100013449

UNDISTURBED NATURAL OPEN SPACE AND CONSERVATION AREA DEDICATED TO JAMES CITY COUNTY (288,879 S.F. OR 6.632 AC.)

ADDITIONAL NATURAL OPEN SPACE AND CONSERVATION AREA DEDICATED TO JAMES CITY COUNTY (9,122 S.F. OR 0.209 AC.)

BOUNDARY AREA
637,306 S.F. OR
14.631 AC.±
(AREA IS TO THE ℄ OF STREAM)

EX. 30' NEWPORT NEWS WATERLINE EASEMENT D.B. 208, PG. 245 D.B. 219, PG. 642

RPA WETLANDS (AS DELINEATED BY KERR ENVIRONMENTAL SERVICES)

EX. 20' NEWPORT NEWS WATERLINE EASEMENT D.B. 34, PG. 295

AREA 4
GOLF HOLES 11, 12, 13 & 14
COLONIAL HERITAGE GOLF COURSE
N/F
COLONIAL HERITAGE HOMEOWNER'S ASSOCIATION, INC.
C/O THE COLONIAL HERITAGE CLUB
TAX MAP #(23-3)(5-4)
INSTR.#080011371

EX. 50' VIRGINIA NATURAL GAS EASEMENT D.B. 547, PG. 347

EX. ℄ NEWPORT NEWS WATERLINE EASEMENT D.B. 78, PG. 440 (UNDETERMINED WIDTH)

EX. COLONIAL HERITAGE BLVD. DOC. #050011675

COLONIAL HERITAGE BLVD.

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

100' RPA BUFFER

EX. 200' VIRGINIA ELECTRIC & POWER ESM'T D.B. 32, PG. 537 D.B. 46, PG. 167

RPA WETLANDS (AS DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP)

PHASE III, SECTION 3B

N53°55'14"E 50.00'

70' PRIVATE R/W

B4 B5 B6 B7 B8 B9

EXIST. PRESERVATION AREA

NATURAL OPEN SPACE #9 100,224 S.F. 2.300 AC.

100' RPA BUFFER

100' RPA BUFFER

N43°22'04"E 50.34'

CONSERVATION EASEMENT SIGN

6' LANDSCAPE PRESERVATION EASEMENT

COLONIAL HERITAGE BLVD.

B3 B2 B1

COS#3A

WINDMILL ROAD

AREA 5
GOLF HOLES 15, 16, & 17
COLONIAL HERITAGE GOLF COURSE
TAX MAP #(23-4)(18-5)

N/F
COLONIAL HERITAGE LLC
TAX MAP #(22-4)(1-7)
INSTRUMENT #040024552

(FORMERLY THE BOY SCOUT CAMP)

FUTURE COLONIAL HERITAGE SECTION V PHASE 1

S51°23'19"E 853.13'

RPA WETLANDS (AS DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP)

NATURAL OPEN SPACE #10 64,263 S.F. 1.475 AC.

CONSERVATION EASEMENT SIGN

℄ STREAM

EX. JCSA UTILITY EASEMENT (INSTR.#080007074)

S23°04'18"W 417.56'

S47°16'19"W 250.00'

N69°43'32"W 550.30'

NATURAL OPEN SPACE #6 26,592 S.F. 0.606 AC.

S70°04'25"W 246.19'

℄ STREAM

SURVEY LINE ONLY! ℄ IS ℄ OF STREAM

S83°04'54"W 185.00'

CONSERVATION EASEMENT SIGN

S56°14'59"W 250.00'

NATURAL OPEN SPACE #8 63,716 S.F. 1.463 AC.

EX. 150' VIRGINIA ELECTRIC & POWER EASEMENT D.B. 171, PG. 721

NATURAL OPEN SPACE #7 34,284 S.F. 0.787 AC.

100' RPA BUFFER

RPA WETLANDS (AS DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP)

PARCEL "B"
COLONIAL HERITAGE LLC
TAX MAP PARCEL #(31-1)(1-11)
INSTR.#030000330

JCC COORDINATES
N 3,652,513.7157
E 11,985,007.9519

N/F
OTTO C. RIPLEY & THELMA J. SULENSKI
TAX MAP PARCEL #(31-2)(1-38)
INSTR.#070028028

4 Large/Small Plat(s) Recorded herewith as # 100013449

JAMES CITY COUNTY GEODETIC CONTROL MERIDIAN

GRAPHIC SCALE
200' 0' 200' 400'
SCALE: 1" = 200'

SEE SHEET 4 FOR BOUNDARY CURVE TABLE

CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
COLONIAL HERITAGE
PHASE III, SECTION 3A
LOTS 47 – 66
PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Lic. No. 002509
3/12/10
LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
30 June 2010
at 9:26 AM/PM. PB — PG —
DOCUMENT # 100013449
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
HWP	AWT/RMS
Scale	Date
1"=200'	3/12/10
Project No.	
8881-33A	
Drawing No.	
2 of 4	