

140005285

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.

FOR COLONIAL HERITAGE LLC

2-19-14
DATE

ANTON TINNESZ
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City

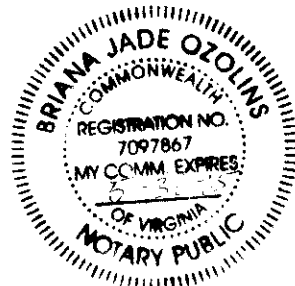
I, Briana Jade Ozolins, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF February, 2014.

MY COMMISSION EXPIRES 5-31-15

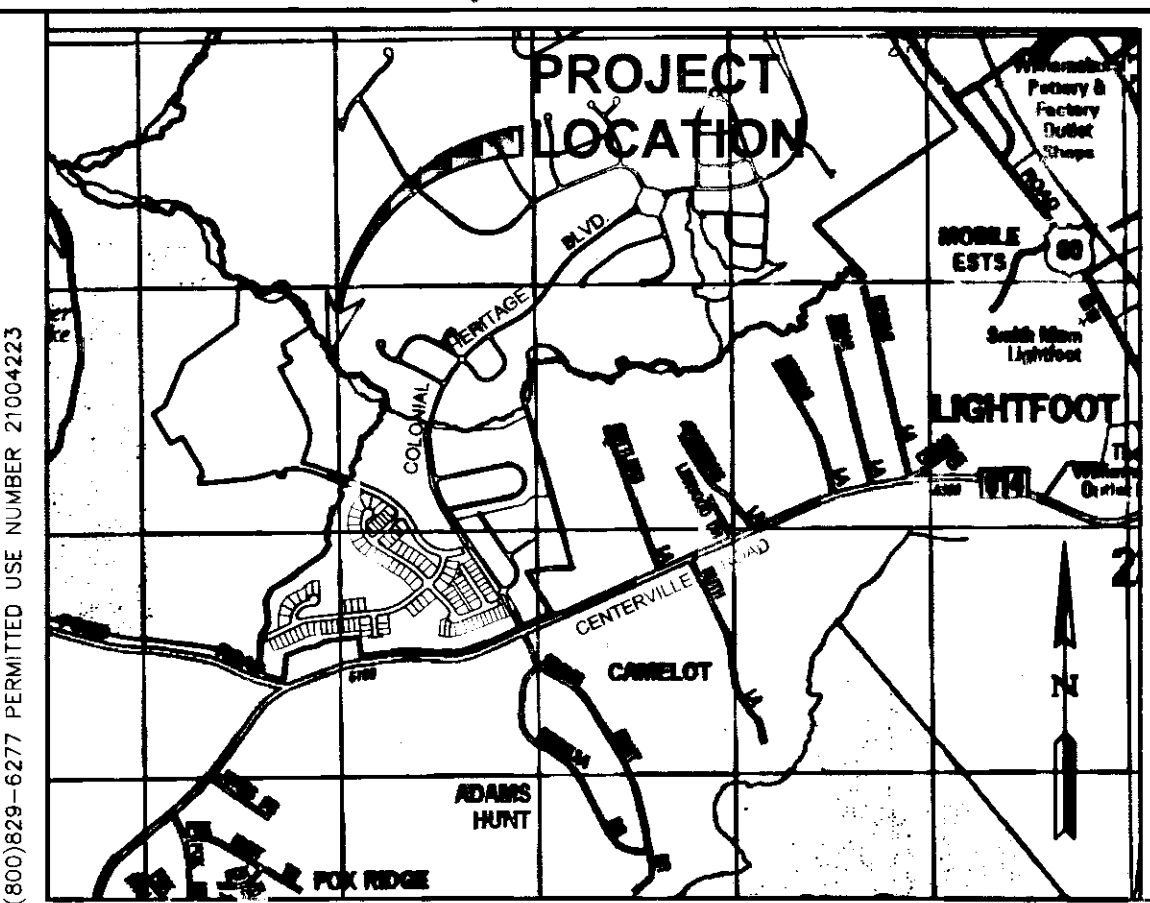
[Signature]
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 3092867



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, NATURAL OPEN SPACE EASEMENTS, 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.



LOCATION MAP SCALE: 1"=2000'

- 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
- A 10' DRAINAGE EASEMENT EXISTS AND IS CENTERED ON ALL PROPERTY LINES.
- THIS PROPERTY LIES IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0110C, EFFECTIVE DATE 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.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.

5 Large Plats Recorded herewith as # 140005285

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.

Thomas C. Sublett, L.S. #1886 10/15/13
DATE

AREA TABULATION
COLONIAL HERITAGE - PHASE V, SECTION 1B
LOTS 1 - 42 AND COMMON OPEN SPACE #1A & #8A

AREA OF RESIDENTIAL LOTS	295,514 S.F.	6.784 AC.±
AREA OF RIGHT OF WAY	75,032 S.F.	1.722 AC.±
AREA OF COMMON OPEN SPACE #1A	1,600 S.F.	0.037 AC.±
AREA OF COMMON OPEN SPACE #8A	349,980 S.F.	8.035 AC.±
TOTAL AREA SUBDIVIDED	722,126 S.F.	16.578 AC.±

NUMBER OF LOTS	42
AVERAGE LOT SIZE	7,036 S.F. 0.162 AC.±
SMALLEST LOT (LOTS 2, 12-18, AND 26-31)	6,120 S.F. 0.140 AC.±
LARGEST LOT (LOT 9)	11,995 S.F. 0.275 AC.±
GROSS LOTS PER ACRE	2.53

- NOTES:**
- SEE SHEET 2 FOR SECTION 1B OVERALL BOUNDARY AND UNDISTURBED NATURAL OPEN SPACE EASEMENT #2 AREA, BOUNDARY AND LINE TABLE.
 - SEE SHEETS 3 AND 4 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
 - SEE SHEET 5 FOR LOT AND RIGHT-OF-WAY CURVE TABLES.

CERTIFICATE OF APPROVAL

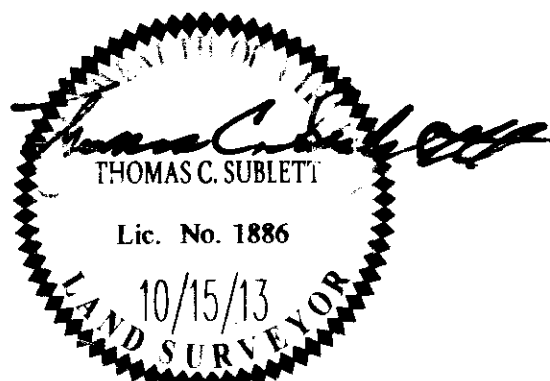
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 3-6-14
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS PLAT WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 10:00 AM/PM INSTRUMENT # 140005285

TESTE: [Signature] Deputy Clerk
BETSY B. WOOLRIDGE, CLERK

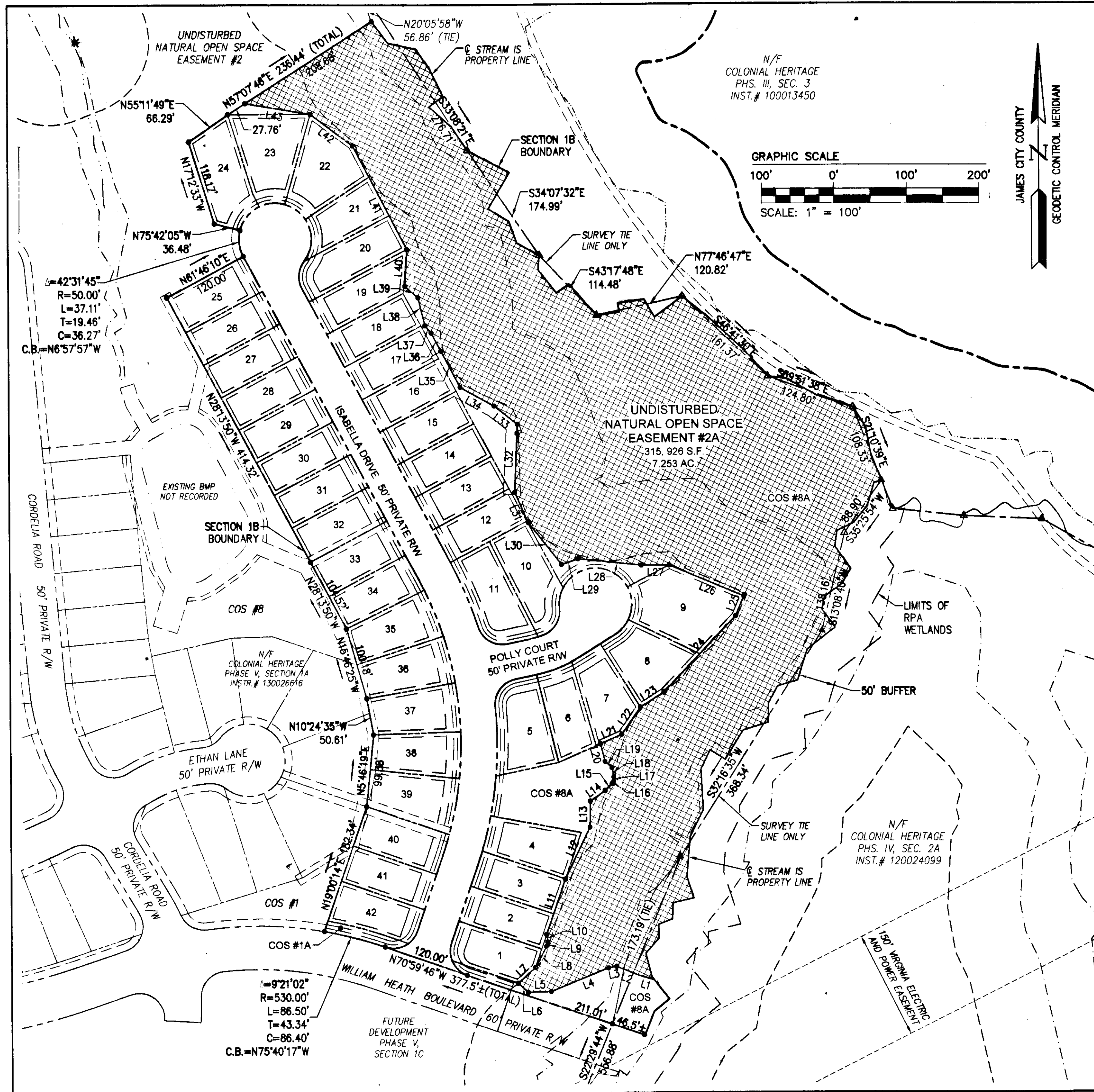
Rev	Date	Description	Revised By
1	07/24/12	REVISED PER COUNTY COMMENTS	RMS



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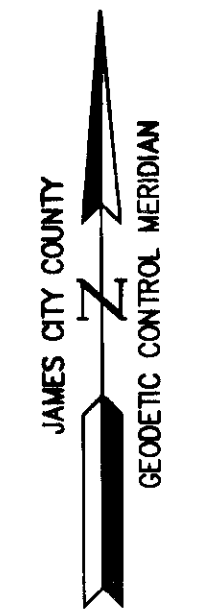
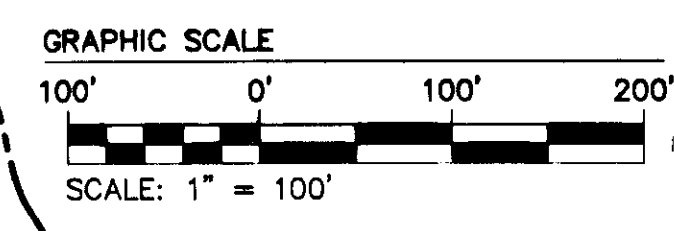
PLAT OF SUBDIVISION
LOTS 1 - 42
**COLONIAL HERITAGE
PHASE V - SECTION 1B**
OWNER / DEVELOPER: COLONIAL HERITAGE, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS/TCS
Project Number: 8881-51
Scale: NONE Date: 10/15/13
Sheet Number
1 OF 5



UNDISTURBED NATURAL OPEN SPACE EASEMENT #2A

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N72°53'59"W	20.80'	L23	N58°02'47"E	38.54'
L2	N68°10'30"W	33.98'	L24	N43°22'47"E	144.26'
L3	S79°36'59"W	11.28'	L25	N22°58'51"E	29.58'
L4	S68°04'16"W	66.41'	L26	N67°01'09"W	111.33'
L5	S88°35'49"W	31.28'	L27	N89°58'36"W	38.38'
L6	N48°21'36"W	18.73'	L28	N83°56'33"W	87.94'
L7	N47°21'38"E	32.27'	L29	S71°34'21"W	23.79'
L8	N28°14'37"E	32.62'	L30	N38°05'31"W	73.57'
L9	N16°16'15"E	6.37'	L31	N23°46'25"W	46.03'
L10	N9°09'05"W	10.46'	L32	N2°26'47"E	81.31'
L11	N19°00'14"E	80.83'	L33	N51°53'56"W	40.56'
L12	N25°40'59"E	79.26'	L34	N60°49'26"W	53.38'
L13	N0°48'16"E	35.83'	L35	N28°13'50"W	56.45'
L14	N54°51'17"E	25.16'	L36	N27°56'38"W	28.15'
L15	N45°35'52"E	13.92'	L37	N40°21'01"W	13.41'
L16	N27°54'48"E	3.82'	L38	N13°29'49"W	39.73'
L17	N1°54'37"E	5.97'	L39	N48°39'32"W	23.64'
L18	N10°47'29"W	12.75'	L40	N3°09'59"E	51.11'
L19	N48°36'32"W	12.73'	L41	N27°30'18"W	161.31'
L20	N14°07'27"W	25.13'	L42	N53°09'45"W	72.43'
L21	N66°18'39"E	32.34'	L43	N80°46'42"W	91.23'
L22	N34°23'55"E	45.39'			



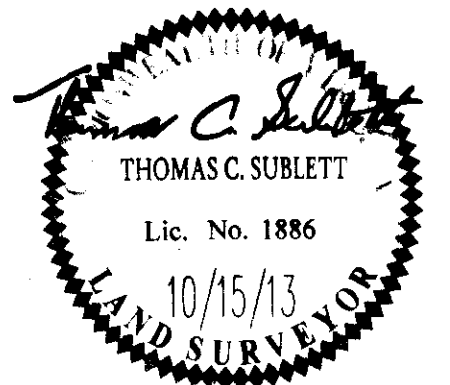
LEGEND:

 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 1 APRIL 2014
 at 10:06 AM/PM, PB 1 PG 1
 Document # 140005285
 BETSY B. WOOLRIDGE, CLERK
[Signature] Dep. Clerk

5 Large Plat(s) Recorded
 herewith as # 140005285 140005285

Rev	Date	Description	Revised By

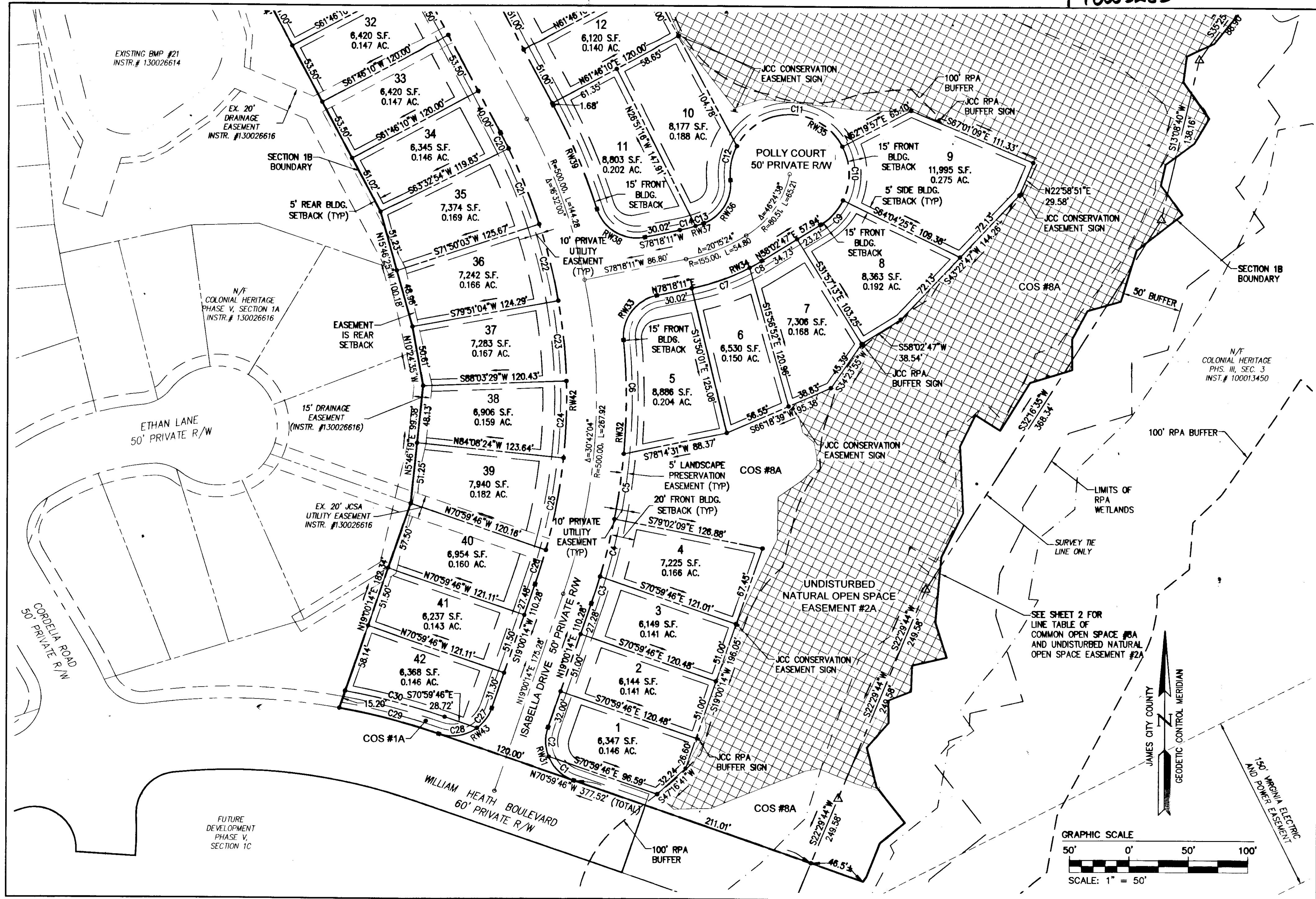


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PLAT OF SUBDIVISION
 LOTS 1 - 42
**COLONIAL HERITAGE
 PHASE V - SECTION 1B**
 OWNER / DEVELOPER: COLONIAL HERITAGE, L.L.C.
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

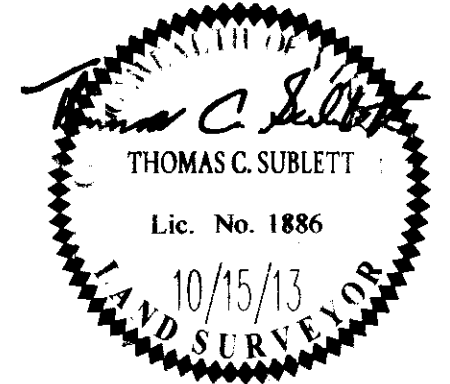
Project Contacts: TRS/TCS
 Project Number: 8881-51B
 Scale: 1"=100' Date: 10/15/13
 Sheet Number
2 OF 5

140005285



Rev.	Date	Description	Reviewed By

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
April 2014
 at 10:06 AM/PM, PG
 Document # 140005285
 BETSY B. WOOLRIDGE, CLERK
[Signature] Dep. Clerk



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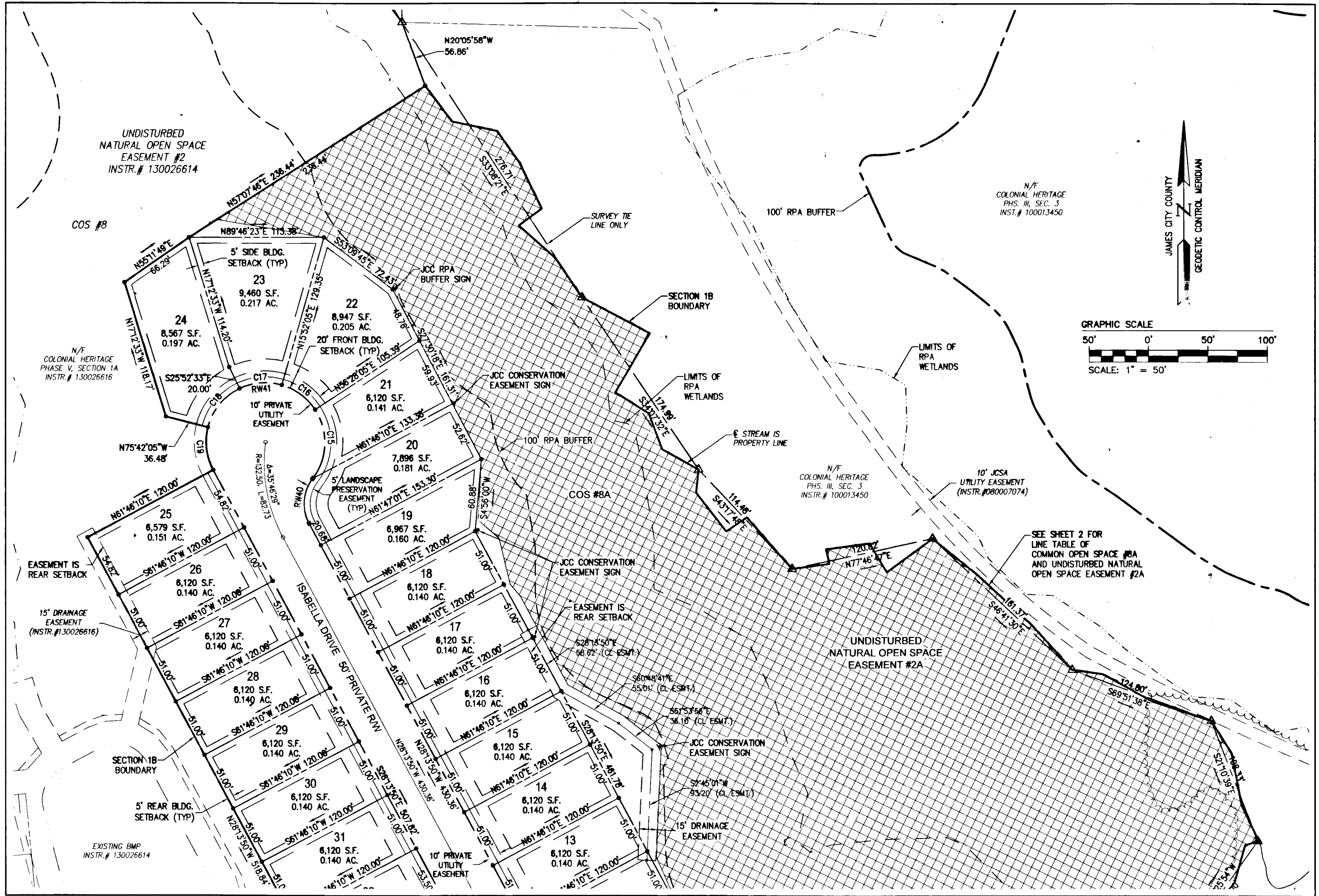
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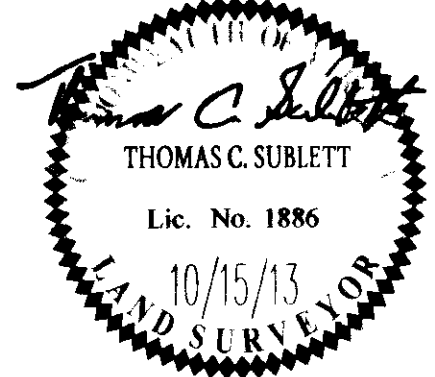
PLAT OF SUBDIVISION
 LOTS 1 - 42
**COLONIAL HERITAGE
 PHASE V - SECTION 1B**
 OWNER / DEVELOPER: COLONIAL HERITAGE, L.L.C.

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS/TCS
Project Number:	8881-51B
Scale:	1"=50'
Date:	10/15/13
Sheet Number	3 OF 5



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 1 APRIL 2014			
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BETSY B. WOOLRIDGE, CLERK			
<i>[Signature]</i> Dep. Clerk			
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PLAT OF SUBDIVISION
LOTS 1 - 42
**COLONIAL HERITAGE
PHASE V - SECTION 1B**
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STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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4 OF 5	

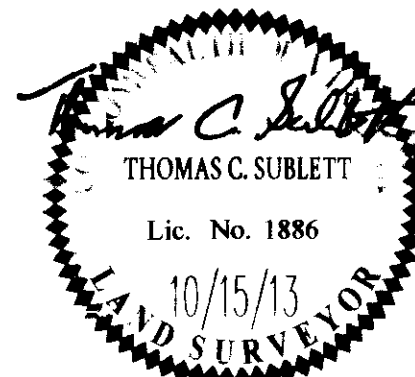
LOT CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	48°55'04"	35.00'	29.88'	15.92'	28.98'	N46°32'14"W
C2	41°04'57"	35.00'	25.10'	13.11'	24.56'	N1°32'14"W
C3	2°35'22"	525.00'	23.73'	11.87'	23.72'	N17°42'33"E
C4	5°27'01"	525.00'	49.94'	24.99'	49.92'	N13°41'22"E
C5	6°02'59"	525.00'	55.43'	27.74'	55.41'	N7°56'22"E
C6	10°27'40"	525.00'	95.85'	48.06'	95.72'	N0°18'57"W
C7	16°27'46"	180.00'	51.72'	26.04'	51.54'	N70°04'18"E
C8	3°47'49"	180.00'	11.92'	5.97'	11.92'	N59°56'36"E
C9	32°32'26"	50.00'	28.40'	14.59'	28.02'	N42°11'48"E
C10	53°35'38"	50.00'	46.77'	25.25'	45.08'	N0°52'14"W
C11	124°59'53"	50.00'	109.08'	96.05'	88.70'	S89°50'01"W
C12	33°38'44"	50.00'	29.36'	15.12'	28.94'	S10°30'42"W
C13	3°09'10"	130.87'	7.20'	3.60'	7.20'	S70°46'14"W
C14	5°55'33"	130.87'	13.54'	6.77'	13.53'	S75°18'35"W
C15	70°59'09"	50.00'	61.95'	35.66'	58.06'	N1°57'39"E
C16	40°35'59"	50.00'	35.43'	18.50'	34.69'	N53°49'55"W
C17	41°44'39"	50.00'	36.43'	19.07'	35.63'	S84°59'46"W
C18	49°49'31"	50.00'	43.48'	23.22'	42.12'	S39°12'41"W
C19	42°31'45"	50.00'	37.11'	19.46'	36.27'	S6°57'57"E
C20	1°46'44"	475.00'	14.75'	7.37'	14.75'	S27°20'28"E
C21	8°17'08"	475.00'	68.69'	34.41'	68.63'	S22°18'32"E
C22	8°01'02"	475.00'	66.46'	33.29'	66.41'	S14°09'26"E
C23	8°12'24"	475.00'	68.04'	34.08'	67.98'	S6°02'43"E
C24	7°48'07"	475.00'	64.68'	32.39'	64.63'	S1°57'32"W
C25	9°31'16"	475.00'	78.93'	39.56'	78.84'	S10°37'14"W
C26	3°37'22"	475.00'	30.03'	15.02'	30.03'	S17°11'33"W
C27	34°50'59"	35.00'	21.29'	10.99'	20.96'	S36°25'44"W
C28	55°08'59"	35.00'	33.69'	18.28'	32.40'	S81°25'43"W
C29	9°21'02"	530.00'	86.50'	43.34'	86.40'	N75°40'17"W
C30	9°05'28"	545.00'	86.47'	43.33'	86.38'	N75°32'30"W

RIGHT-OF-WAY CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RW31	90°00'00"	35.00'	54.98'	35.00'	49.50'	N25°59'46"W
RW32	24°33'01"	525.00'	224.95'	114.23'	223.24'	N6°43'44"E
RW33	83°50'58"	35.00'	51.22'	31.43'	46.77'	N36°22'42"E
RW34	20°15'35"	180.00'	63.64'	32.16'	63.31'	N68°10'29"E
RW35	244°46'42"	50.00'	213.61'	78.82'	84.44'	N63°55'19"W
RW36	75°28'29"	35.00'	46.10'	27.09'	42.84'	S31°25'34"W
RW37	9°04'43"	130.87'	20.74'	10.39'	20.71'	S73°44'00"W
RW38	83°50'58"	35.00'	51.22'	31.43'	46.77'	N59°46'21"W
RW39	10°22'58"	525.00'	95.14'	47.70'	95.01'	N23°02'21"W
RW40	65°41'03"	35.00'	40.12'	22.59'	37.96'	N4°36'42"E
RW41	245°41'03"	50.00'	214.40'	77.46'	84.02'	S85°23'18"E
RW42	47°14'04"	475.00'	391.59'	207.69'	380.59'	S4°36'48"E
RW43	89°59'58"	35.00'	54.98'	35.00'	49.50'	S64°00'13"W

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LOTS 1 - 42
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PHASE V - SECTION 1B**
OWNER / DEVELOPER: COLONIAL HERITAGE, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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Project Number:	8881-51
Scale:	NONE
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Sheet Number	5 OF 5