

#050026993

THIS SHEET ADDRESSES LOTS 14-27 & 41-73

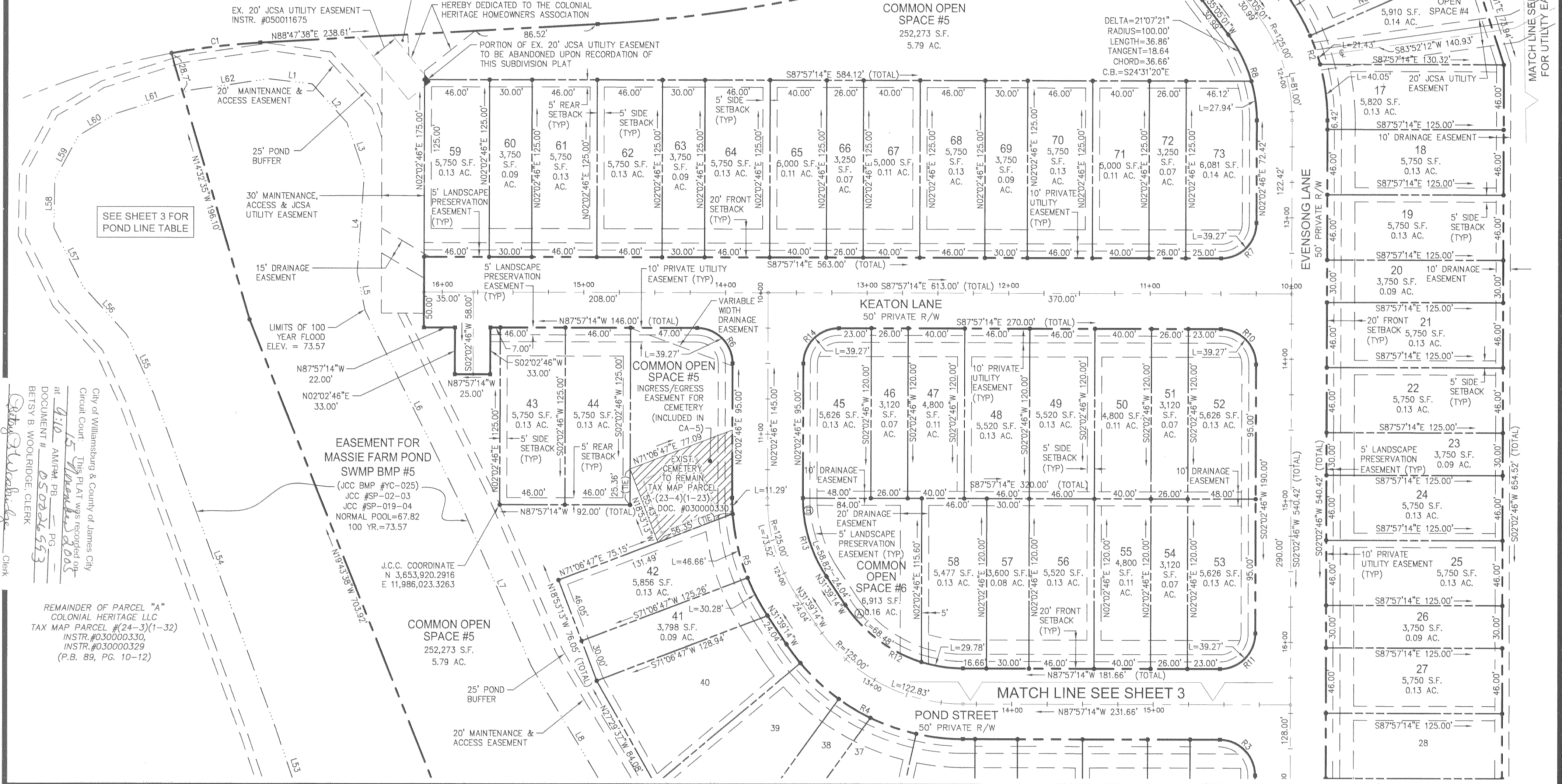
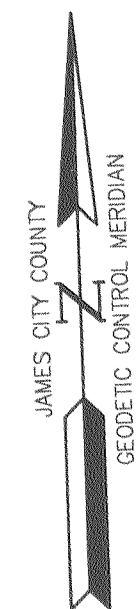
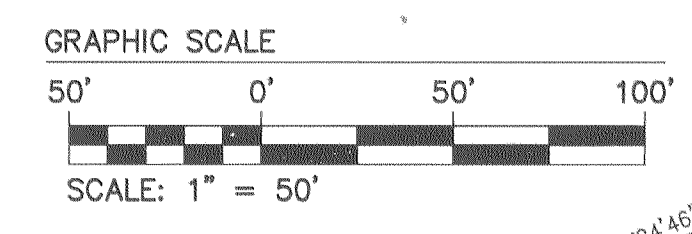
RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	13°29'47"	100.00	23.56	11.83	23.50	S28°20'07"E
R2	37°07'47"	150.00	97.21	50.38	95.51	S16°31'07"E
R3	90°00'00"	25.00	39.27	25.00	35.36	N42°57'14"W
R4	56°18'00"	150.00	147.39	80.26	141.53	N59°48'14"W
R5	33°42'00"	150.00	88.23	45.43	86.96	N14°48'14"W
R6	90°00'00"	25.00	39.27	25.00	35.36	N42°57'14"W
R7	90°00'00"	25.00	39.27	25.00	35.36	N47°02'46"E
R8	37°07'47"	100.00	64.80	33.59	63.68	N16°31'07"W
R9	13°29'47"	150.00	35.33	17.75	35.25	N28°20'07"W
R10	90°00'00"	25.00	39.27	25.00	35.36	N42°57'14"W
R11	90°00'00"	25.00	39.27	25.00	35.36	S47°02'46"W
R12	56°18'00"	100.00	98.26	53.51	94.36	N59°48'14"W
R13	33°42'00"	100.00	58.82	30.29	57.97	N14°48'14"W
R14	90°00'00"	25.00	39.27	25.00	35.36	N47°02'46"E

LOT CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
14A	22°17'10"	35.00	13.61	6.89	13.53	S10°26'39"E
14B	7°23'54"	100.00	12.91	6.47	12.90	S25°17'11"E
15	6°05'53"	100.00	10.64	5.33	10.64	S32°02'04"E
16	13°38'48"	150.00	35.73	17.95	35.64	N28°15'37"W
17	15°17'53"	150.00	40.05	20.14	39.93	N05°36'10"W
36	12°41'12"	150.00	33.21	16.68	33.15	S81°36'38"E
37	13°07'41"	150.00	34.37	17.26	34.29	S68°42'12"E
38	9°58'55"	150.00	26.13	13.10	26.10	S57°08'53"E
39	14°09'28"	150.00	37.07	18.63	36.97	S45°04'42"E
40	6°20'44"	150.00	16.61	8.31	16.60	S34°49'36"E
41	11°33'52"	150.00	30.28	15.19	30.22	S25°52'18"E
42	17°49'23"	150.00	46.66	23.52	46.47	S11°10'40"E
58	17°03'48"	100.00	29.78	15.00	29.67	S79°25'20"E
73	16°00'26"	100.00	27.94	14.06	27.85	N05°57'27"W
CA-3A	67°42'50"	35.00	41.36	23.48	39.00	N34°33'21"E
CA-3B	7°01'35"	570.00	69.90	34.99	69.86	N64°53'59"E
CA-4	8°11'06"	150.00	21.43	10.73	21.41	N17°20'40"W
CA-6A	39°14'12"	100.00	68.48	35.64	67.15	N51°16'20"W
CA-6B	33°42'00"	100.00	58.82	30.29	57.97	N14°48'14"W

BOUNDARY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	
C1	7°17'07"	500.00	63.58	31.83	63.53	N85°09'05"E
C2	20°18'42"	1035.00	366.91	185.40	364.99	N78°38'17"E
C3	89°55'50"	35.00	54.94	34.96	49.47	S66°33'09"E
C4	90°00'00"	35.00	54.98	35.00	49.50	N23°24'46"E
C5	7°01'35"	570.00	69.90	34.99	69.86	N64°53'59"E

AREA TABULATION	
LOT AREA	307,031 S.F. OR 7.048 AC.±
COMMON OPEN SPACE *	267,967 S.F. OR 6.152 AC.±
RIGHT-OF-WAY	92,476 S.F. OR 2.123 AC.±
TOTAL AREA	667,474 S.F. OR 15.233 AC.±
NUMBER OF LOTS =	60
LOTS PER ACRE =	3.92

*NOTE: COMMON OPEN SPACE INCLUDES A PORTION OF BMP #5 EASEMENT



City of Williamsburg & County of James City
 Circuit Court - This PLAT was recognized on
 at 9:10 AM/14th PB - PG
 DOCUMENT # 050026993
 BETSY B. WOOLRIDGE, CLERK

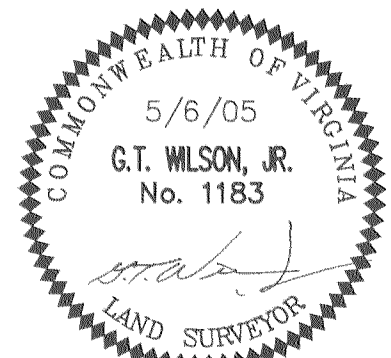
REMAINDER OF PARCEL "A"
 COLONIAL HERITAGE LLC
 TAX MAP PARCEL #24-3(1-32)
 INSTR.#030000330,
 INSTR.#030000329
 (P.B. 89, PG. 10-12)

EASEMENT FOR
 MASSIE FARM POND
 SWMP BMP #5
 (JCC BMP #YC-025)
 JCC #SP-02-03
 JCC #SP-019-04
 NORMAL POOL=67.82
 100 YR.=73.57

COMMON OPEN
 SPACE #5
 252,273 S.F.
 5.79 AC.

PLAT OF SUBDIVISION
COLONIAL HERITAGE
 PHASE II, SECTION I LOTS 14-73
 PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	8/23/05	REVISED PER J.C.C. COMMENTS	AWT
2	8/16/05	CHANGED SIDE & REAR BUILDING SETBACKS FROM 3 FEET TO 5 FEET	AWT
1	6/22/05	REVISED PER J.C.C. COMMENTS	AWT

Designed HWP	Drawn AWT
Scale 1"=50'	Date 5/6/05
Project No. 8881-21	
Drawing No. 2 of 4	

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