

160018297

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY L. WALLACE SINK, TRUSTEE OF THE MARTIAL TRUST UNDER THE WILL OF DAVID W. WARE, TO COLONIAL HERITAGE LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 5, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 030000331 ON JANUARY 6, 2003.

OWNER'S CERTIFICATE

THE LOT 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.

[Signature] 7-29-16
 FOR COLONIAL HERITAGE, LLC DATE
 ANTON TINSNESZ AUTHORIZED AGENT

CERTIFICATE OF NOTARIZATION

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

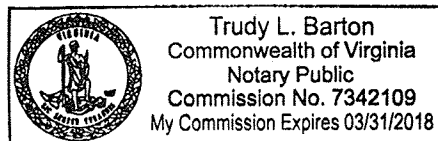
I, Judy Barton A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 29th DAY OF July, 2016.

MY COMMISSION EXPIRES 03/31/2018

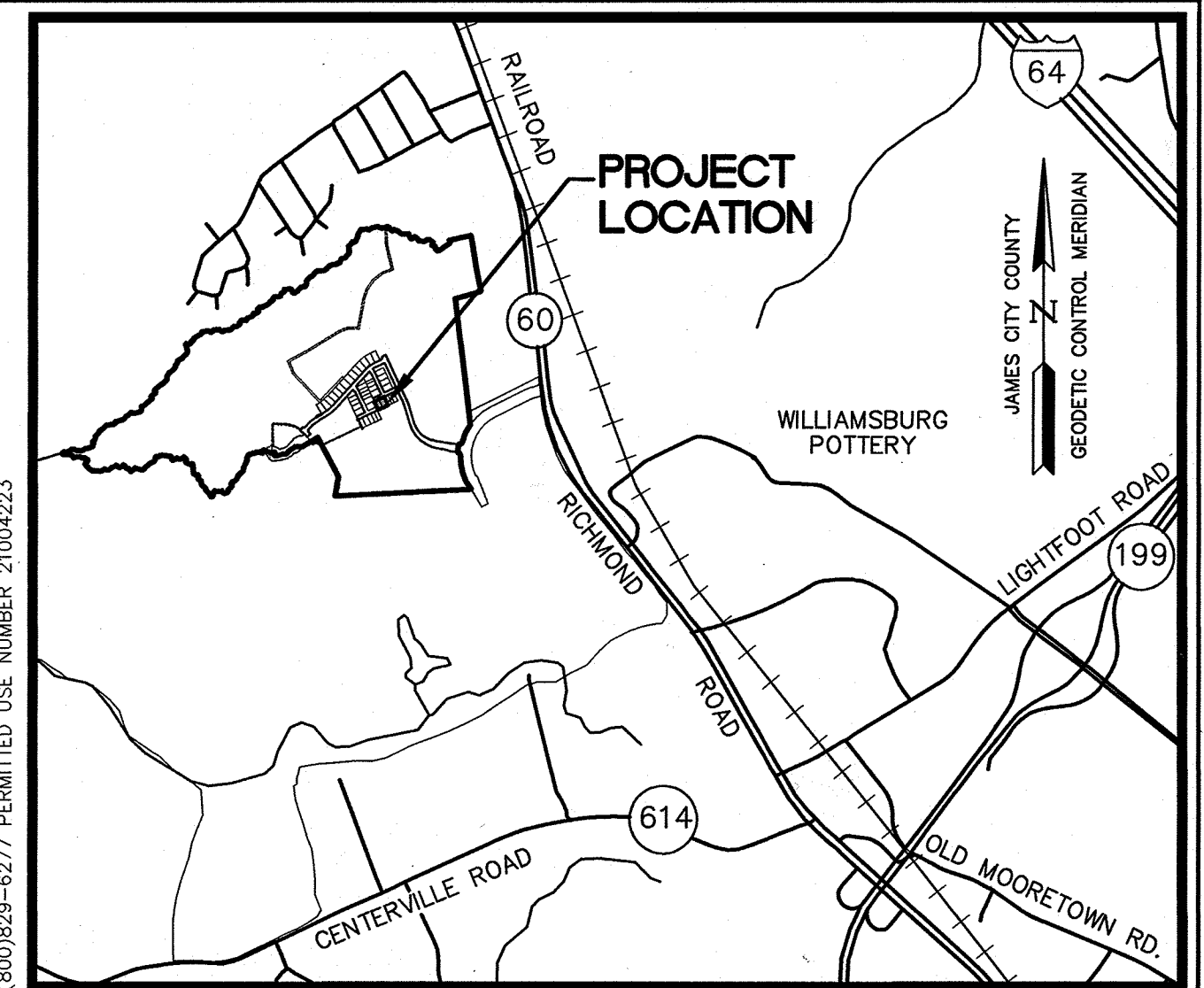
Judy Barton
 NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 1342109



GENERAL NOTES:

- PROPERTY AS SHOWN IS TAX MAP #2340600004, 7015 STATESMAN; #2340600005, 7019 STATESMAN; #2340600006, 7023 STATESMAN.
- THE PROPERTIES ARE ZONED "MU" (MIXED USE WITH PROFFERS). PARCELS ZONED "MU" ARE SUBJECT TO PROFFERS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 010022082 AMENDED AND RESTATED AS INSTRUMENT 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.
- 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.
- THE PRIVATE UTILITY EASEMENTS AS SHOWN HEREON SHALL INCLUDE AS BENEFICIARIES DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC. & JAMES CITY SERVICE AUTHORITY.
- THIS PROPERTY WAS ORIGINALLY PLATTED AS, PLAT OF SUBDIVISION, COLONIAL HERITAGE, PHASE ONE, SECTION ONE, LOTS 1-44, RECORDED AS INSTRUMENT NO. 030017770.
- 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.
- IMPROVEMENTS EXIST TO THE PROPERTIES BUT ARE NOT SHOWN.
- THIS PROPERTY IS LOCATED ON THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VA. ON PANEL #51095C0044D PER MAP INDEX 51095CIND08, EFFECTIVE DATE 12/16/15, "PANEL NOT PRINTED- NO SPECIAL FLOOD HAZARD AREAS".



LOCATION MAP SCALE: 1"=2000'

**AREA TABULATION
 COLONIAL HERITAGE
 PHASE ONE, SECTION 1 (MODEL COURT)
 LOTS 4-6
 BECOMING LOT 1A**

LOT NO.	TAX MAP #	OLD AREA	NEW AREA
4	2340600004	5,152 SF	0 SF
5	2340600005	3,360 SF	0 SF
6	2340600006	6,384 SF	0 SF

TOTAL OLD LOT AREA (LOTS 4-6) 14,896 SF/0.342 AC.
 TOTAL NEW LOT AREA (LOT 1A) 14,896 SF/0.342 AC.

2 Large/Small Plat(s) Recorded
 herewith as # 160018297

SURVEYORS 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] 6/22/16
 STEPHEN G. LETCHFORD, L.S. #2772 DATE

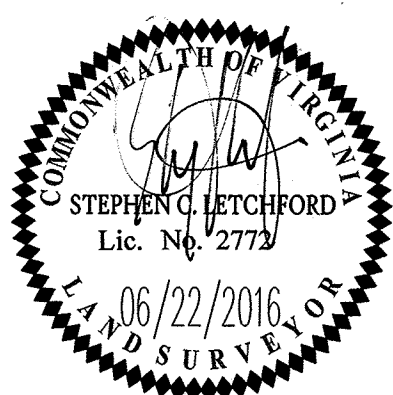
CERTIFICATE OF APPROVAL

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

Ellen Cook 9/29/16
 SUBDIVISION AGENT OF THE COUNTY OF JAMES DATE

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12th DAY OF October, 2016
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:38 AM/PM
 INSTRUMENT # 160018297
 TESTE: Amy Storey
 MONA A. FOLEY, CLERK

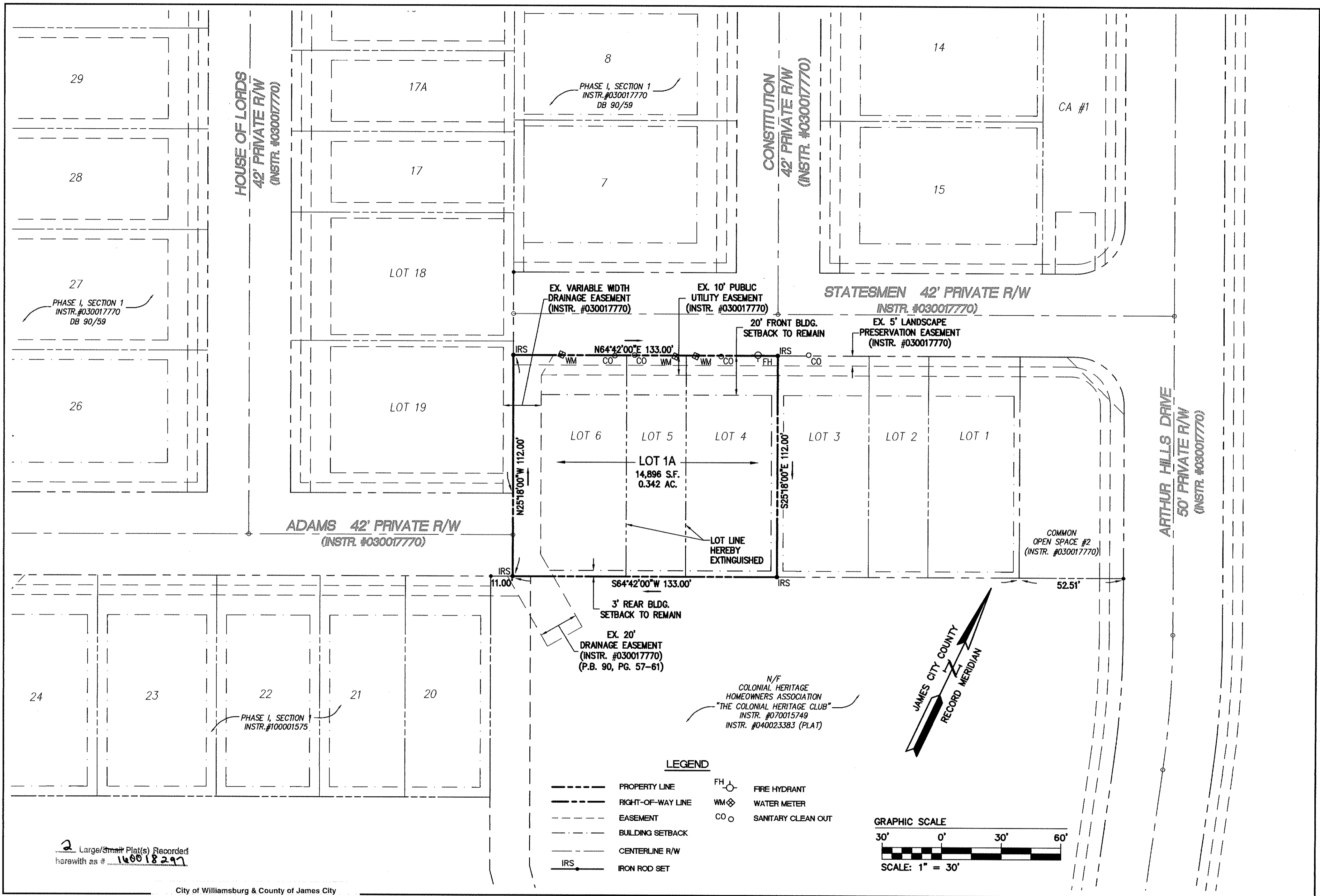
Rev.	Date	Description	Revised By
1	06/22/16	REVISED PER COUNTY COMMENTS	RMS



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

REF: JCC S-0018-2016
 PLAT OF LOT LINE EXTINGUISHMENT
 LOTS 4-6
 BECOMING LOT 1A
COLONIAL HERITAGE
 PHASE I, SECTION 1 - MODEL COURT
 OWNER / DEVELOPER: COLONIAL HERITAGE, L.L.C.
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SCL/TRS
 Project Number: 8881-06
 Scale: NA Date: 05/20/16
 Sheet Number
1 of 2



2 Large/Small Plat(s) Recorded
herewith as # 160018297

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
10-12-2016
at 8:38 AM/PM, PB PG
Document # 160018297
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

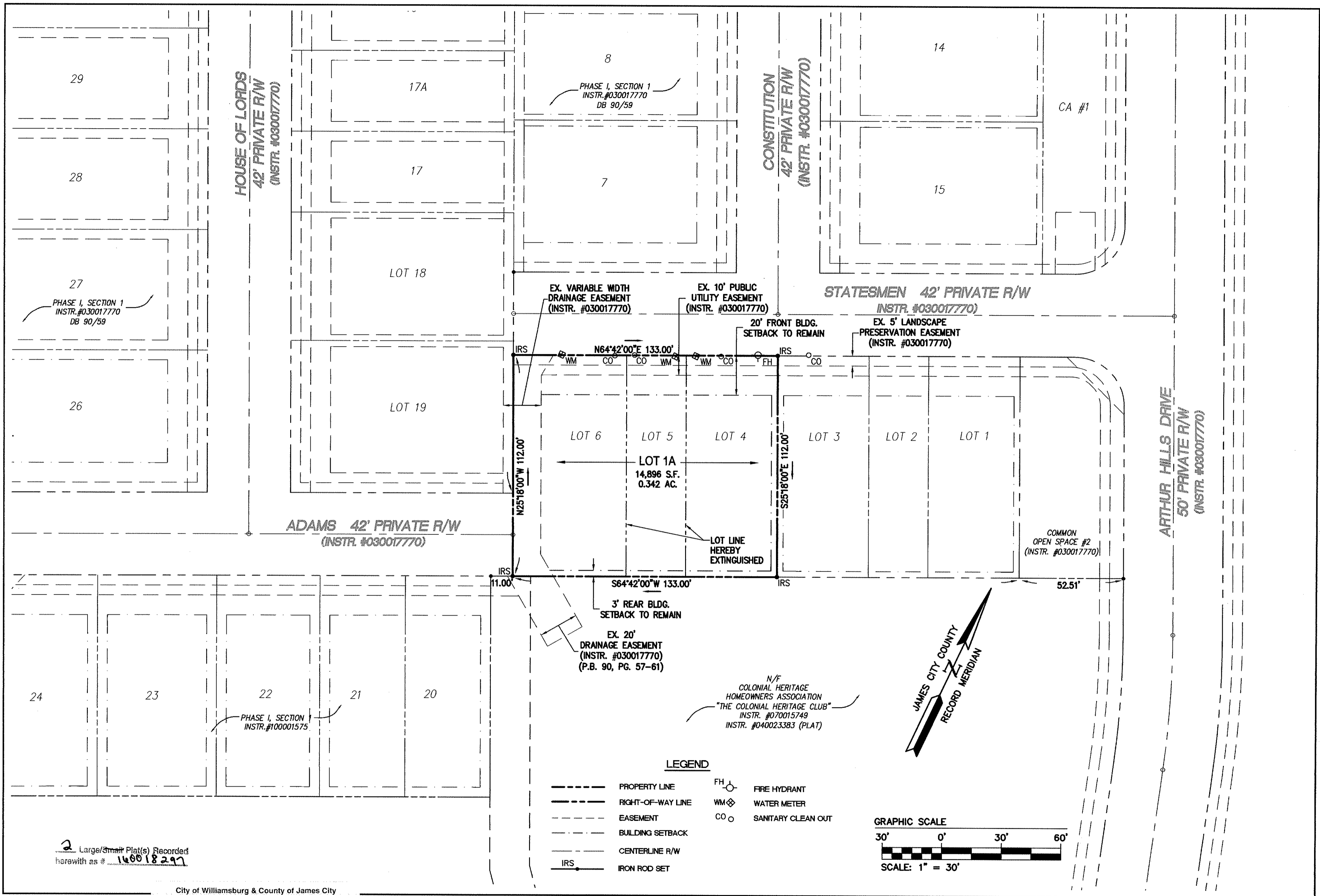


AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
614 Moorefield Park Drive
Richmond, Virginia 23238-3655
Phone: (804) 330-8040
Fax: (804) 330-9840
www.aesva.com

REF: JCC S-0018-2016
PLAT OF LOT LINE EXTINGUISHMENT
LOTS 4-6
BECOMING LOT 1A
COLONIAL HERITAGE
PHASE I, SECTION 1 - MODEL COURT
OWNER / DEVELOPER: COLONIAL HERITAGE, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

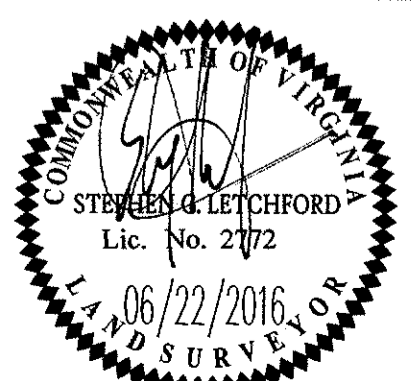
Project Contacts: SCL/TRS	
Project Number: 8881-06	
Scale: 1"=50'	Date: 05/20/16
Sheet Number	
2 of 2	

Rev.	Date	Description	RMS Revised By
1	06/22/16	REVISED PER COUNTY COMMENTS	RMS



2 Large/Small Plat(s) Recorded herewith as # 160018297

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 10-12-2016
 at 8:38 AM/PM, PB PG
 Document # 160018297
 MONA A. FOLEY, CLERK
 Clerk



AES
 CONSULTING ENGINEERS
 Hampton Roads | Central Virginia | Middle Peninsula
 614 Moorefield Park Drive
 Richmond, Virginia 23238-3655
 Phone: (804) 330-8040
 Fax: (804) 330-9840
 www.aesva.com

REF: JCC S-0018-2016
 PLAT OF LOT LINE EXTINGUISHMENT
 LOTS 4-6
 BECOMING LOT 1A
COLONIAL HERITAGE
 PHASE I, SECTION 1 - MODEL COURT
 OWNER / DEVELOPER: COLONIAL HERITAGE, L.L.C.
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SCL/TRS	
Project Number: 8881-06	
Scale: 1"=50'	Date: 05/20/16
Sheet Number	
2 of 2	

Rev.	Date	Description	Revised By
1	06/22/16	REVISED PER COUNTY COMMENTS	RMS