100013450

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 3

JAMES CITY COUNTY
GEODETIC CONTROL MERIDIAN

GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

UNDISTURBED NATURAL OPEN SPACE AND CONSERVATION AREA DEDICATED TO JAMES CITY COUNTY (378,793 S.F. OR 8.696 AC.)

ADDITIONAL NATURAL OPEN SPACE AND CONSERVATION AREA DEDICATED TO JAMES CITY COUNTY (15,374 S.F. OR 0.353 AC.)

SEE SHEET 6 FOR LOT LINE, LOT CURVE AND RIGHT-OF-WAY DATA TABLES

℄ IS ℄ OF STREAM
N34°07'32"W 174.99'
N43°17'48"W 114.48'
S77°46'47"W 120.82'
SURVEY TRAVERSE LINE ONLY! ℄ OF STREAM IS PROPERTY LINE
PROPERTY LINE MEANDERS ALONG EXISTING STREAM
N/F COLONIAL HERITAGE LLC TAX MAP #(22-4)(1-7) INSTRUMENT #040024552
FORMERLY THE BOY SCOUT CAMP
N46°41'30"W 161.37'
℄ EX. JCSA UTILITY ESMT. (INSTRUMENT #080007074)
N69°51'38"W 124.80'
S34°32'56"W 40.38'
N21°10'39"W 150.45'
NATURAL OPEN SPACE #2
20' JCSA UTILITY ESM'T
RPA WETLANDS (AS DELINEATED BY WEG)
NATURAL OPEN SPACE #1
NATURAL OPEN SPACE #3
100' RPA BUFFER
COS #3B
452,391 S.F.
10.386 AC.
JCC COORDINATES
N 3,652,765.8425
E 11,982,769.8669
N60°26'22"E 118.36'
RPA WETLANDS (AS DELINEATED BY KERR)
N23°06'41"E 68.52'
N49°05'45"E 76.32'
N66°39'03"E 57.40'
JCC COORDINATES
N 3,653,118.4080
E 11,982,840.3370
N84°07'14"E 155.75'
N65°36'05"E 336.48'
RPA WETLANDS (AS DELINEATED BY KERR)
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
N42°37'49"E 99.94'
86.23'
N32°05'33"E 128.65'
13.71'
45.47'
83.18'
N61°18'18"E 34.31'
(CL DRAINAGE ESMT.)
N48°58'36"W 78.98'
N35°43'14"W 11.08'
N35°43'14"W 12.16'
N29°38'48"W 37.70'
N18°32'42"W 56.19'
27.21'
28.98'
S59°08'23"W 126.99'
S71°35'56"W 127.37'
N89°58'36"W 45.01'
N55°59'42"W 87.31'
N55°59'42"W 115.91'
N16°01'12"W 127.29'
N87°57'22"E 123.72'
S84°30'24"E, 119.45'
(CL DRAINAGE ESMT.)
30' DRAINAGE ESMT.
23 12,267 S.F. 0.282 AC.
22 6,600 S.F. 0.152 AC.
21 9,122 S.F. 0.209 AC.
20 9,454 S.F. 0.217 AC.
24 7,525 S.F. 0.173 AC.
25 8,644 S.F. 0.198 AC.
26 9,044 S.F. 0.208 AC.
27 8,764 S.F. 0.201 AC.
28 7,179 S.F. 0.165 AC.
29 7,201 S.F. 0.165 AC.
5' BSL (TYP)
REAR BSL
BSL
30'
40'
15'
C19-5.77'
C20-25.48'
C21-19.71'
C22-19.71'
C23-19.71'
C24-25.48'
C25-5.77'
C26-21.63'
C27-21.63'
C28-21.63'
N23°31'02"W 25.48'
S39°08'23"W 126.99'
S38°33'28"W 125.54'
S28°44'40"W 102.19'
S27°25'02"W 123.03'
S27°25'02"W 130.24'
S27°25'02"W 130.80'
N72°12'56"E 55.75'
N72°47'00"W 103.31'
25.80'
55.79'
55.88'
52.97'
70.00'
62.86'
53.69'
116.36'
31.25'
101.25'
WIFFEET WAY
50' PRIVATE R/W
RW5
RW6
RW7
RW8
RW9
RW10
RW23
RW24
RW25
50' RADIUS
L=107.50'
R=110.00'
VARIABLE WIDTH DRAINAGE ESMT.
30' JCSA UTILITY ESM'T
15' BSL
20' BSL (TYP)
14' BSL
R=200.00'
L=92.55'
50.34'
51.68'
26.11'
77.79'
N27°25'02"E 77.79'
R=350.00'
L=62.31'
S17°13'00"W 18.60'
KINGS OAK LANE
50' PRIVATE R/W
R=160.00'
L=251.33'
18 8,214 S.F. 0.189 AC.
17 6,904 S.F. 0.158 AC.
16 6,829 S.F. 0.157 AC.
15 8,587 S.F. 0.197 AC.
19 6,842 S.F. 0.157 AC.
14 9,243 S.F. 0.212 AC.
13 6,688 S.F. 0.154 AC.
12 7,679 S.F. 0.176 AC.
11 7,358 S.F.
39 7,951 S.F. 0.183 AC.
COS #2 3,128 S.F. 0.072 AC.
S27°25'02"W 94.68'
N27°25'02"E 116.94'
N27°25'02"E 148.13'
S67°06'16"E 61.24'
N82°54'34"E, 36.07
(CL DRAINAGE EASMT.)
N27°25'02"E, 32.83'
N61°52'10"E, 79.51'
(CL DRAINAGE ESMT.)
100' RPA BUFFER
N87°57'22"E, 83.86'
N36°01'14"E 44.85'
20' DRAINAGE EASEMENT
N71°14'56"E 156.16'
N0°27'27"W 120.95'
S89°34'34"E 208.22'
N17°18'32"W 131.72'
N28°23'54"W 119.46'
N46°37'22"W 151.16'
N58°04'56"E 47.20'
S59°43'21"E 97.43'
41.66'
55.78'
49.03'
34.83'
81.18'
74.50'
48.50'
51.00'
81.46'
REAR BSL
RPA WETLANDS (AS DELINEATED BY KERR)
Large/Small Plat(s) Recorded
Instrument # 100013450
THIS SHEET ADDRESSES LOTS 13 - 28

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 3B
LOTS 1–46
PREPARED FOR COLONIAL HERITAGE LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Lic. No. 002509
3/31/10
LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
30 June 2010
at 9:31 AM/PM PB — PG —
DOCUMENT # 100013450
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
HWP	AWT/RMS
Scale	Date
1"=50'	3/31/10
Project No.	
8881-33B	
Drawing No.	
4 of 6	