

**LINE DATA**

BEARING	DISTANCE
N 85°21'03"W	36.58
N 68°44'23"E	22.49
S 05°36'08"W	70.45
S 19°36'24"E	67.16
S 37°12'08"E	67.66
S 20°25'00"E	81.45
S 03°41'28"E	48.95
S 42°54'16"W	78.11
N 45°47'56"E	68.58
N 44°14'44"W	76.90
N 57°01'01"W	80.00
N 58°26'14"W	77.68

**CURVE DATA**

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	90°00'00"	30.00	47.12	30.00	S 69°39'57"W	42.43
2	28°30'00"	1402.40	624.15	317.33	N 52°36'03"W	619.01
3	8°20'02"	275.00	40.00	20.04	N 28°48'18"E	39.98
4	6°50'44"	275.00	32.86	16.45	N 36°24'21"E	32.84
5	81°39'58"	25.00	35.63	21.60	N 16°11'02"W	32.69
6	4°54'02"	60.00	47.02	24.79	N 79°28'02"W	45.83
7	269°40'04"	60.00	282.54		N 32°58'59"E	85.00
8	44°54'02"	60.00	47.02	24.79	N 34°34'00"W	45.83
9	83°09'16"	25.00	36.28	22.18	N 71°24'21"E	33.18
10	9°08'17"	250.00	39.87	19.98	N 35°15'35"E	39.83
11	6°02'29"	250.00	26.36	13.19	N 27°40'12"E	26.35
12	57°42'59"	60.00	50.44	33.06	N 73°03'33"W	57.92
13	115°22'53"	60.00	120.83	94.88	N 13°29'23"E	101.42
14	1°32'32"	1402.40	37.75	18.68	N 64°34'47"W	37.75
15	3°28'22"	1402.40	85.00	42.51	N 62°04'20"W	84.99
16	3°28'22"	1402.40	85.00	42.51	N 58°35'58"W	84.99
17	3°28'22"	1402.40	85.00	42.51	N 55°07'36"W	84.99
18	3°28'22"	1402.40	85.00	42.51	N 51°39'14"W	84.99
19	5°42'59"	1402.40	139.92	70.02	N 47°03'34"W	139.86
20	4°21'01"	1402.40	106.48	53.27	N 42°01'33"W	106.45
21	93°42'12"	60.00	101.27	67.46	N 60°28'05"W	89.67

VICINITY MAP 1" = 2000'

SEASON'S TRACE SECTION VIII-B  
PB. 39 PG. 99

**OWNER'S CERTIFICATE**  
THE SUBMISSION OF LAND SHOWN ON THIS PLAT AND KNOW AS HERON RUN - PHASE I IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

DATE: May 24, 1995  
SECRETARY: Thomas R. Tucker

**CERTIFICATE OF NOTARIZATION**  
STATE OF VIRGINIA  
CITY/COUNTY OF WILLIAMSBURG, VIRGINIA  
NOTARY PUBLIC: Patricia L. Gault

**CERTIFICATE OF SOURCE OF TITLE**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROBERT S. HORNSBY TO HEATHERSTONE L.L.C. BY DEED DATED 11/14/1994 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 714 PAGE 508

**ENGINEERS OR SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.  
DATE: 5/23/95  
THOMAS C. SUBLETT L.S.#1886

**CERTIFICATE OF APPROVAL**  
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
DATE: 5/24/95  
SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA, JAMES CITY COUNTY**  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 23 DAY OF May 1995  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 61 PAGE 77  
TESTE: [Signature] CLERK



RPA - RESOURCE PROTECTION AREA DELINEATED BY VANASSE HANGEN BRUSTLIN, INC. DATED MAY 4, 1994

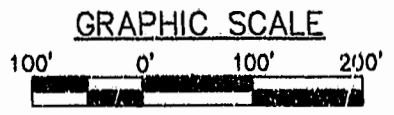
FUTURE DEVELOPMENT HEATHERSTONE L.L.C.

**LOT AREAS**

LOT	SQ. FT.	ACRES
1	13,783	0.316
2	13,011	0.299
26	13,768	0.316
27	10,065	0.231
28	10,640	0.244
29	10,613	0.244
31	11,250	0.258
31	19,362	0.444
32	13,662	0.314
33	10,503	0.241
34	10,879	0.250
35	10,895	0.250
36	10,551	0.242
37	11,976	0.275

TOTAL AREA OF PHASE I = 481,013 S.F./ 11.04 ACRES  
LOT AREA = 170,958 S.F./ 3.92 ACRES  
RIGHT OF WAY = 47,102 S.F./ 1.08 ACRES  
CONSERVATION AREA = 271,468 S.F./ 6.23 ACRES

ZONING: R2  
TAX MAP: (32-1) (1-11)  
BUILDING SETBACK:  
FRONT = 25'  
REAR = 35'  
SIDE = 10'



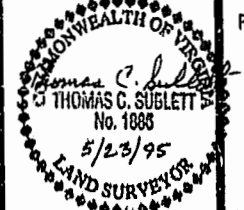
8:36 AM  
Recorded 25 day of May 1995  
J.B. No. 739 pages 159  
Delivered to Clerk

△ ADDED LIMITS OF RPA TO PLAT (PB 61, PG. 97)

1940160  
COMMISSION NO.  
1 OF 1



ENGINEERS · ARCHITECTS · SURVEYORS  
INTERIOR DESIGNERS · PLANNERS  
P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187  
(804)253-0673 (804)874-5015



REF.  
DB. 714 PG. 508  
PB. 42 PG. 52  
PB. 60 PG. 43  
PB. 61 PG. 57

PLAT RECORDED IN  
P.B. NO. 61 PAGE 77

**PLAT OF CORRECTION**  
OF  
**HERON RUN - PHASE I**  
OWNER: HEATHERSTONE L.L.C.  
JAMES CITY COUNTY, POWHATAN DIST., VIRGINIA

DATE 5-23-95 DESIGNED TCS DRAWN LBA SCALE 1"=100'