

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

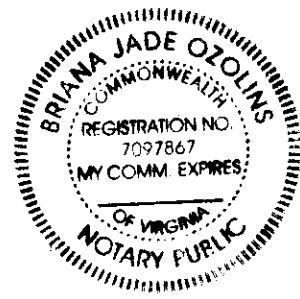
STATE OF VIRGINIA, CITY/COUNTY OF James City TO-WIT:

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.

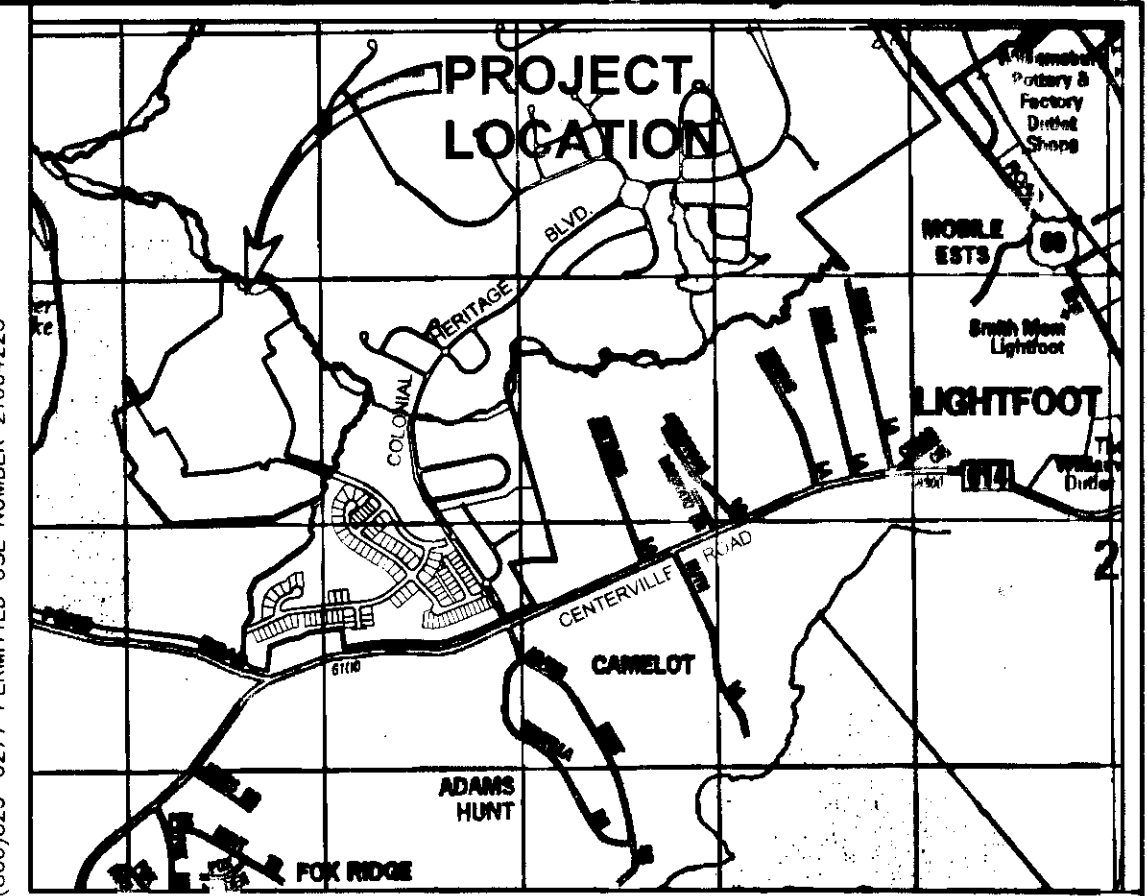
MY COMMISSION EXPIRES 5-31-15

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.



MAP COPYRIGHT © KAPPA MAP GROUP, LLC (800)829-6277 PERMITTED USE NUMBER 21004223

- 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

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

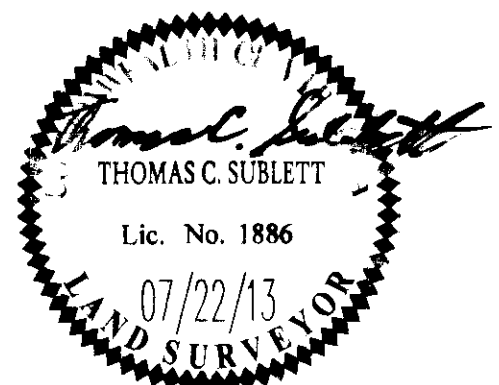
CERTIFICATE OF APPROVAL

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

Signature: Betsy B. Woolridge, DATE: 10/24/13
SUBDIVISION AGENT OF JAMES CITY COUNTY

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

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

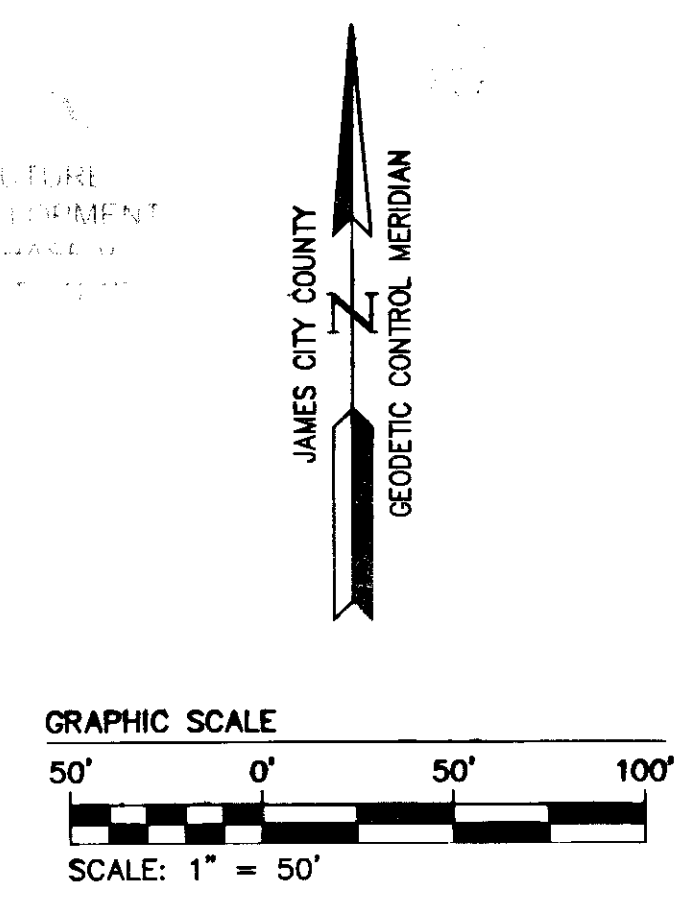
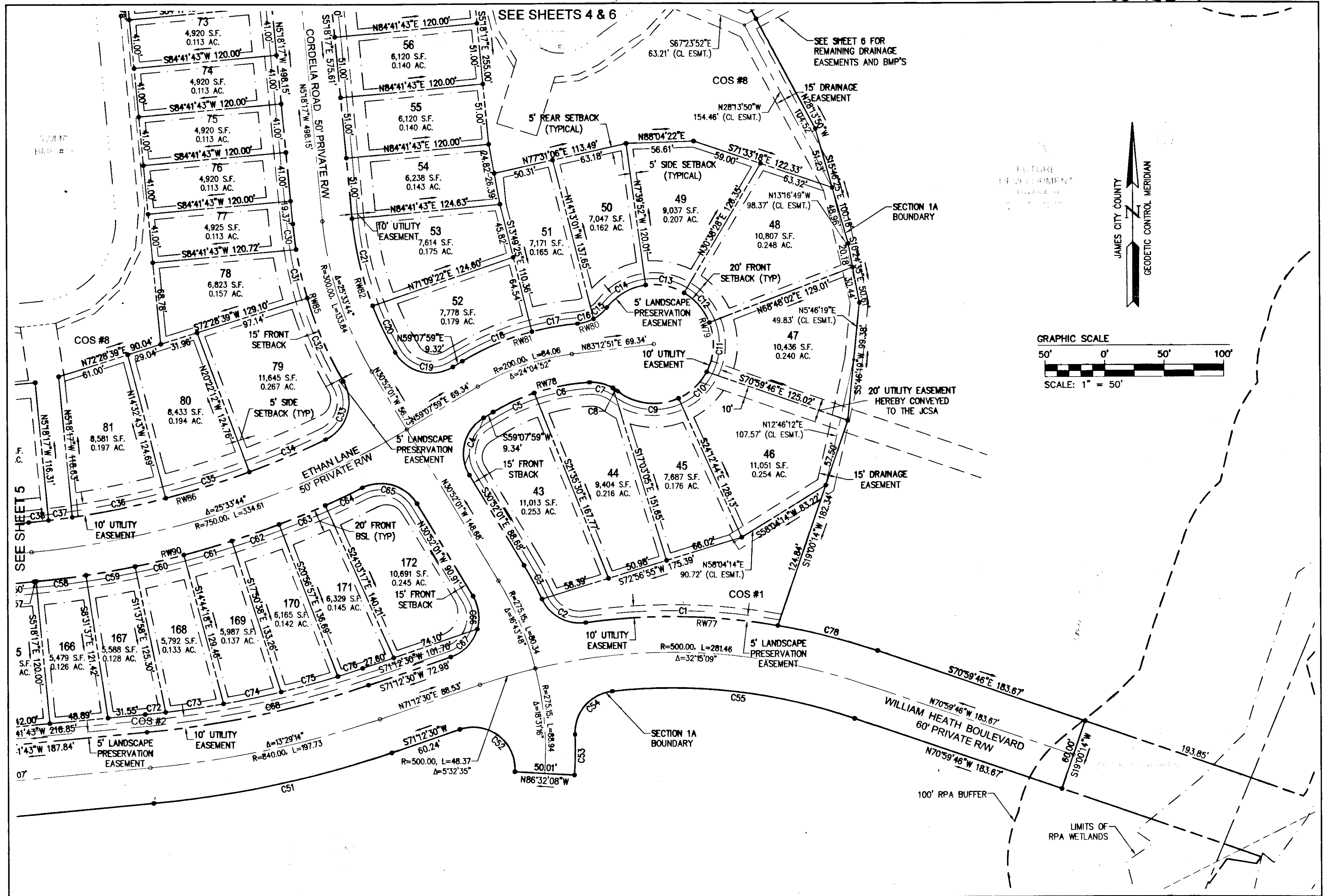


Logo for NES CONSULTING ENGINEERS, 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 263-0040, Fax: (757) 220-8994, www.nesva.com

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

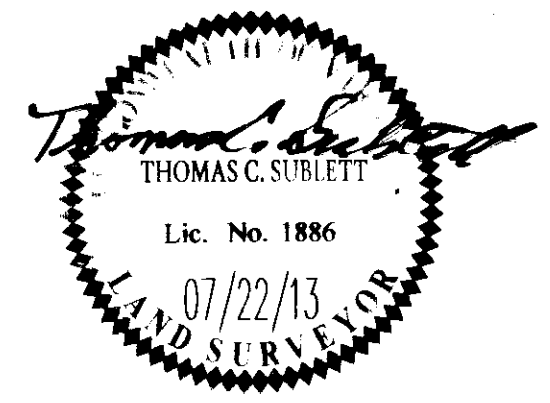
Project Contacts: TRS/TCS
Project Number: 8881-81
Scale: NONE Date: 07/22/13
Sheet Number: 1 OF 8

130026614



Rev	Date	Description	Revised By

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
3 December 2013
 at **9:42** AM/PM, PG
 Document # **130026614**
 BETSY B. WOOLRIDGE, CLERK
[Signature], Dep. Clerk



Large/Small Plats Recorded
 herewith as # **130026614**

AES
 CONSULTING ENGINEERS

614 Moonfield Park Drive
 Richmond, Virginia 23236-3656
 Phone: (804) 330-8040
 Fax: (804) 330-9840
 www.aesva.com

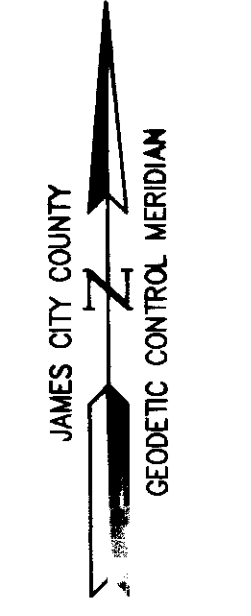
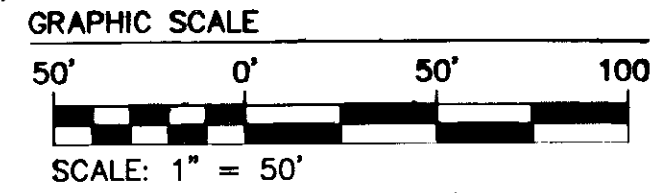
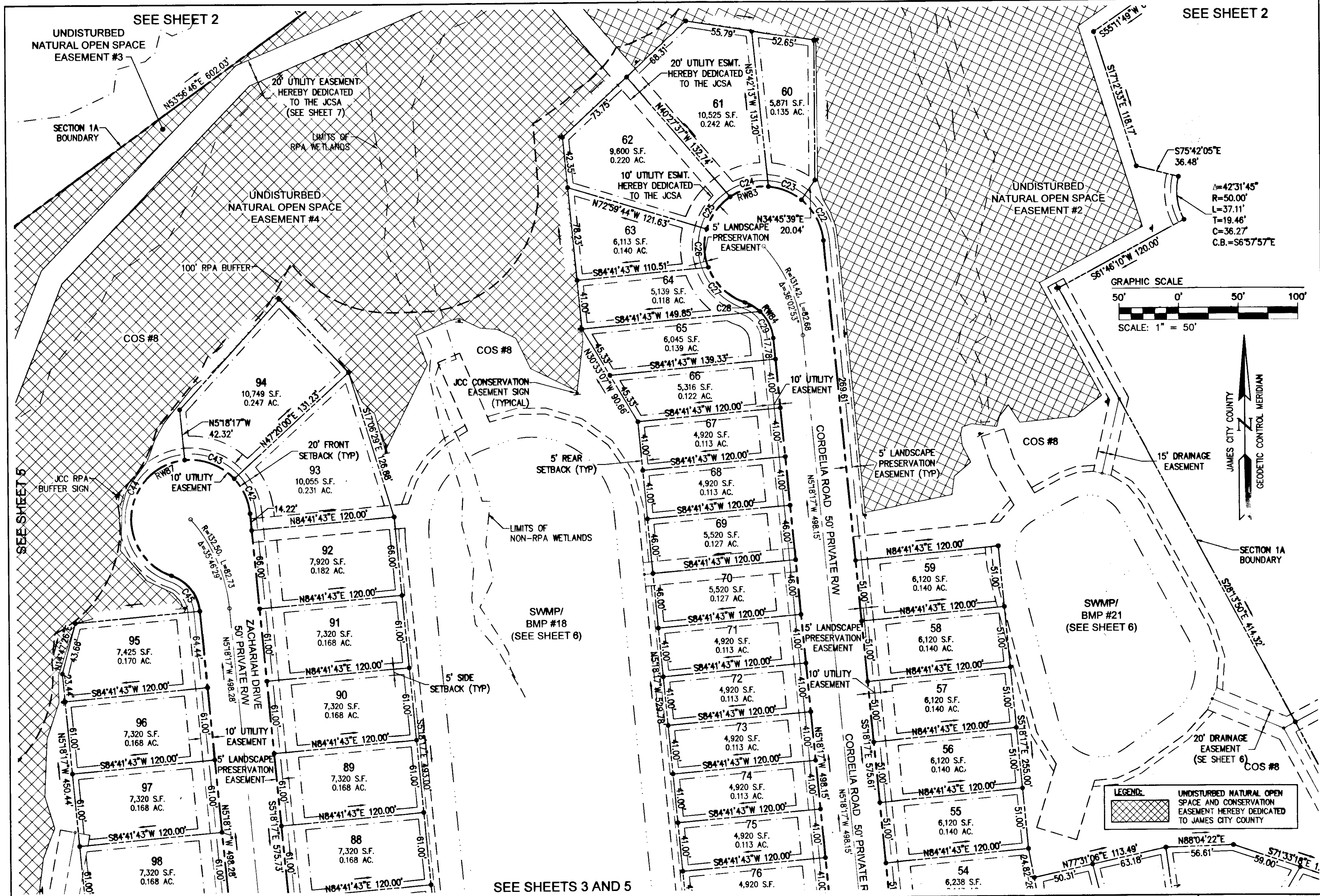
Hampton Roads | Central Virginia | Middle Peninsula

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:	8861-51
Scale:	1"=50'
Date:	07/22/13
Sheet Number	3 OF 8

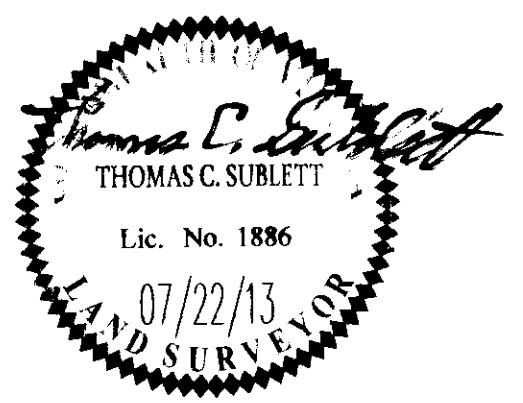
130026614



LEGEND:
 UNDISTURBED NATURAL OPEN SPACE AND CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY

Rev.	Date	Description	Revised By

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
3 December 2013
 at 9:42 AM P.M. PB PG
 Document # **130026614**
 BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Dep. Clerk



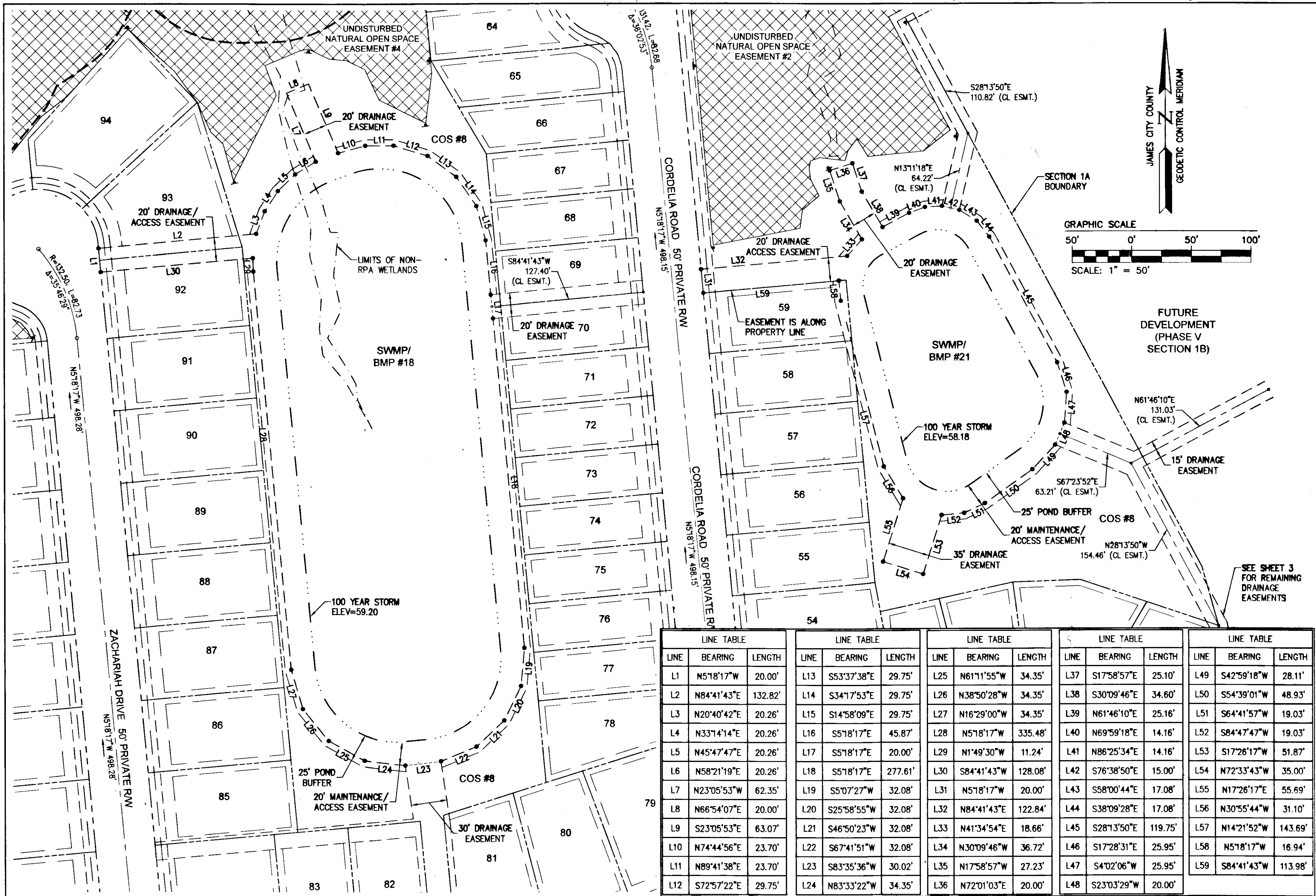
Large/Small Plat(s) Recorded
 herewith as # **130026614**

614 Moorefield Park Drive
 Richmond, Virginia 23236-3655
 Phone: (804) 330-8040
 Fax: (804) 330-9840
 www.aessa.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: 8881-51
 Scale: 1"=50'
 Date: 07/22/13
 Sheet Number
4 OF 8

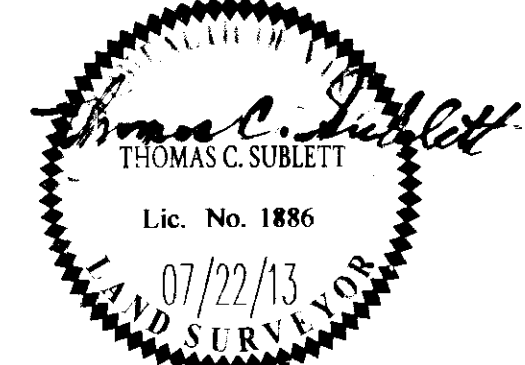
130026614



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N5°18'17"W	20.00'	L13	S53°37'38"E	29.75'	L25	N61°11'55"W	34.35'	L37	S17°58'57"E	25.10'	L49	S42°59'18"W	28.11'
L2	N84°41'43"E	132.82'	L14	S34°17'53"E	29.75'	L26	N38°50'28"W	34.35'	L38	S30°09'46"E	34.60'	L50	S54°39'01"W	48.93'
L3	N20°40'42"E	20.26'	L15	S14°58'09"E	29.75'	L27	N16°29'00"W	34.35'	L39	N61°46'10"E	25.16'	L51	S64°41'57"W	19.03'
L4	N33°14'14"E	20.26'	L16	S5°18'17"E	45.87'	L28	N5°18'17"W	335.48'	L40	N69°59'18"E	14.16'	L52	S84°47'47"W	19.03'
L5	N45°47'47"E	20.26'	L17	S5°18'17"E	20.00'	L29	N1°49'30"W	11.24'	L41	N86°25'34"E	14.16'	L53	S17°26'17"W	51.87'
L6	N58°21'19"E	20.26'	L18	S5°18'17"E	277.61'	L30	S84°41'43"W	128.08'	L42	S76°38'50"E	15.00'	L54	N72°33'43"W	35.00'
L7	N23°05'53"W	62.35'	L19	S5°07'27"W	32.08'	L31	N5°18'17"W	20.00'	L43	S58°00'44"E	17.08'	L55	N17°26'17"E	55.69'
L8	N66°54'07"E	20.00'	L20	S25°58'55"W	32.08'	L32	N84°41'43"E	122.84'	L44	S38°09'28"E	17.08'	L56	N30°55'44"W	31.10'
L9	S23°05'53"E	63.07'	L21	S46°50'23"W	32.08'	L33	N41°34'54"E	18.66'	L45	S28°13'50"E	119.75'	L57	N14°21'52"W	143.69'
L10	N74°44'56"E	23.70'	L22	S67°41'51"W	32.08'	L34	N30°09'46"W	36.72'	L46	S17°28'31"E	25.95'	L58	N5°18'17"W	16.94'
L11	N89°41'38"E	23.70'	L23	S83°35'36"W	30.02'	L35	N17°58'57"W	27.23'	L47	S4°02'06"W	25.95'	L59	S84°41'43"W	113.98'
L12	S72°57'22"E	29.75'	L24	N83°33'22"W	34.35'	L36	N72°01'03"E	20.00'	L48	S23°03'29"W	20.00'			

Rev	Date	Description	Revised By

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
3 December 2013
 at 9:42 AM/PM, PG
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 BETSY B. WOOLRIDGE, CLERK
[Signature] Dep. Clerk



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 Phone: (804) 330-8040
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 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
 SWMP/BMP DRAINAGE EASEMENT
**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: 8861-51
 Scale: 1"=50'
 Date: 07/22/13
 Sheet Number

6 OF 8

130026614

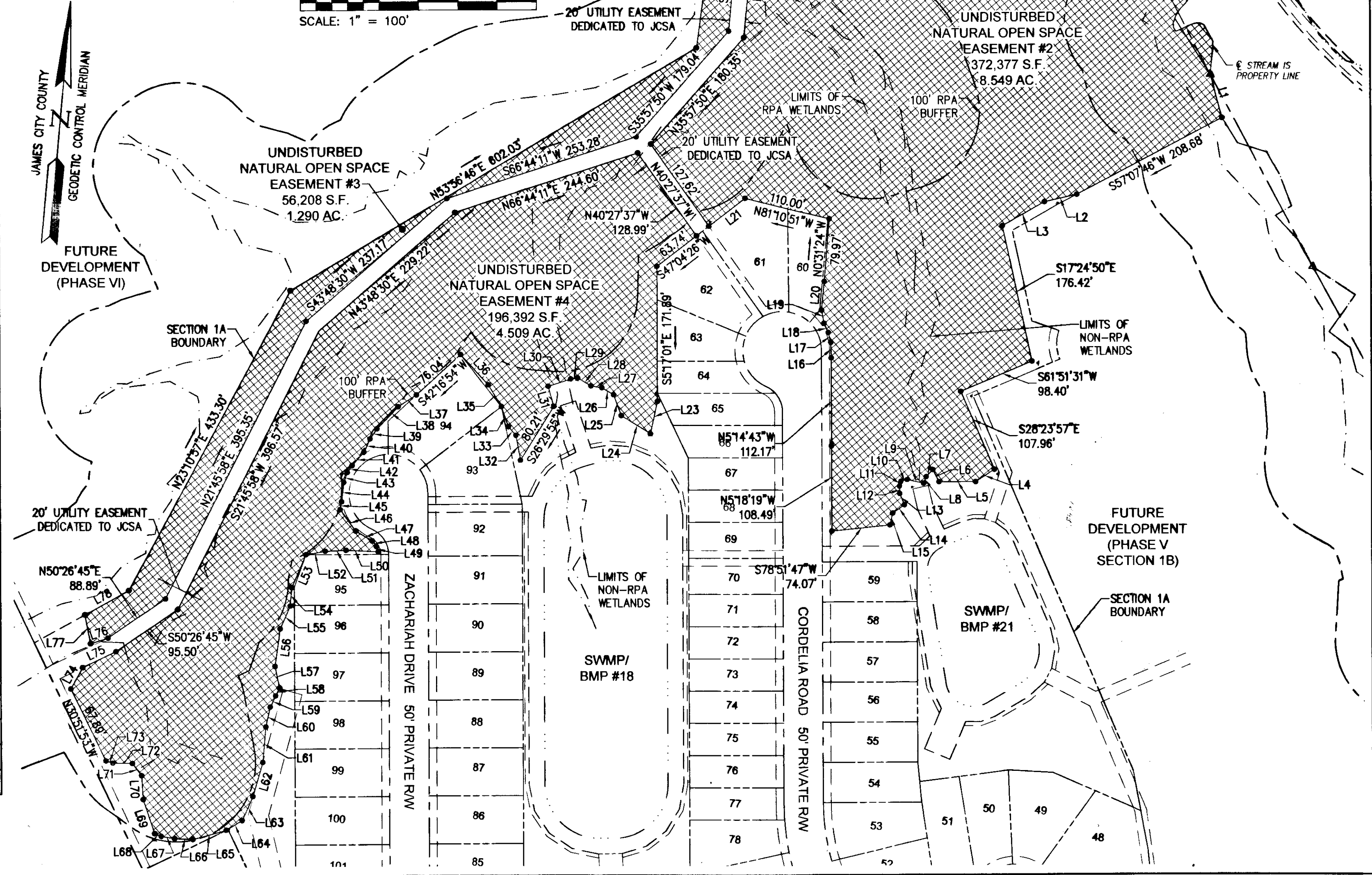
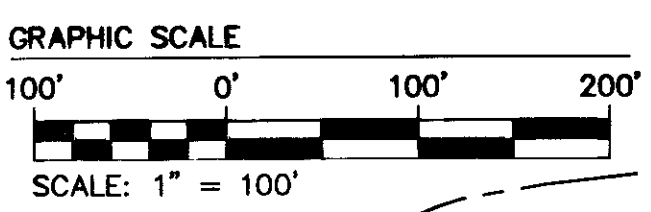
LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S20°05'58"E	56.86'	L43	S13°38'58"W	13.23'
L2	S71°56'29"W	42.36'	L44	S1°41'12"W	24.99'
L3	S55°19'42"W	61.54'	L45	S51°7'46"W	10.02'
L4	S52°04'26"W	28.59'	L46	S40°49'26"E	33.73'
L5	S84°33'56"W	46.37'	L47	S84°07'51"E	24.53'
L6	N32°27'27"W	17.52'	L48	S41°39'09"E	8.85'
L7	S37°38'31"W	12.13'	L49	S24°34'24"E	7.07'
L8	S16°45'28"W	9.00'	L50	N87°25'56"E	41.02'
L9	N83°09'29"W	21.26'	L51	S82°23'10"W	26.33'
L10	S70°31'06"W	8.18'	L52	S74°39'00"W	24.84'
L11	S11°27'39"W	6.19'	L53	S18°25'23"W	45.44'
L12	S7°21'58"E	9.57'	L54	S0°17'06"E	23.41'
L13	S27°01'28"E	15.46'	L55	S18°32'33"W	31.67'
L14	S49°36'18"W	18.22'	L56	S2°40'14"W	48.29'
L15	S7°47'12"W	15.52'	L57	S16°36'25"E	28.18'
L16	N6°52'45"W	19.56'	L58	S21°21'47"W	11.08'
L17	N19°02'08"W	13.06'	L59	S20°36'56"W	15.86'
L18	N29°59'56"W	12.78'	L60	S7°26'54"W	25.84'
L19	N15°29'59"W	17.21'	L61	S0°16'19"E	45.33'
L20	N0°11'56"E	36.57'	L62	S11°18'33"W	45.09'
L21	S47°04'26"W	58.30'	L63	S18°41'00"W	33.50'
L22	N24°18'51"E	134.74'	L64	S53°27'36"W	23.69'
L23	S6°59'34"W	42.12'	L65	S89°51'34"W	43.93'
L24	N63°26'56"W	43.50'	L66	S87°25'40"W	23.15'
L25	N25°17'44"W	28.32'	L67	N84°48'30"W	17.22'
L26	N64°16'48"W	17.19'	L68	N71°35'03"W	9.04'
L27	N85°09'54"W	14.05'	L69	N23°56'37"W	45.46'
L28	N64°22'21"W	19.73'	L70	N8°49'27"W	30.48'
L29	S75°59'01"W	8.81'	L71	N42°40'20"W	19.25'
L30	S66°52'35"W	30.19'	L72	S85°49'54"W	25.01'
L31	S20°23'35"E	26.56'	L73	N78°41'36"W	9.27'
L32	N15°53'11"W	32.02'	L74	N23°41'54"E	30.95'
L33	N45°45'17"W	14.45'	L75	N59°01'54"E	46.95'
L34	N24°18'55"W	27.11'	L76	S66°36'39"W	23.35'
L35	N36°12'23"W	32.32'	L77	N16°08'13"W	37.32'
L36	N47°38'34"W	52.45'	L78	N55°56'23"E	63.98'
L37	S52°02'36"W	27.61'	L79	S24°18'51"W	141.96'
L38	S38°43'18"W	39.08'	L80	S24°18'51"W	39.28'
L39	S28°58'53"W	15.19'	L81	S24°18'51"W	16.55'
L40	S20°02'53"W	18.77'	L82	N24°18'51"E	20.81'
L41	S36°24'56"W	22.59'	L83	N24°18'51"E	39.38'
L42	S30°01'24"W	10.69'			

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C79	0°34'35"	1109.76'	11.16'	5.58'	11.16'	N54°06'28"W
C80	0°37'24"	897.84'	9.77'	4.88'	9.77'	N87°34'10"W

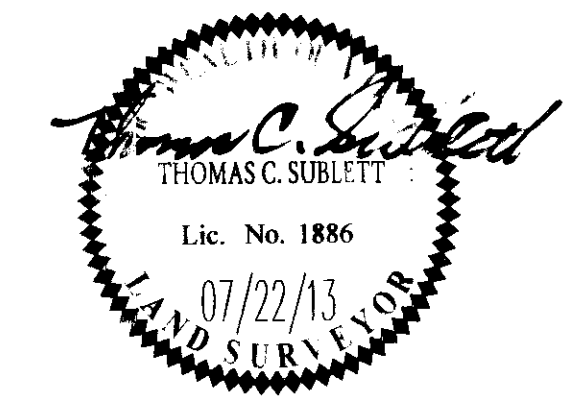
NATURAL OPEN SPACE EASEMENT AREA

NATURAL OPEN SPACE EASEMENT #2	372,377 SQ. FT.	8.549 AC.
NATURAL OPEN SPACE EASEMENT #3	56,208 SQ. FT.	1.290 AC.
NATURAL OPEN SPACE EASEMENT #4	196,392 SQ. FT.	4.509 AC.
TOTAL	624,977 SQ. FT.	14.35 AC.

LEGEND:
 UNDISTURBED NATURAL OPEN SPACE AND CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 3 December 2013 at 9:42 AM/PM, PG 1 Document # 130026614 BETSY B. WOOLRIDGE, CLERK <i>[Signature]</i> , Dep. Clerk	Revised By
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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
 UNDISTURBED NATURAL OPEN SPACE EASEMENT
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: 8881-51-A
Scale: 1"=100'
Date: 07/22/13
Sheet Number
7 OF 8

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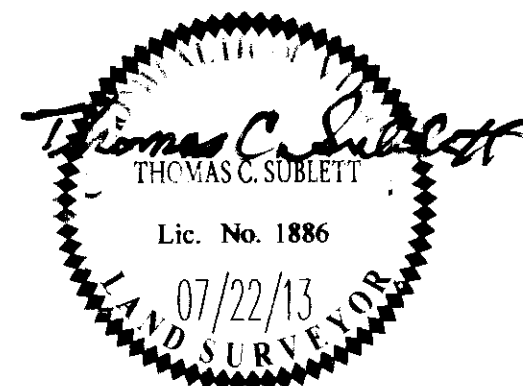
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	17°29'12"	530.00'	161.76'	81.51'	161.13'	N89°05'25"W
C2	73°05'52"	35.00'	44.65'	25.94'	41.69'	N61°17'04"W
C3	6°08'41"	300.15'	32.12'	16.11'	32.10'	N27°48'04"W
C4	90°00'00"	35.00'	54.98'	35.00'	49.50'	N14°07'59"E
C5	12°26'09"	175.00'	37.98'	19.07'	37.91'	N65°21'04"E
C6	15°31'00"	175.00'	47.39'	23.84'	47.25'	N79°19'39"E
C7	33°28'57"	35.00'	20.45'	10.53'	20.16'	S76°10'23"E
C8	7°26'24"	35.00'	4.54'	2.28'	4.54'	S55°42'42"E
C9	62°12'54"	50.00'	54.29'	30.17'	51.66'	S83°05'57"E
C10	37°55'43"	50.00'	33.10'	17.18'	32.50'	N46°49'45"E
C11	49°03'52"	50.00'	42.82'	22.82'	41.52'	N31°9'58"E
C12	38°09'34"	50.00'	33.30'	17.29'	32.69'	N40°16'45"W
C13	38°18'20"	50.00'	33.43'	17.37'	32.81'	N78°30'42"W
C14	44°22'04"	50.00'	38.72'	20.39'	37.76'	S60°09'06"W
C15	23°59'28"	35.00'	14.66'	7.44'	14.55'	S49°57'48"W
C16	23°14'04"	35.00'	14.19'	7.20'	14.10'	S73°34'34"W
C17	9°53'24"	225.00'	38.84'	19.47'	38.79'	S80°14'53"W
C18	16°10'12"	225.00'	63.50'	31.96'	63.29'	S67°13'05"W
C19	90°46'54"	35.00'	55.46'	35.48'	49.83'	S75°28'34"E
C20	9°03'58"	275.00'	43.51'	21.80'	43.47'	N25°33'08"W
C21	15°42'52"	275.00'	75.42'	37.95'	75.19'	N13°09'43"W
C22	45°30'23"	50.00'	39.71'	20.97'	38.68'	N28°03'28"W
C23	34°33'45"	50.00'	30.16'	15.56'	29.71'	N68°05'32"W
C24	38°41'40"	50.00'	33.77'	17.56'	33.13'	S75°16'45"W
C25	39°07'26"	50.00'	34.14'	17.77'	33.48'	S36°22'12"W
C26	37°27'42"	50.00'	32.69'	16.95'	32.11'	S1°55'22"E
C27	50°20'07"	50.00'	43.93'	23.49'	42.53'	S45°49'17"E
C28	24°06'43"	35.00'	14.73'	7.48'	14.62'	S58°55'58"E
C29	41°34'20"	35.00'	25.40'	13.29'	24.84'	S26°05'27"E
C30	3°48'57"	325.00'	21.64'	10.83'	21.64'	S71°12'45"E
C31	7°22'39"	325.00'	41.85'	20.95'	41.82'	S12°48'33"E
C32	13°25'57"	325.00'	76.19'	38.27'	76.02'	S23°12'51"E
C33	94°02'53"	35.00'	57.45'	37.56'	51.21'	S17°05'37"W
C34	5°30'44"	725.00'	89.75'	34.90'	69.72'	S66°52'26"W
C35	5°49'30"	725.00'	73.71'	36.88'	73.67'	S72°32'32"W
C36	6°19'58"	725.00'	80.13'	40.11'	80.09'	S78°37'16"W
C37	1°34'54"	725.00'	20.01'	10.01'	20.01'	S82°34'42"W
C38	1°19'35"	725.00'	16.78'	8.39'	16.78'	S84°01'56"W
C39	16°26'35"	125.00'	35.87'	18.06'	35.75'	S76°28'26"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C40	93°54'43"	35.00'	57.37'	37.48'	51.16'	N64°47'29"W
C41	12°31'51"	125.00'	27.34'	13.72'	27.28'	N11°34'12"W
C42	37°21'43"	50.00'	32.60'	16.91'	32.03'	N23°59'08"W
C43	52°38'17"	50.00'	45.94'	24.73'	44.34'	N68°59'08"W
C44	155°41'03"	50.00'	135.86'	232.09'	97.76'	S6°51'12"W
C45	65°41'03"	35.00'	40.12'	22.59'	37.96'	S38°08'48"E
C46	11°11'28"	175.00'	34.18'	17.15'	34.13'	S10°54'01"E
C47	14°08'02"	175.00'	43.17'	21.69'	43.06'	S23°33'46"E
C48	21°57'42"	115.00'	44.06'	22.31'	43.81'	S19°38'56"E
C49	38°12'48"	35.00'	23.34'	12.12'	22.91'	S10°26'19"W
C50	55°09'00"	35.00'	33.69'	18.28'	32.40'	S57°07'13"W
C51	13°29'14"	870.00'	204.79'	102.87'	204.32'	S77°57'07"W
C52	113°16'04"	35.00'	69.19'	53.15'	58.46'	S52°09'28"E
C53	6°32'00"	300.15'	34.23'	17.13'	34.21'	N1°02'27"E
C54	86°05'18"	35.00'	52.59'	32.69'	47.78'	N40°49'06"E
C55	25°08'29"	470.00'	206.24'	104.81'	204.59'	S83°34'01"E
C56	110°23'37"	35.00'	67.44'	50.35'	57.48'	N29°29'55"E
C57	0°06'39"	775.00'	1.50'	0.75'	1.50'	N84°38'24"E
C58	3°06'41"	775.00'	42.08'	21.05'	95.58'	N83°01'44"E
C59	3°06'22"	775.00'	42.01'	21.01'	42.01'	N79°55'12"E
C60	3°06'20"	775.00'	42.01'	21.01'	42.00'	N76°48'52"E
C61	3°06'20"	775.00'	42.01'	21.01'	42.00'	N73°42'32"E
C62	3°06'20"	775.00'	42.01'	21.01'	42.00'	N70°36'13"E
C63	3°06'20"	775.00'	42.01'	21.01'	42.00'	N67°29'53"E
C64	2°33'51"	775.00'	34.68'	17.34'	92.56'	N64°39'48"E
C65	85°45'07"	35.00'	52.38'	32.50'	47.63'	S73°44'34"E
C66	46°55'30"	35.00'	28.66'	15.19'	27.87'	N72°16'16"W
C67	55°09'00"	35.00'	33.69'	18.28'	32.40'	S43°38'00"W
C68	13°29'14"	810.00'	190.67'	95.78'	190.23'	S77°57'07"W
C69	55°36'56"	35.00'	33.97'	18.46'	32.66'	S67°57'36"E
C70	33°30'17"	35.00'	20.47'	10.54'	20.18'	S23°23'59"E
C71	19°02'56"	165.00'	54.86'	27.68'	54.60'	N16°10'26"W
C72	1°14'50"	795.00'	17.31'	8.65'	87.54'	N84°04'18"E
C73	3°32'16"	795.00'	49.09'	24.55'	49.08'	N81°40'45"E
C74	3°33'04"	795.00'	49.27'	24.64'	49.27'	N78°08'05"E
C75	3°33'48"	795.00'	49.44'	24.73'	51.70'	N74°34'39"E
C76	1°35'16"	795.00'	22.03'	11.02'	103.33'	N72°00'08"E
C78	9°21'02"	530.00'	86.50'	43.34'	86.40'	N75°40'17"W

RW CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RW77	26°50'14"	530.00'	248.25'	126.45'	245.99'	S84°24'53"E
RW78	27°57'10"	175.00'	85.37'	43.56'	84.53'	N73°06'34"E
RW79	27°02'27"	50.00'	235.66'	49.96'	70.69'	N7°00'43"W
RW80	47°13'32"	35.00'	28.85'	15.30'	28.04'	S61°34'50"W
RW81	26°03'36"	225.00'	102.34'	52.07'	101.46'	N72°09'47"E
RW82	24°46'50"	275.00'	118.93'	60.41'	118.01'	N17°41'42"W
RW83	24°54'03"	50.00'	214.40'	77.46'	84.02'	S51°51'12"W
RW84	65°41'03"	35.00'	40.13'	22.59'	37.96'	S38°08'48"E
RW85	24°37'33"	325.00'	139.68'	70.94'	138.61'	S17°37'03"E
RW86	20°34'40"	725.00'	260.38'	131.61'	258.99'	S74°24'23"W
RW87	24°54'03"	50.00'	214.40'	77.46'	84.02'	S51°51'12"W
RW88	25°19'30"	175.00'	77.35'	39.32'	76.72'	N17°58'02"W
RW89	93°21'48"	35.00'	57.03'	37.12'	50.93'	N38°00'49"E
RW90	21°18'51"	775.00'	288.29'	145.84'	286.64'	N74°02'18"E

Rev	Date	Description	Revised By

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
3 December 2013
 at 9:42 AM/PM, PB PG
 Document # 130026614
 BETSY B. WOOLRIDGE, CLERK
 (Signature) Dep. Clerk



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614 Moorefield Park Drive
 Richmond, Virginia 23236-3655
 Phone: (804) 330-8040
 Fax: (804) 330-9840
 www.aesva.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:	8881-51
Scale:	Date:
1"=50'	07/22/13
Sheet Number	
8 OF 8	