestown
 TO-WIT:

I, Nancy Carolyn Cain 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 5th DAY OF October, 2011.

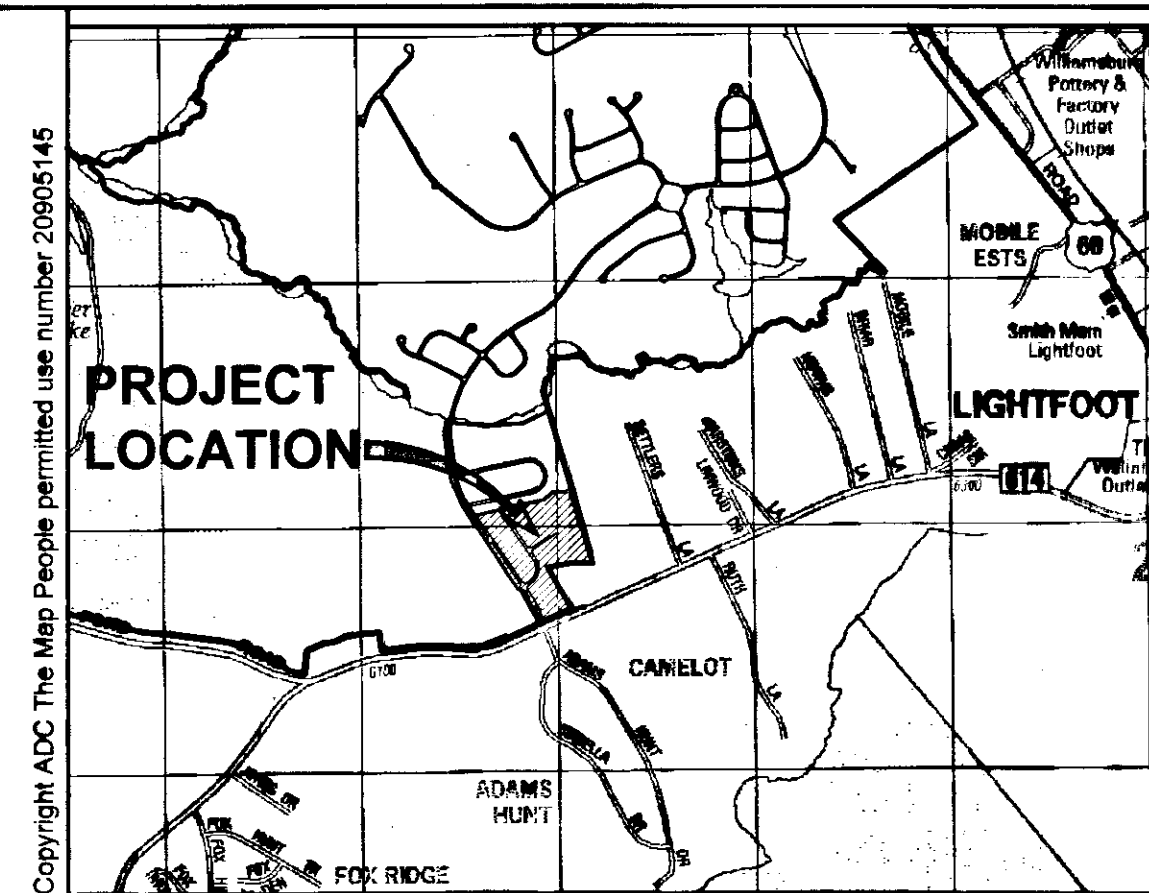
MY COMMISSION EXPIRES August 31, 2015

[Signature]
 NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 304286

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 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 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.

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] 7/25/11
 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] 9/26/11
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 11/7/11
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**AREA TABULATION
 COLONIAL HERITAGE
 PHASE IV, SECTION 1-B
 LOTS 54 - 78**

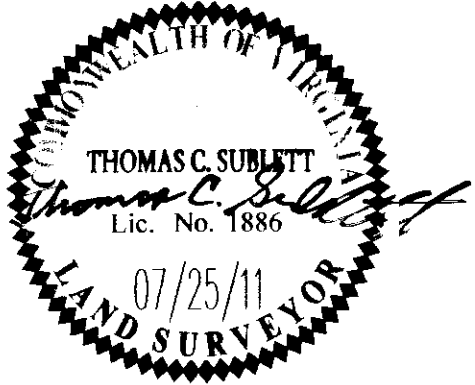
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	188,403 S.F.	4.325 AC.±
AREA OF RIGHT OF WAY (INCLUDES PUBLIC & PRIVATE RIGHT OF WAY)	165,660 S.F.	3.803 AC.±
AREA OF COMMON OPEN SPACE #1 (INCLUDES AREA OF UNDISTURBED NATURAL OPEN SPACE #4)	306,893 S.F.	7.041 AC.±
AREA OF COMMON OPEN SPACE #4B	24,598 S.F.	0.564 AC.±
TOTAL AREA SUBDIVIDED	685,354 S.F.	15.733 AC.±
NUMBER OF LOTS	25	
AVERAGE LOT SIZE	7,536 S.F.	0.173 AC.±
SMALLEST LOT (LOT 65)	5,640 S.F.	0.129 AC.±
LARGEST LOT (LOT 54)	15,439 S.F.	0.354 AC.±
GROSS LOTS PER ACRE	1.588	

Large/Small Plat(s) Recorded herewith as # 120000411

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 16th DAY OF January, 2012
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:57 AM/PM
 INSTRUMENT # 120000411

TESTE: *[Signature]*
 BETSY B. WOOLRIDGE, CLERK
 By *[Signature]*

Rev.	Date	Description	Revised By
1	9/20/2011	REVISED PLAT PER COUNTY COMMENTS	JFS



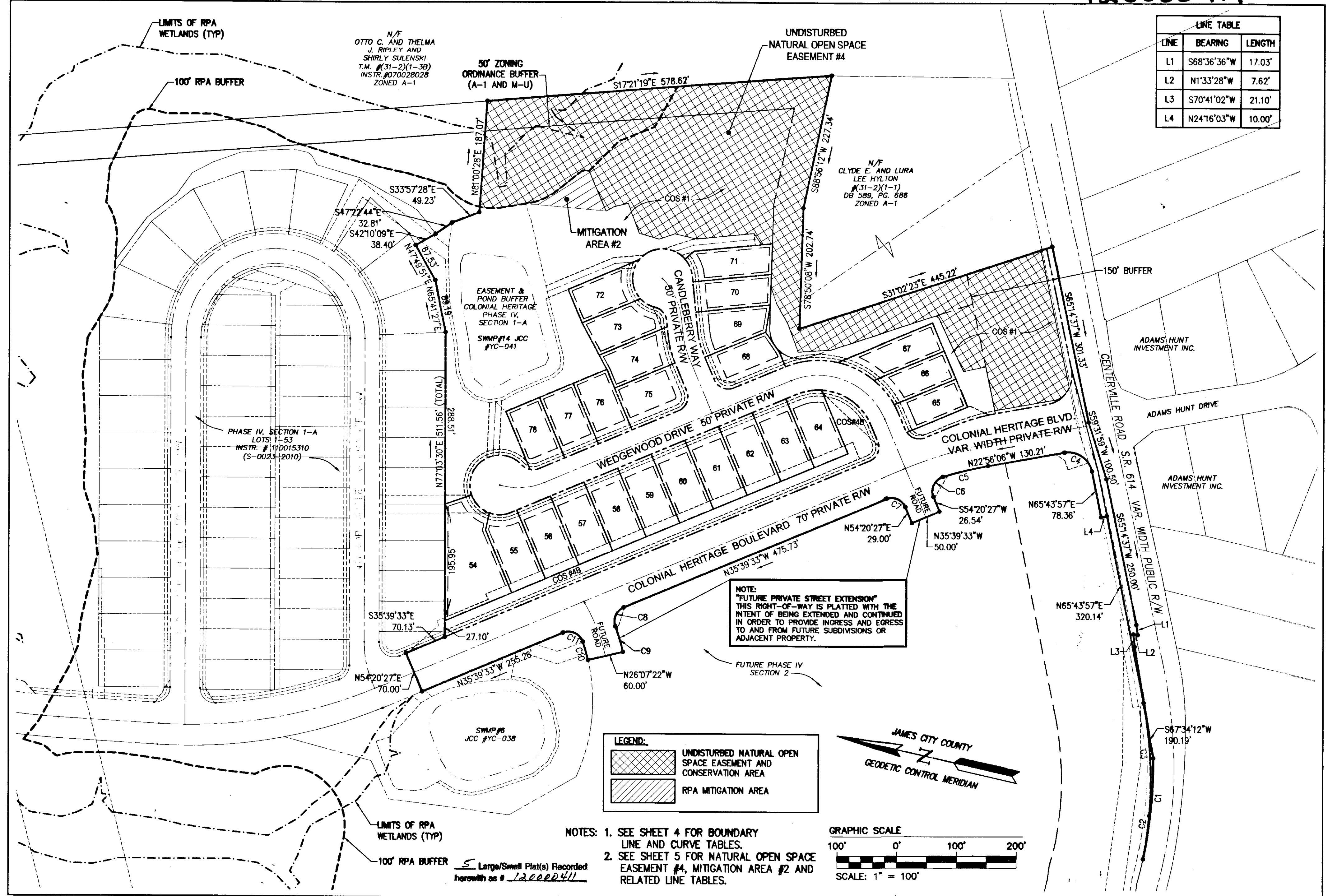
INES
 CONSULTING ENGINEERS
 5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.inesva.com
 Hampton Roads | Central Virginia | Middle Peninsula

**PLAT OF SUBDIVISION
 COLONIAL HERITAGE
 PHASE IV, SECTION 1-B
 LOTS 54-78
 PREPARED FOR COLONIAL HERITAGE LLC**
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS
 Project Number: 8881-40-1B
 Scale: NONE Date: 07/25/11
 Sheet Number
1 of 5

120000411

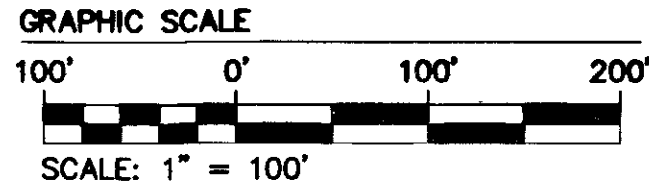
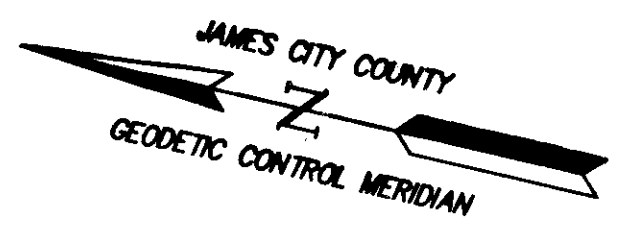
LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°36'36"W	17.03'
L2	N1°33'28"W	7.62'
L3	S70°41'02"W	21.10'
L4	N24°16'03"W	10.00'



NOTE: "FUTURE PRIVATE STREET EXTENSION" THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

LEGEND:

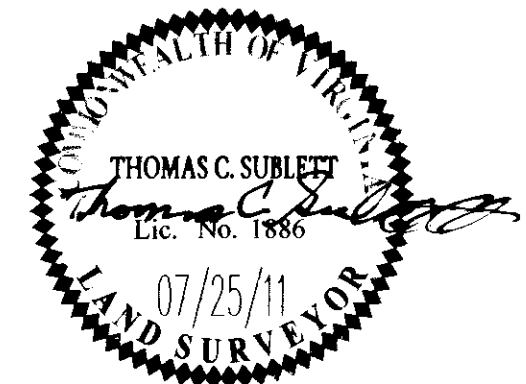
- UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
- RPA MITIGATION AREA



- NOTES:**
- SEE SHEET 4 FOR BOUNDARY LINE AND CURVE TABLES.
 - SEE SHEET 5 FOR NATURAL OPEN SPACE EASEMENT #4, MITIGATION AREA #2 AND RELATED LINE TABLES.

Large/Small Plat(s) Recorded herewith as # 120000411

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>10 January 2012</u> at <u>4:57</u> AM/PM, PG <u>PG</u> Document # <u>120000411</u> BETSY B. WOOLRIDGE, CLERK <i>Betsy Woolridge</i> , Dep. Clerk		
1	9/20/2011	JFS Revised By
Rev.	Date	Description



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CONSULTING ENGINEERS

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Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

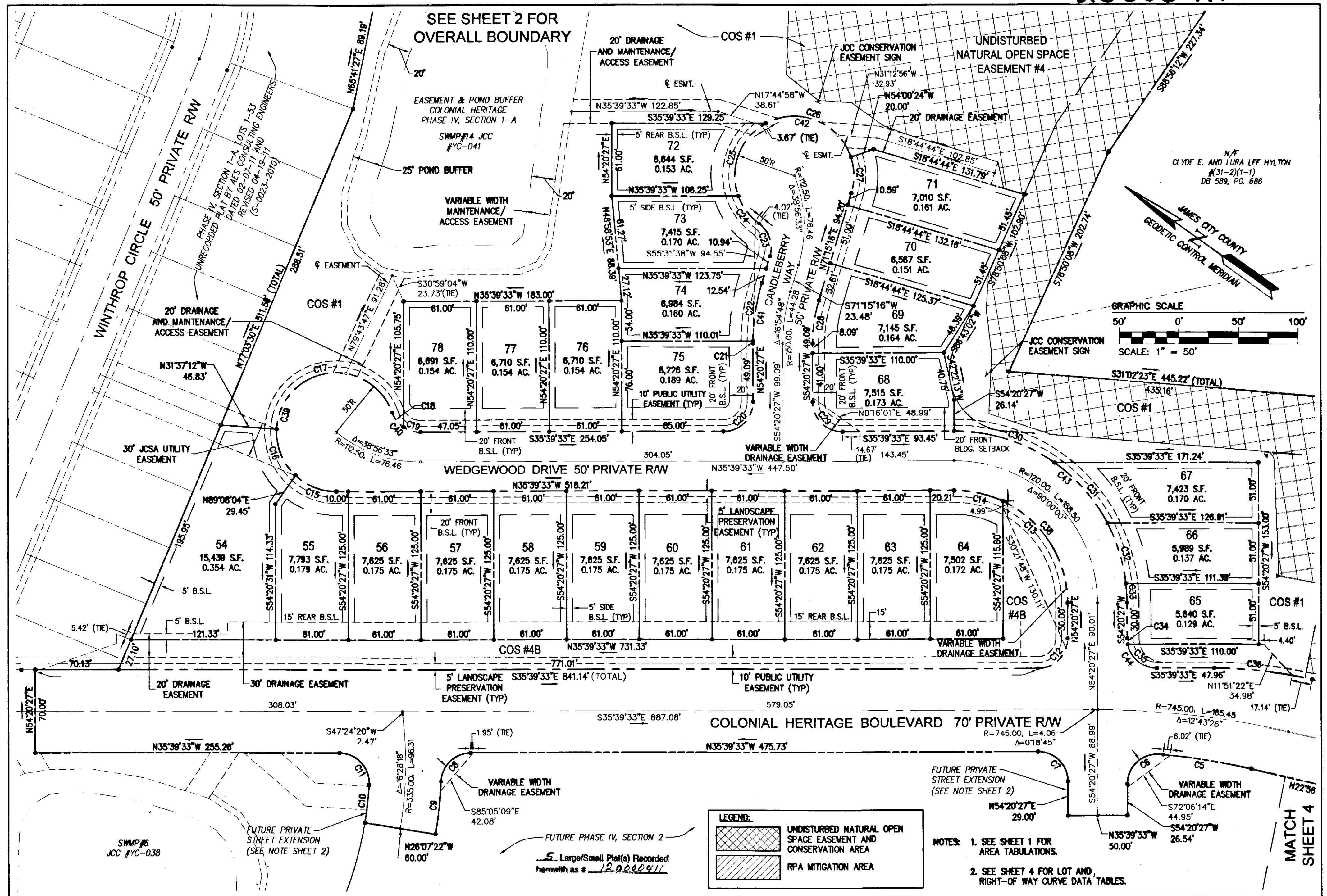
Hampton Roads | Central Virginia | Middle Peninsula

**PLAT OF SUBDIVISION
COLONIAL HERITAGE
PHASE IV, SECTION 1-B
LOTS 54-78
PREPARED FOR COLONIAL HERITAGE LLC**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

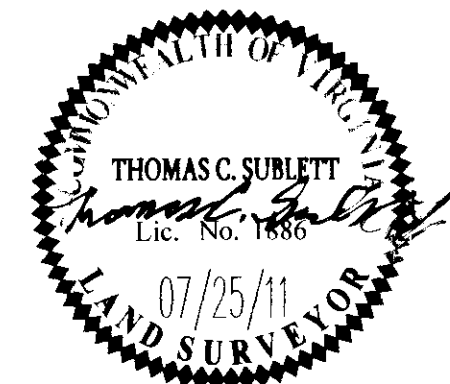
Project Contacts:	TCS
Project Number:	8861-40-1B
Scale:	1"=100'
Date:	07/25/11
Sheet Number:	2 of 5

120000411



1	9/20/2011	REVISED PLAT PER COUNTY COMMENTS	JFS
Rev.	Date	Description	Revised By

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 10 January 2012
 at 4:57 AM/PM, PG. --
 Document # 120000411
 BETSY B. WOOLRIDGE, CLERK
 B. Woolridge, Dep. Clerk



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**PLAT OF SUBDIVISION
 COLONIAL HERITAGE
 PHASE IV, SECTION 1-B
 LOTS 54-78
 PREPARED FOR COLONIAL HERITAGE LLC.**

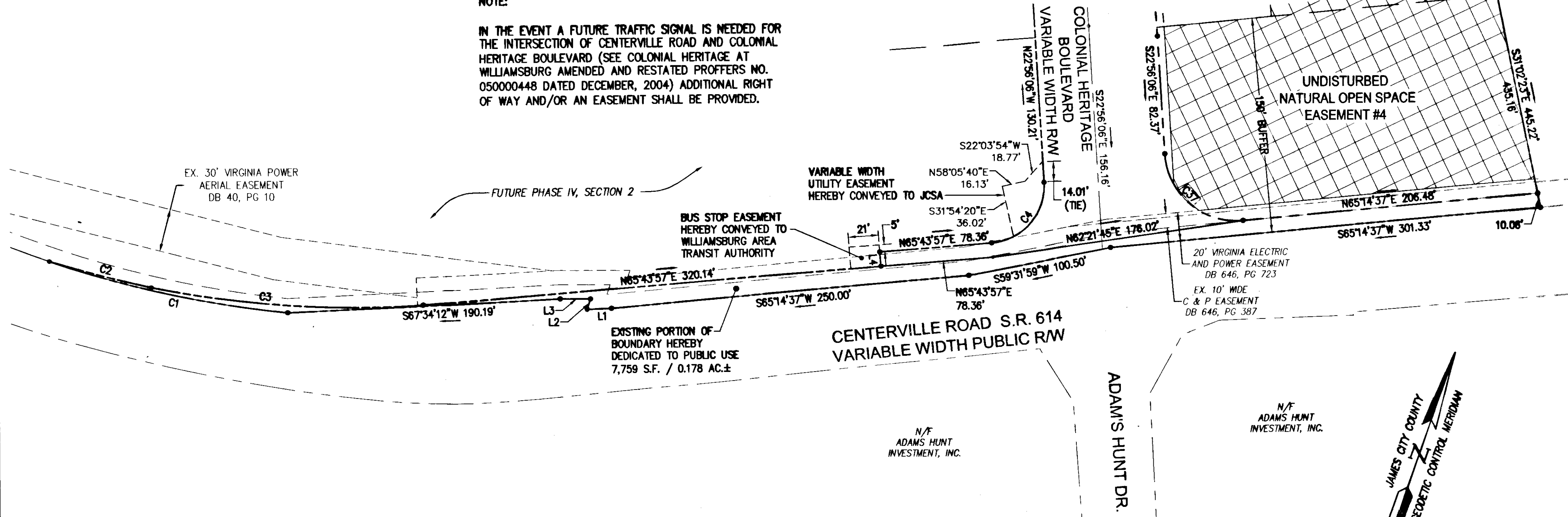
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TCS
Project Number:	8881-40-1B
Scale:	1"=50'
Date:	07/25/11
Sheet Number	3 of 5

120000411

MATCH SHEET 3

NOTE:
 IN THE EVENT A FUTURE TRAFFIC SIGNAL IS NEEDED FOR THE INTERSECTION OF CENTERVILLE ROAD AND COLONIAL HERITAGE BOULEVARD (SEE COLONIAL HERITAGE AT WILLIAMSBURG AMENDED AND RESTATED PROFFERS NO. 050000448 DATED DECEMBER, 2004) ADDITIONAL RIGHT OF WAY AND/OR AN EASEMENT SHALL BE PROVIDED.



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	13°23'11"	728.94'	170.31'	85.54'	169.92'	S82°39'22"W
C2	4°03'01"	1038.76'	73.43'	36.73'	73.41'	N84°58'22"E
C3	15°19'05"	712.03'	190.36'	95.75'	189.79'	N74°06'15"E
C4	88°40'03"	40.00'	61.90'	39.08'	55.91'	N21°23'55"E
C5	7°25'14"	600.00'	77.71'	38.91'	77.65'	N26°38'43"W
C6	95°18'13"	25.00'	41.58'	27.43'	36.95'	N78°00'26"W
C7	90°00'00"	25.00'	39.27'	25.00'	35.36'	N9°20'27"E
C8	87°29'16"	25.00'	38.17'	23.93'	34.57'	N79°24'11"W
C9	7°01'27"	365.00'	44.75'	22.40'	44.72'	S60°21'54"W
C10	6°02'10"	305.00'	32.13'	16.08'	32.12'	N60°51'33"E
C11	93°30'00"	25.00'	40.80'	26.58'	36.42'	N11°05'27"E
C12	90°00'00"	25.00'	39.27'	25.00'	35.36'	S80°39'33"E
C13	64°34'29"	95.00'	107.07'	60.03'	101.49'	N22°03'13"E
C14	25°25'31"	95.00'	42.16'	21.43'	41.81'	N22°56'47"W
C15	43°08'34"	50.00'	37.65'	19.77'	36.77'	N14°05'28"W
C16	49°39'45"	50.00'	43.34'	23.14'	42.00'	N32°18'42"E
C17	157°43'48"	50.00'	137.65'	254.04'	98.12'	S43°59'31"E
C18	36°36'42"	25.00'	15.97'	8.27'	15.70'	S16°33'50"W
C19	33°55'02"	25.00'	14.80'	7.62'	14.58'	S18°42'02"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C20	90°00'00"	25.00'	39.27'	25.00'	35.36'	S80°39'33"E
C21	0°37'34"	175.00'	1.91'	0.96'	1.91'	N54°39'14"E
C22	16°17'15"	175.00'	49.75'	25.04'	49.58'	N63°06'38"E
C23	70°31'40"	25.00'	30.77'	17.68'	28.87'	N35°59'24"E
C24	33°35'19"	50.00'	29.31'	15.09'	28.89'	N17°31'11"E
C25	81°22'26"	50.00'	71.01'	42.99'	65.19'	N75°00'04"E
C26	100°18'19"	50.00'	87.53'	59.91'	76.78'	N14°09'34"W
C27	35°15'40"	50.00'	30.77'	15.89'	30.29'	N53°37'26"E
C28	16°54'48"	125.00'	36.90'	18.58'	36.77'	S62°47'51"W
C29	90°00'00"	25.00'	39.27'	25.00'	35.36'	S9°20'27"W
C30	35°31'54"	145.00'	89.92'	46.46'	88.49'	N17°53'35"W
C31	26°56'51"	145.00'	68.20'	34.74'	67.57'	N13°20'47"E
C32	21°11'08"	145.00'	53.61'	27.12'	53.31'	N37°24'47"E
C34	11°32'13"	25.00'	5.03'	2.53'	5.03'	S48°34'21"W
C35	78°27'47"	25.00'	34.24'	20.41'	31.62'	S3°34'21"W
C36	12°43'26"	374.00'	83.06'	41.70'	82.89'	N29°17'50"W
C37	91°49'17"	50.00'	80.13'	51.62'	71.83'	S68°50'45"E

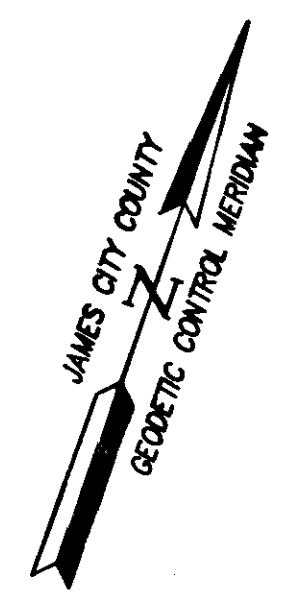
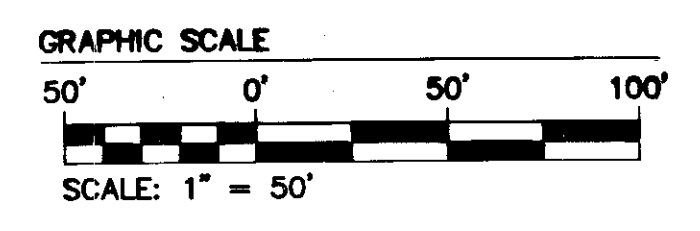
CANDLEBERRY WAY R/W CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C38	90°00'00"	95.00'	149.23'	95.00'	134.35'	N9°20'27"E
C39	250°32'08"	50.00'	218.64'	70.70'	81.65'	S89°36'19"W
C40	70°31'44"	25.00'	30.77'	17.68'	28.87'	S0°23'41"E
C41	16°54'48"	175.00'	51.66'	26.02'	51.47'	N62°47'51"E
C42	250°31'44"	50.00'	218.63'	70.71'	81.65'	S54°00'36"E
C43	90°00'00"	145.00'	227.77'	145.00'	205.06'	N9°20'27"E
C44	90°00'00"	25.00'	39.27'	25.00'	35.36'	S9°20'27"W

LEGEND:

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

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

5 Large/Small Plat(s) Recorded herewith as # 120000411



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on		
at 9:57 AM/PM, PG 1		
Document # 120000411		
BETSY B. WOOLRIDGE, CLERK		
By <i>[Signature]</i> , Dep. Clerk		
1	9/20/2011	REVISED PLAT PER COUNTY COMMISSION
Rev.	Date	Description
		JFS Revised By



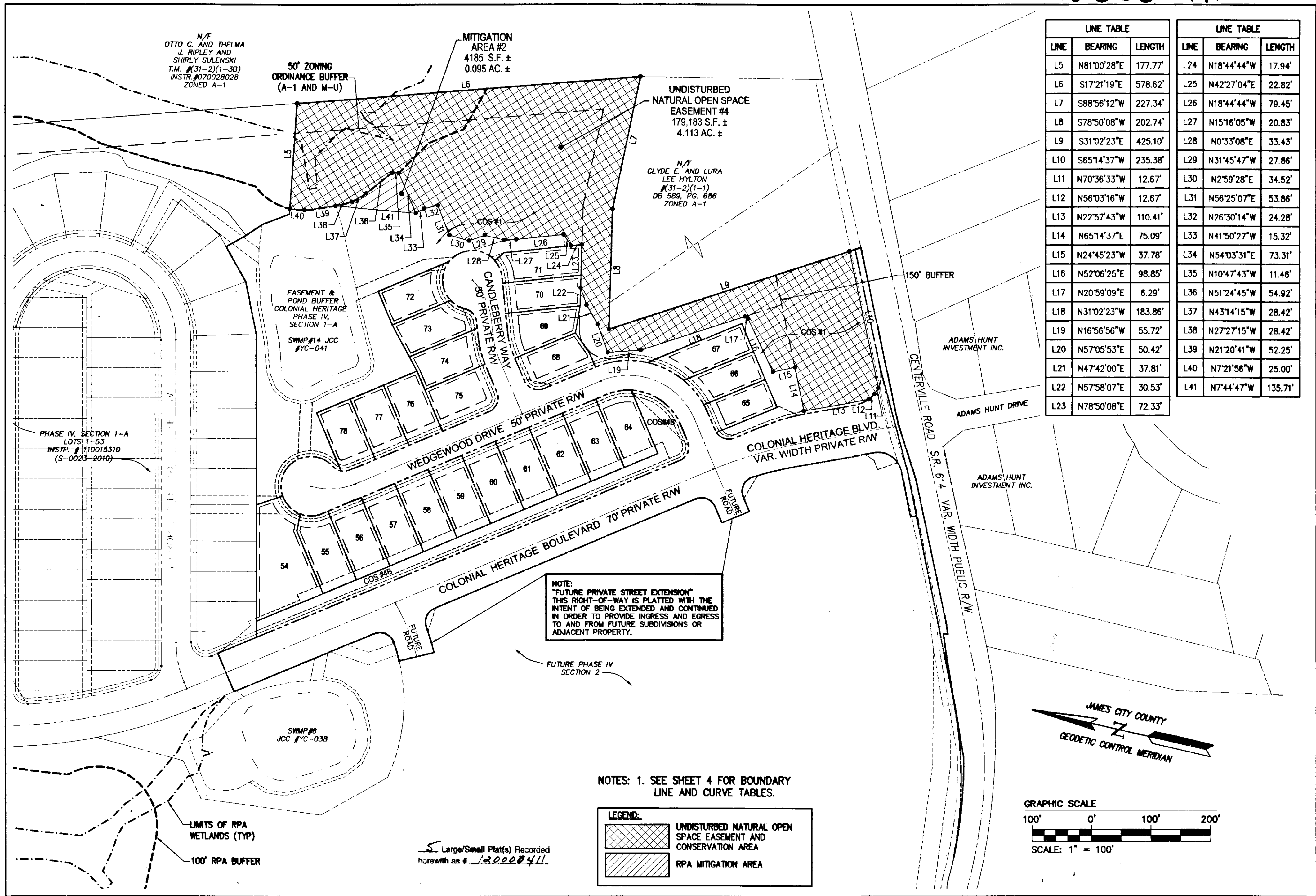
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**PLAT OF SUBDIVISION
 COLONIAL HERITAGE
 PHASE IV, SECTION 1-B
 LOTS 54-78
 PREPARED FOR COLONIAL HERITAGE LLC**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TCS
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Scale:	1"=50'
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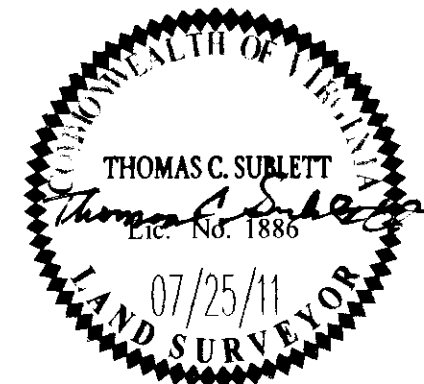
120000411



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L5	N81°00'28"E	177.77'	L24	N18°44'44"W	17.94'
L6	S17°21'19"E	578.62'	L25	N42°27'04"E	22.82'
L7	S88°56'12"W	227.34'	L26	N18°44'44"W	79.45'
L8	S78°50'08"W	202.74'	L27	N15°16'05"W	20.83'
L9	S31°02'23"E	425.10'	L28	N0°33'08"E	33.43'
L10	S65°14'37"W	235.38'	L29	N31°45'47"W	27.86'
L11	N70°36'33"W	12.67'	L30	N2°59'28"E	34.52'
L12	N56°03'16"W	12.67'	L31	N56°25'07"E	53.86'
L13	N22°57'43"W	110.41'	L32	N26°30'14"W	24.28'
L14	N65°14'37"E	75.09'	L33	N41°50'27"W	15.32'
L15	N24°45'23"W	37.78'	L34	N54°03'31"E	73.31'
L16	N52°06'25"E	98.85'	L35	N10°47'43"W	11.46'
L17	N20°59'09"E	6.29'	L36	N51°24'45"W	54.92'
L18	N31°02'23"W	183.86'	L37	N43°14'15"W	28.42'
L19	N16°56'56"W	55.72'	L38	N27°27'15"W	28.42'
L20	N57°05'53"E	50.42'	L39	N21°20'41"W	52.25'
L21	N47°42'00"E	37.81'	L40	N7°21'56"W	25.00'
L22	N57°58'07"E	30.53'	L41	N7°44'47"W	135.71'
L23	N78°50'08"E	72.33'			

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 10 January 2012
 at 9:57 AM/PM, PG. PG.
 Document # 120000411
 BETSY B. WOOLRIDGE, CLERK
 by *Thomas C. Sublett*, Dep. Clerk

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 PHASE IV, SECTION 1-B
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 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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