

210006570

**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.

Timothy A. Bates 2/17/21  
 FOR COLONIAL HERITAGE LLC DATE  
Timothy A. Bates  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION**

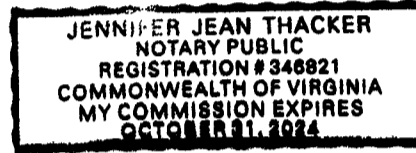
STATE OF VIRGINIA, CITY/COUNTY OF FAIRFAX  
 TO-WIT:

I, Jennifer Jean Thacker 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 17 DAY OF February, 2020.

MY COMMISSION EXPIRES October 31, 2024

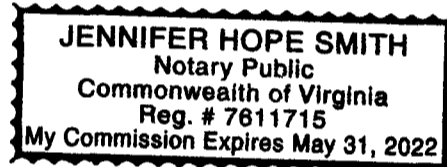
Jennifer Jean Thacker  
 NOTARY PUBLIC  
 NOTARY REGISTRATION NUMBER: 346821



**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.

Wesley Dallas 3/8/2021  
 FOR COLONIAL HERITAGE HOMEOWNER'S ASSOCIATION, INC. DATE  
Wesley Dallas  
 PRINTED NAME



**CERTIFICATE OF NOTARIZATION**

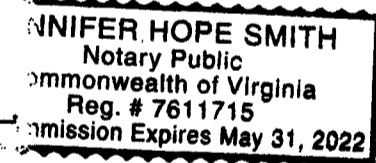
STATE OF VIRGINIA, CITY/COUNTY OF James City  
 TO-WIT:

I, Jennifer Hope Smith 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 8th DAY OF March, 2021

MY COMMISSION EXPIRES 5-31-2022

Jennifer Hope Smith  
 NOTARY PUBLIC  
 NOTARY REGISTRATION NUMBER: 7611715



**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.

S. J. Bickers 01/15/21  
 SAMUEL J. BICKERS, L.S. #002304 DATE

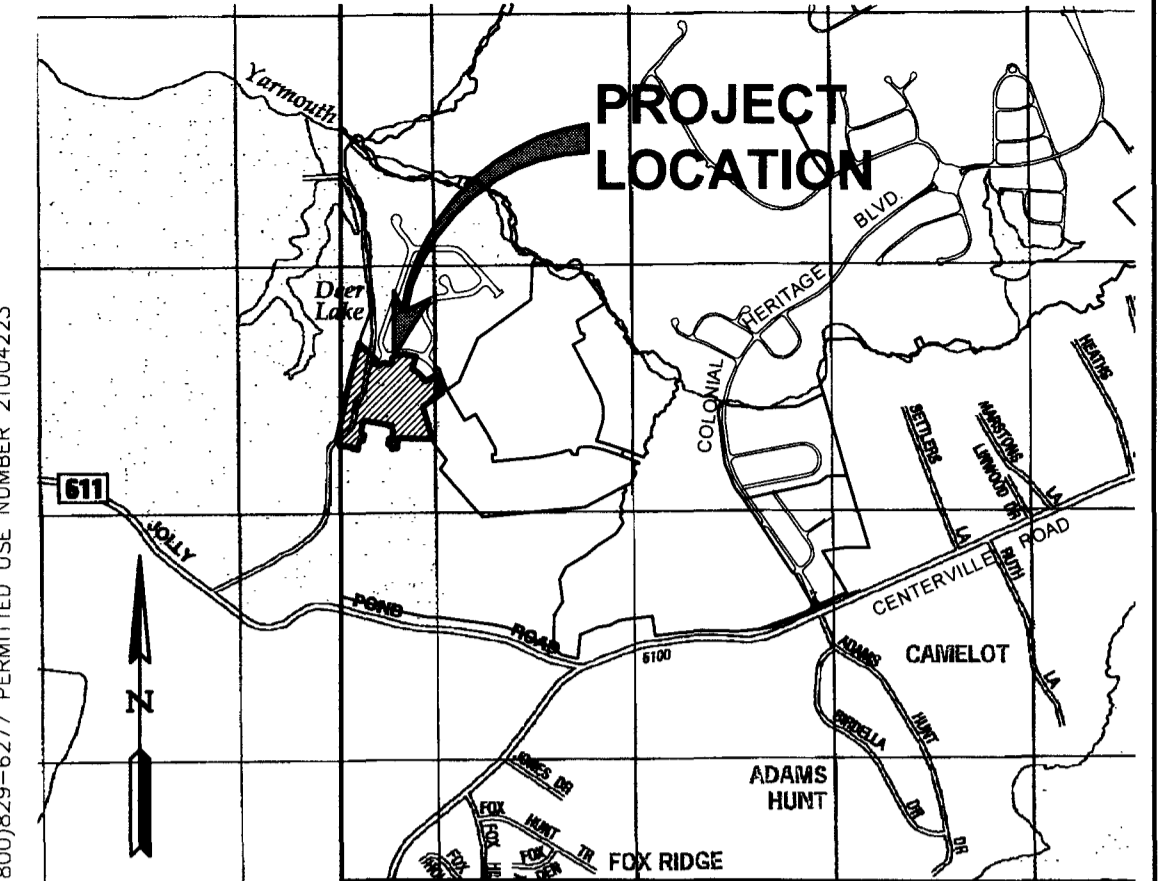
**CERTIFICATE OF APPROVAL**

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

[Signature] 31 Mar 2021  
 SUBDIVISION AGENT OF DATE  
 JAMES CITY COUNTY

**GENERAL NOTES:**

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL ID# 2240100007, INSTRUMENT #040024552. PROPERTY ADDRESS: 499 JOLLY POND ROAD, WILLIAMSBURG, VA 23188
- TAX MAP PARCEL ID# 2240100007 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 PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- 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 PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ADJACENT TO PRIVATE RIGHT-OF-WAYS SHALL INCLUDE DOMINION VIRGINIA POWER, COX COMMUNICATIONS, JAMES CITY SERVICE AUTHORITY, VIRGINIA NATURAL GAS AND OTHER AVAILABLE UTILITIES AS PERMITTED BY HOA.
- DRAINAGE EASEMENTS SHALL BE 15' UNLESS OTHERWISE NOTED. ALL DRAINAGE EASEMENTS LOCATED WITHIN RESIDENTIAL LOTS ARE CONTAINED WITHIN SETBACKS.
- 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.
- 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.
- CONSTRUCTION PLANS (S-0008-2015) FOR PHASE VI, SECTION 2 WERE GRANTED PRELIMINARY APPROVED ON SEPTEMBER 16, 2019.

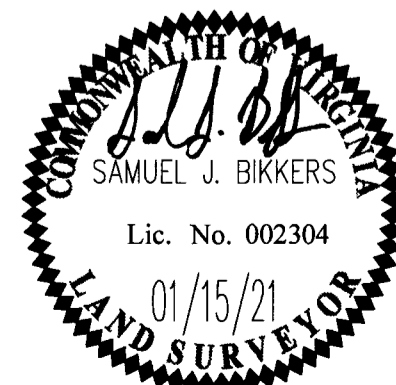
**AREA TABULATION**  
 COLONIAL HERITAGE - PHASE VI, SECTION 2B (JCC CASE NO. S-20-0054)  
 LOTS 10-14, 37-82 AND COS #3, #4B, AND #5B

AREA OF RESIDENTIAL LOTS	373,002 S.F.	8.563 AC.±
AREA OF RIGHT OF WAY	95,672 S.F.	2.196 AC.±
AREA OF COMMON OPEN SPACE #3	8,947 S.F.	0.205 AC.±
AREA OF COMMON OPEN SPACE #4B	230,327 S.F.	5.288 AC.±
AREA OF COMMON OPEN SPACE #5B	9,603 S.F.	0.221 AC.±
TOTAL AREA SUBDIVIDED (SECTION 2B)	717,551 S.F.	16.473 AC.±
TOTAL NUMBER OF PROPOSED LOTS IN PHASE VI-2	97	
NUMBER OF LOTS (SECTION 2B)	51	
AVERAGE LOT SIZE	7,314 S.F.	0.168 AC.±
SMALLEST LOT (LOT 56)	5,150 S.F.	0.118 AC.±
LARGEST LOT (LOT 39)	11,228 S.F.	0.258 AC.±
GROSS LOTS PER ACRE	5 Large <del>Small</del> Plat(s) Recorded hereon = 210006570	3.10

- NOTES:**
- SEE SHEET 2 FOR SECTION 2B OVERALL BOUNDARY.
  - SEE SHEETS 3 AND 4 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
  - SEE SHEET 5 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT AREAS AND DESCRIPTIONS.

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY OF April, 2020, 2021 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:11 AM/PM INSTRUMENT # 210006570  
 TESTE: Elizabeth D'Conner DC.  
 MONA-A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	01/12/21	REVISED PER COUNTY COMMENTS DATED 01/2021	RMS



**AES**  
 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

REF: S-20-0054  
 PLAT OF SUBDIVISION  
 LOTS 10-14, 37-82 & COS #3, #4B & #5B  
**COLONIAL HERITAGE**  
**PHASE VI - SECTION 2B**  
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC  
 STONEHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: SJB/TRS  
 Project Number: 8881-62B  
 Scale: NA Date: 10/22/20  
 Sheet Number  
**1 of 5**