

130026614

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COLONIAL VIRGINIA COUNCIL OF BOY SCOUTS OF AMERICA, INC. TO COLONIAL HERITAGE LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 29, 2004 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. 040024552 ON SEPTEMBER 30, 2004.

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: Anton Tinnesz, DATE: 9-27-13
FOR COLONIAL HERITAGE LLC
PRINTED NAME: ANTON TINNESZ

CERTIFICATE OF NOTARIZATION

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

I, Briane J. Ozols, 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 27th DAY OF September, 2013.

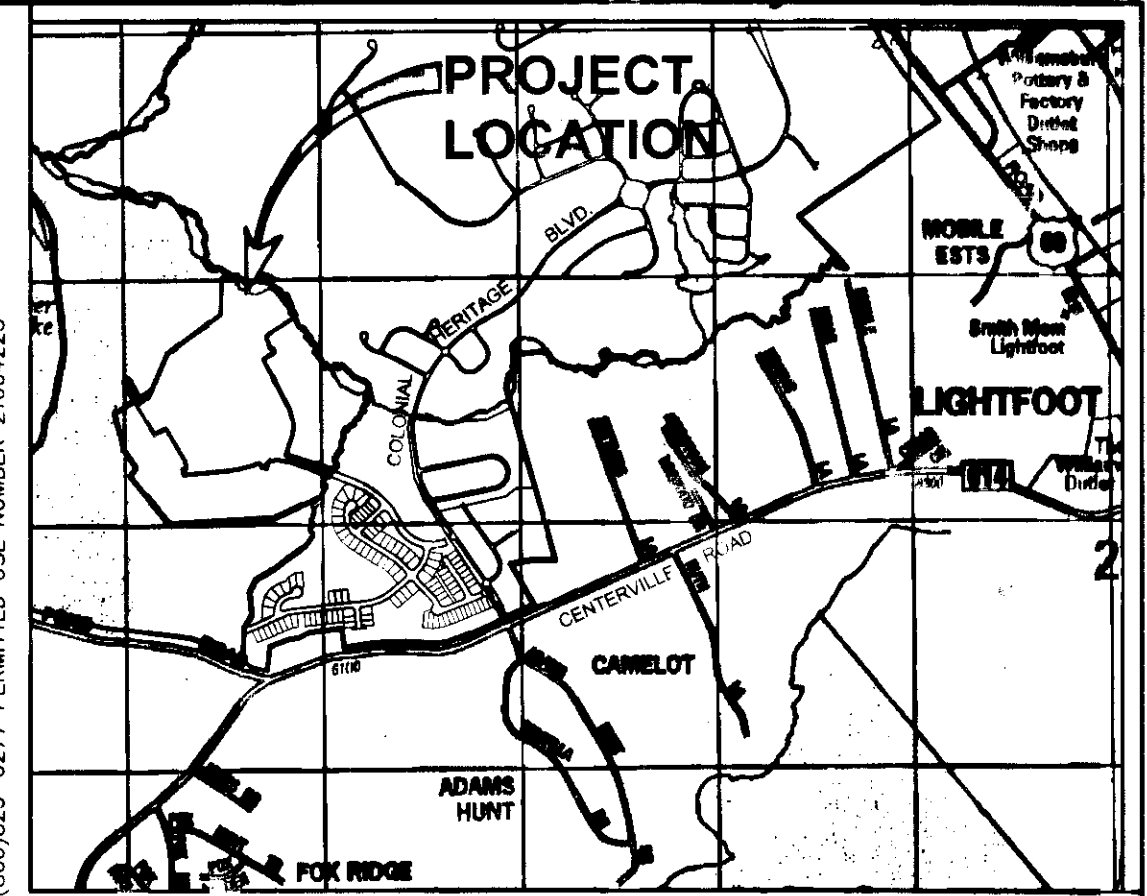
MY COMMISSION EXPIRES 5-31-15

NOTARY PUBLIC: Briane J. Ozols
NOTARY REGISTRATION NUMBER: 4097867



GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL ID# 2240100007, INSTRUMENT #040024552. PROPERTY ADDRESS: 499 JOLLY POND ROAD, WILLIAMSBURG, VA 23188
2. TAX MAP PARCEL ID# 2240100007 IS CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
3. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
4. SETBACK REQUIREMENTS: AS SHOWN
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
6. 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)
7. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
8. 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.
9. 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.
10. JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
11. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
12. 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.
13. 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.
14. 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.



- 15. 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
16. A 10' DRAINAGE EASEMENT EXISTS AND IS CENTERED ON ALL PROPERTY LINES.
17. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PANEL 0020B, COMMUNITY NUMBER 510201, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY.
18. 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.
19. THIS PLAT IS BASED ON DEED AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
20. 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 V, SECTION 1A
LOTS 43-106, 163-172 AND
COMMON OPEN SPACES #1, 2, 4 AND 8

Table with 3 columns: Description, S.F., AC.±. Includes rows for AREA OF RESIDENTIAL LOTS (529,883 S.F., 12.164 AC.±), AREA OF RIGHT OF WAY (221,196 S.F., 5.078 AC.±), AREA OF COMMON OPEN SPACE #1 (11,350 S.F., 0.261 AC.±), AREA OF COMMON OPEN SPACE #2 (7,355 S.F., 0.169 AC.±), AREA OF COMMON OPEN SPACE #4 (1,543 S.F., 0.035 AC.±), AREA OF COMMON OPEN SPACE #8 (916,998 S.F., 21.051 AC.±), TOTAL AREA SUBDIVIDED (1,688,325 S.F., 38.758 AC.±), NUMBER OF LOTS (74), AVERAGE LOT SIZE (7,160 S.F., 0.164 AC.±), SMALLEST LOT (4,920 S.F., 0.113 AC.±), LARGEST LOT (11,667 S.F., 0.268 AC.±), GROSS LOTS PER ACRE (1.956).

NOTES:
1. SEE SHEET 2 FOR OVERALL BOUNDARY DESCRIPTION AND CURVE TABLE.
2. SEE SHEETS 3 THRU 5 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
3. SEE SHEET 6 FOR BMP #18 AND #21 DESCRIPTIONS AND LINE TABLES.
4. SEE SHEETS 7 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENTS #2, #3 AND #4 DESCRIPTIONS AND LINE TABLES.
5. SEE SHEET 8 FOR LOT AND RIGHT-OF-WAY CURVE TABLES.

8 Large/Small Plat(s) Recorded herewith as # 130026614

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 3rd DAY OF December, 2013
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:42 AM/PM
INSTRUMENT # 130026614
TESTE: Patrick Nardone, Deputy Clerk
BETSY B. WOOLRIDGE, CLERK

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.

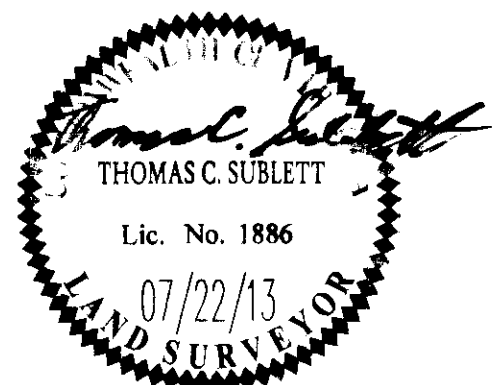
Signature: Thomas C. Sublett, DATE: 7/22/13
THOMAS C. SUBLETT, L.S. #1886

CERTIFICATE OF APPROVAL

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

Signature: [Signature], DATE: 10/24/13
SUBDIVISION AGENT OF JAMES CITY COUNTY

Table with 4 columns: Rev., Date, Description, Revised By. Row 1: 1, 07/24/12, REVISED PER COUNTY COMMENTS, RMS



Logo for NES CONSULTING ENGINEERS, 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 263-0040, Fax: (757) 220-8994, www.nesva.com

PLAT OF SUBDIVISION
LOTS 43-106 AND 163 TO 172
COLONIAL HERITAGE
PHASE V - SECTION 1A
OWNER / DEVELOPER: COLONIAL HERITAGE, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS/TCS
Project Number: 8881-81
Scale: NONE Date: 07/22/13
Sheet Number: 1 OF 8