

140013168

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.

Anton Tinnesz 6/30/2014
FOR COLONIAL HERITAGE LLC DATE

ANTON TINNESZ - AUTHORIZED AGENT
PRINTED NAME

CERTIFICATE OF NOTARIZATION

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

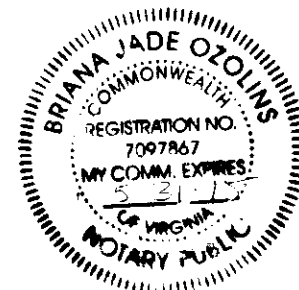
I, Briana J. Ozolins A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 30th DAY OF June, 2014.

MY COMMISSION EXPIRES 5-31-15

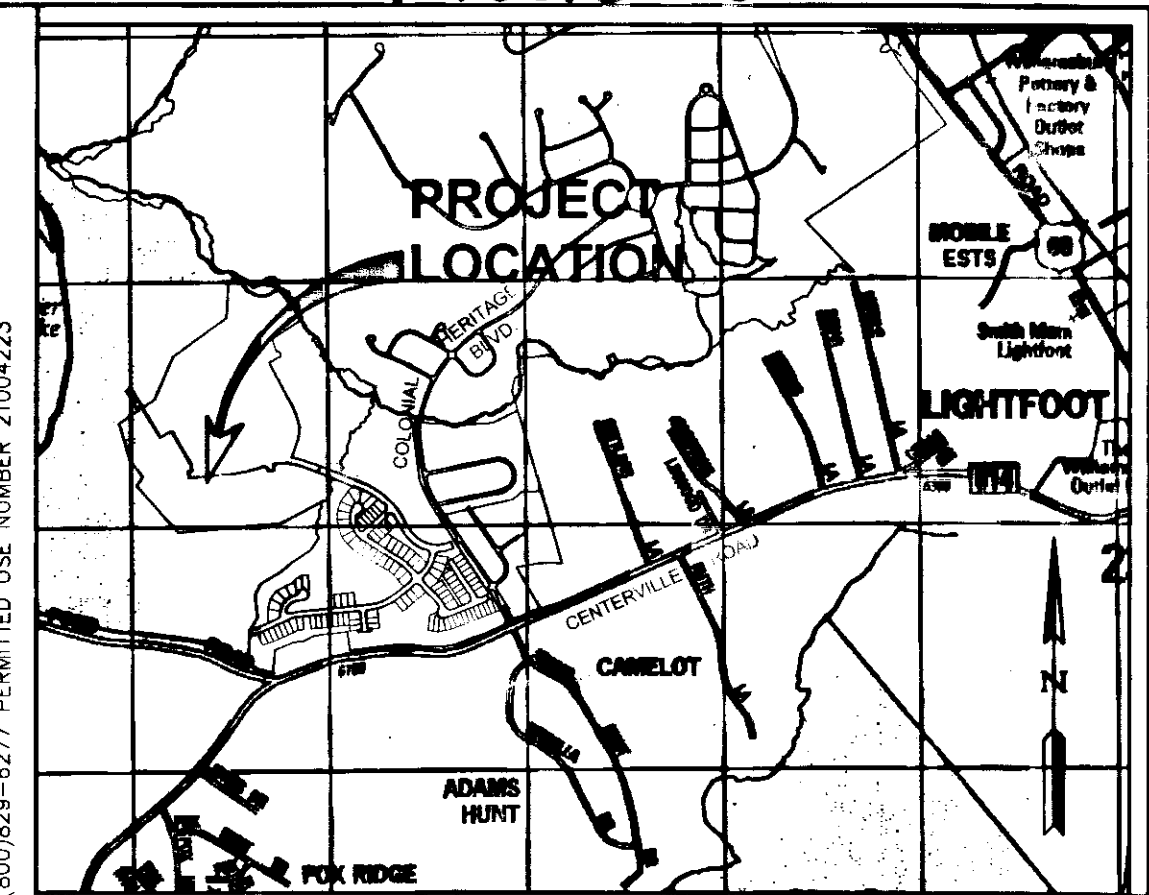
Briana J. Ozolins
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7097867



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 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 PANEL 0020B, COMMUNITY NUMBER 510201, DATED 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.

2 Large/Small Plat(s) Recorded
herewith as # 140013168

AREA TABULATION
COLONIAL HERITAGE - PHASE V, SECTION 1C (JCC CASE NO. S-0031-2014)
LOTS 107 - 162 AND COMMON OPEN SPACES #3, #4A, #5 AND #6

AREA OF RESIDENTIAL LOTS	353,344 S.F.	8.112 AC.±
AREA OF RIGHT OF WAY	120,958 S.F.	2.777 AC.±
AREA OF COMMON OPEN SPACE #3	11,157 S.F.	0.256 AC.±
AREA OF COMMON OPEN SPACE #4A	1,436 S.F.	0.033 AC.±
AREA OF COMMON OPEN SPACE #5	352,366 S.F.	8.089 AC.±
AREA OF COMMON OPEN SPACE #6	187,968 S.F.	4.315 AC.±
TOTAL AREA SUBDIVIDED	1,027,229 S.F.	23.582 AC.±
NUMBER OF LOTS	58	
AVERAGE LOT SIZE	6,092 S.F.	0.140 AC.±
SMALLEST LOT (LOTS 128-138 AND LOTS 152-161)	4,715 S.F.	0.108 AC.±
LARGEST LOT (LOT 146)	9,356 S.F.	0.215 AC.±
GROSS LOTS PER ACRE	2.46	

- NOTES:**
- SEE SHEET 2 FOR SECTION 1C OVERALL BOUNDARY.
 - SEE SHEET 3 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT #1, #5 & #6 AREAS, BOUNDARIES AND LINE TABLES.
 - SEE SHEETS 4-6 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
 - SEE SHEET 7 FOR LOT AND RIGHT-OF-WAY CURVE TABLES.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19th DAY OF Aug, 2014
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:50 PM
INSTRUMENT # 140013168
TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK

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.

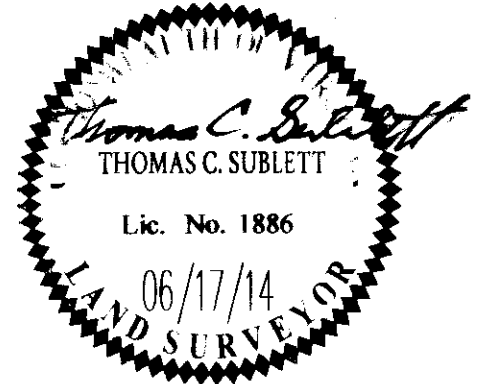
Thomas C. Sublett 06/17/14
THOMAS C. SUBLETT, L.S. #1886 DATE

CERTIFICATE OF APPROVAL

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

Robert J. ... 8/5/14
SUBDIVISION AGENT OF DATE
JAMES CITY COUNTY

Rev	Date	Description	Revised By
1	06/17/14	REVISED PER COUNTY COMMENTS	RMS



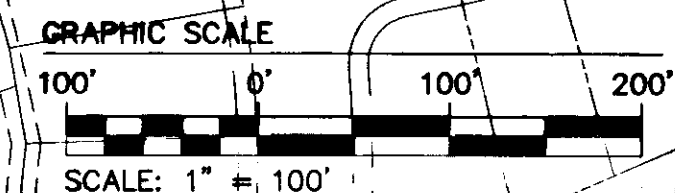
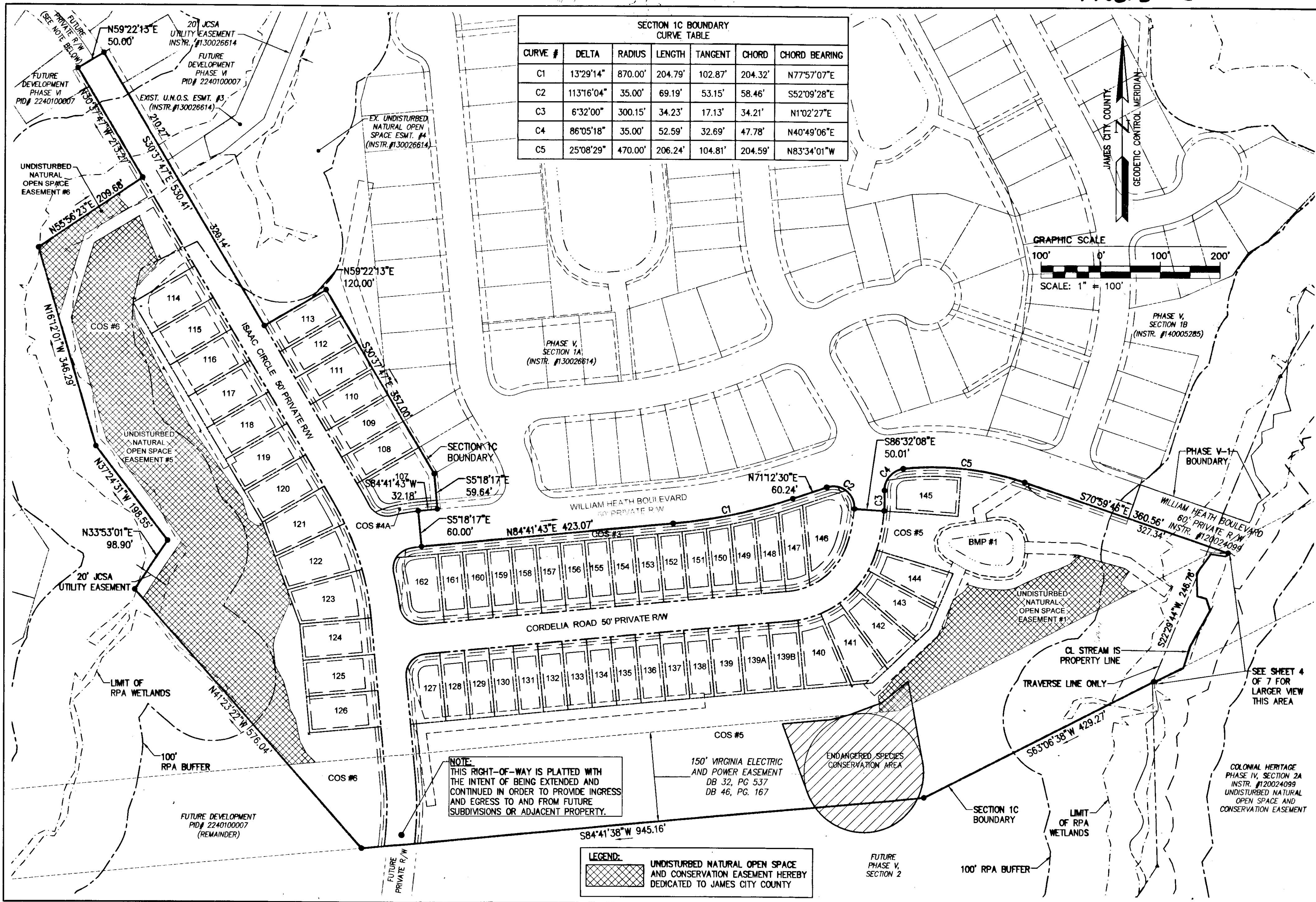
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PLAT OF SUBDIVISION
LOTS 107 - 162
**COLONIAL HERITAGE
PHASE V - SECTION 1C**
OWNER / DEVELOPER: COLONIAL HERITAGE, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS/TCS
Project Number: 8881-51
Scale: NONE Date: 05/01/14
Sheet Number
1 OF 7

SECTION 1C BOUNDARY CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	13°29'14"	870.00'	204.79'	102.87'	204.32'	N77°57'07"E
C2	113°16'04"	35.00'	69.19'	53.15'	58.46'	S52°09'28"E
C3	6°32'00"	300.15'	34.23'	17.13'	34.21'	N1°02'27"E
C4	86°05'18"	35.00'	52.59'	32.69'	47.78'	N40°49'06"E
C5	25°08'29"	470.00'	206.24'	104.81'	204.59'	N83°34'01"W

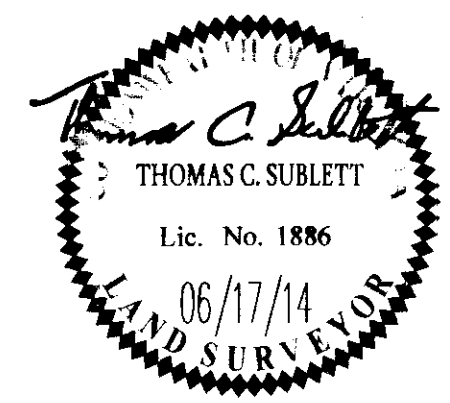


NOTE:
THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

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

Large Survey Plats Recorded herewith as # 140013168

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Aug 19 2014	
at 1:50 PM, PG -	
Document # 140013168	
BETSY B. WOOLRIDGE, CLERK	
<i>Robert Smith</i> , Dep. Clerk	
1 06/17/14	RMS
Rev Date Description	Revised By

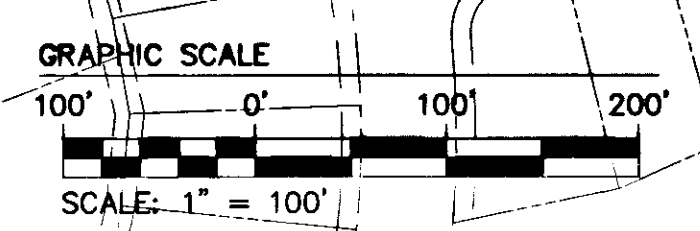
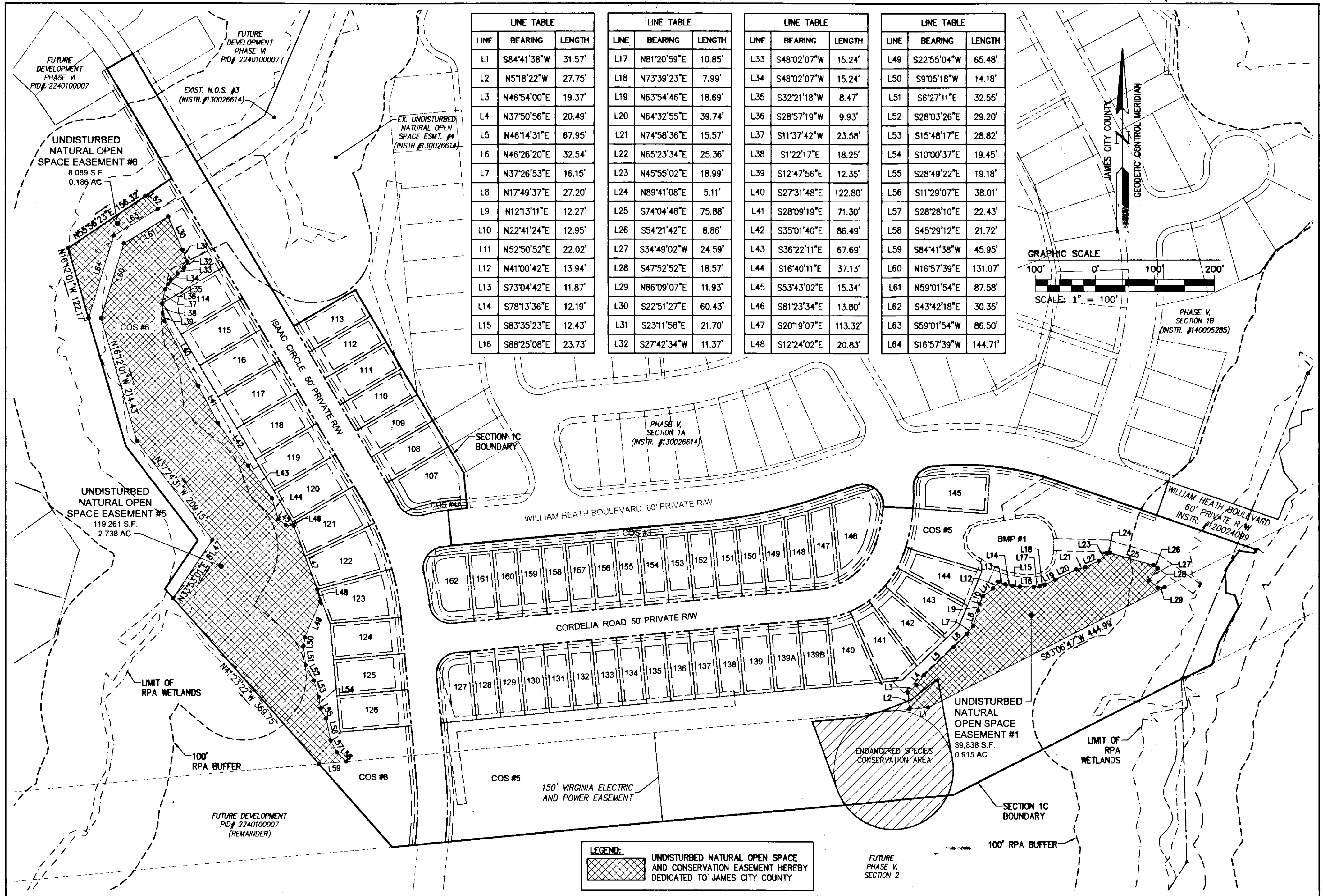


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PLAT OF SUBDIVISION
LOTS 107 - 162
**COLONIAL HERITAGE
PHASE V - SECTION 1C**
OWNER / DEVELOPER: COLONIAL HERITAGE, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

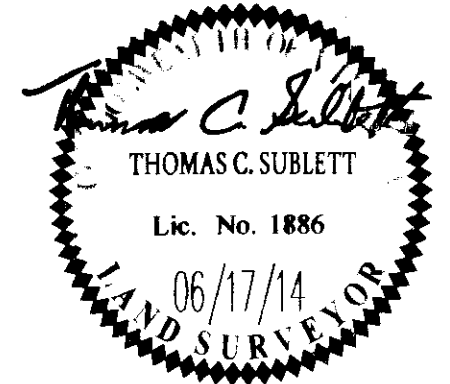
Project Contacts: TRS/TCB
Project Number: 8881-51C
Scale: 1"=100' Date: 05/01/14
Sheet Number:
2 OF 7

140013168



7 Large (Small) Plats Recorded herewith as # 140013168

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 0-19-2014 at 1:50 AM/PM, PB PG Document # 140013168 BETSY B. WOOLRIDGE, CLERK Dep. Clerk		RMS Revised By
1	06/17/14	
Rev.	Date	

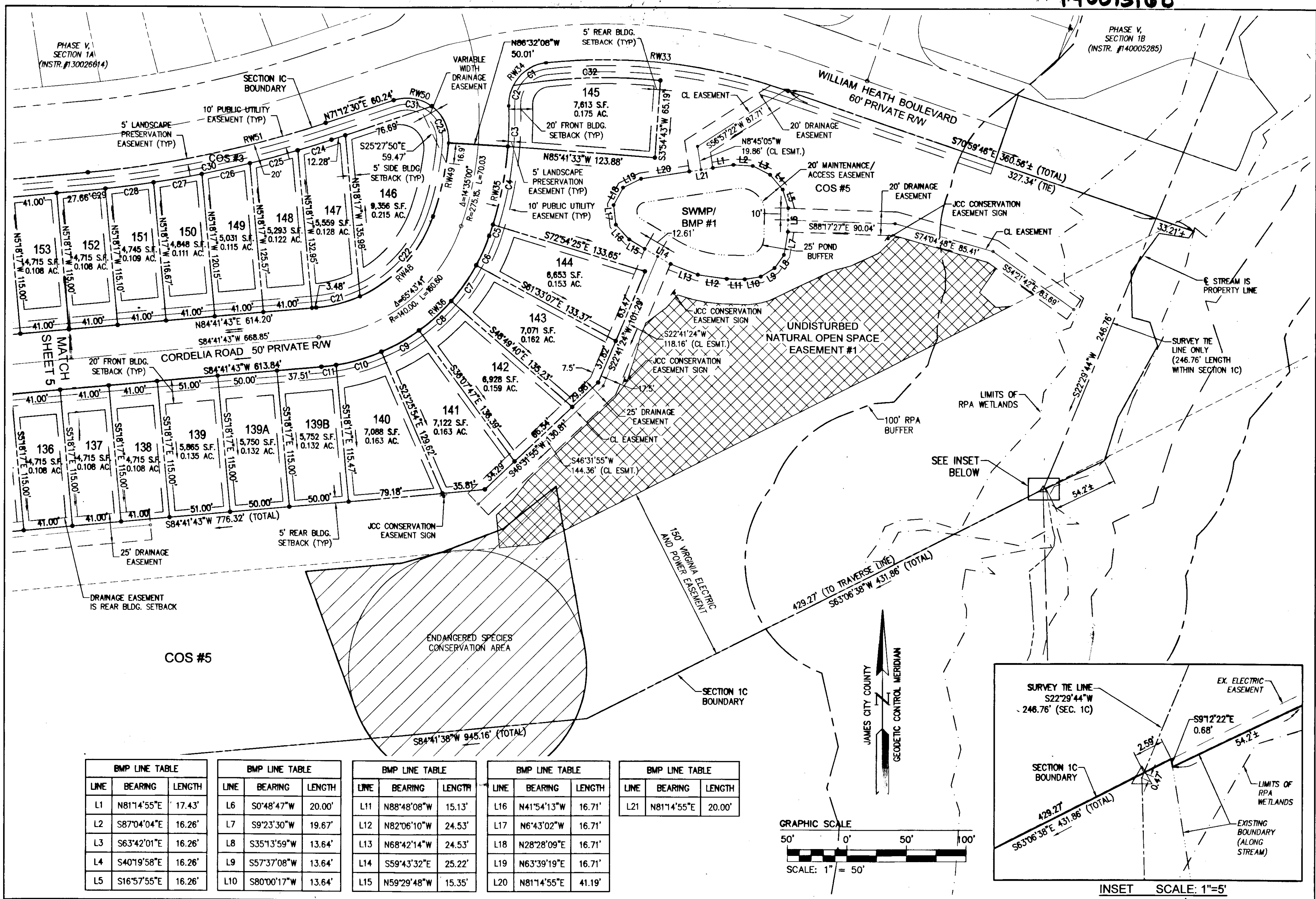


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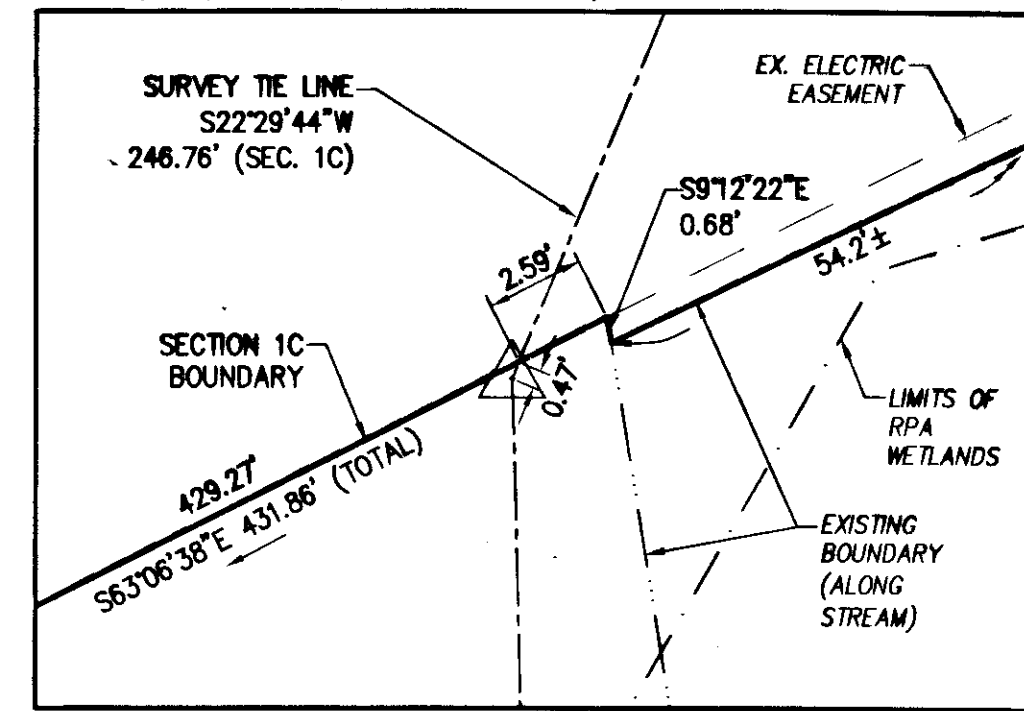
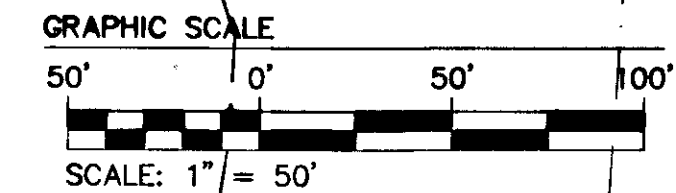
PLAT OF SUBDIVISION
LOTS 107 - 162
COLONIAL HERITAGE
PHASE V - SECTION 1C
OWNER / DEVELOPER: COLONIAL HERITAGE, L.L.C.
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1"=100'	05/01/14
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140013168



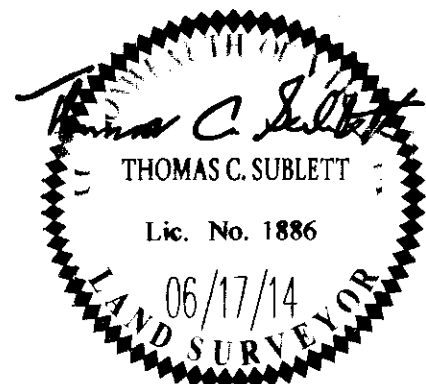
BMP LINE TABLE			BMP LINE TABLE			BMP LINE TABLE			BMP LINE TABLE			BMP LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N81°14'55"E	17.43'	L6	S0°48'47"W	20.00'	L11	N88°48'08"W	15.13'	L16	N41°54'13"W	16.71'	L21	N81°14'55"E	20.00'
L2	S87°04'04"E	16.26'	L7	S9°23'30"W	19.67'	L12	N82°06'10"W	24.53'	L17	N6°43'02"W	16.71'			
L3	S63°42'01"E	16.26'	L8	S35°13'59"W	13.64'	L13	N68°42'14"W	24.53'	L18	N28°28'09"E	16.71'			
L4	S40°19'58"E	16.26'	L9	S57°37'08"W	13.64'	L14	S59°43'32"E	25.22'	L19	N63°39'19"E	16.71'			
L5	S16°57'55"E	16.26'	L10	S80°00'17"W	13.64'	L15	N59°29'48"W	15.35'	L20	N81°14'55"E	41.19'			



7 Large Sheet Plat(s) Recorded herewith as # 140013168

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 1:50 PM, PB PG -
Document # 140013168
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Dep. Clerk

06/17/14
RMS
Revised By

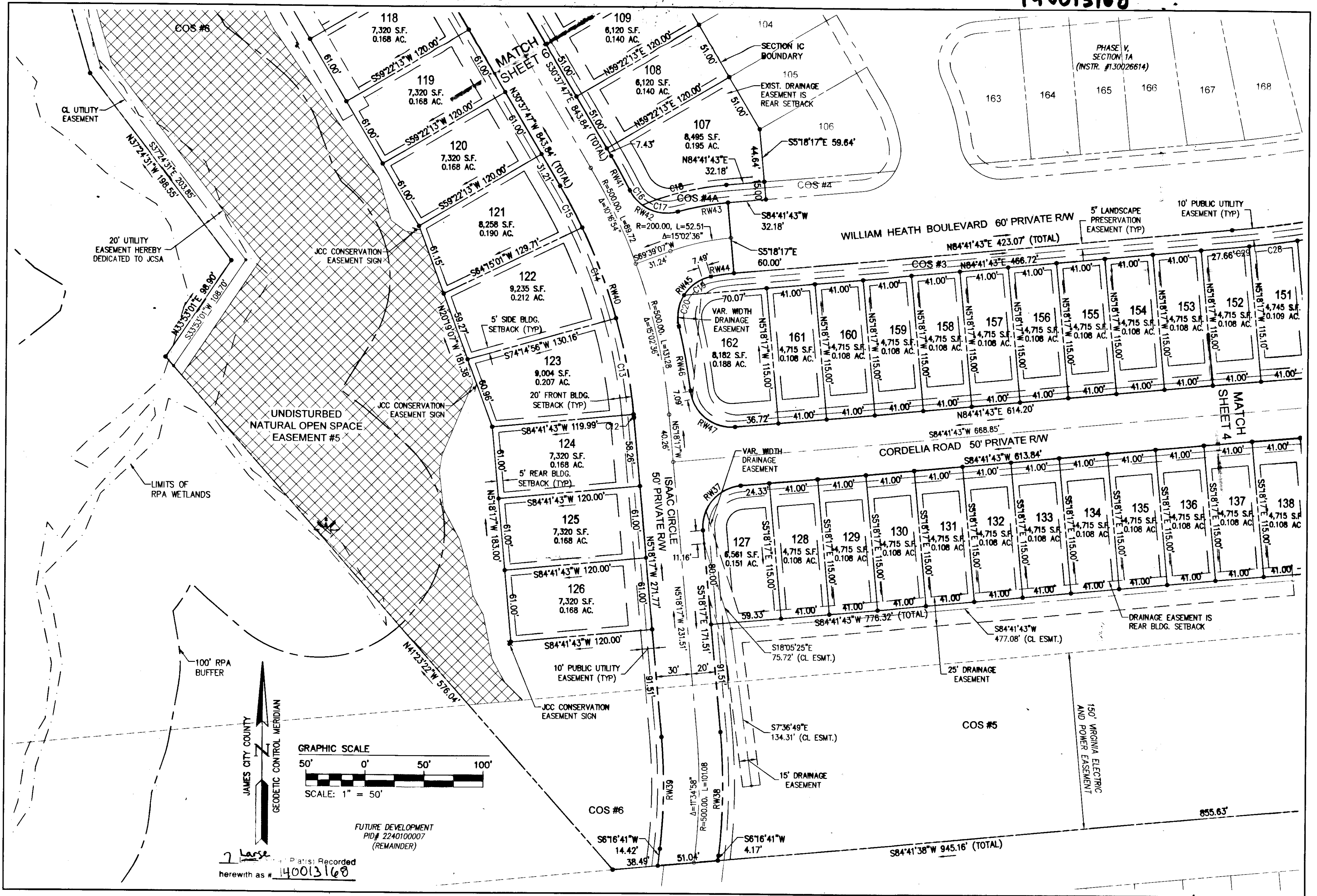


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PLAT OF SUBDIVISION
LOTS 107 - 162
**COLONIAL HERITAGE
PHASE V - SECTION 1C**
OWNER / DEVELOPER: COLONIAL HERITAGE, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

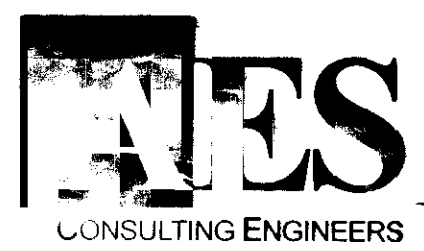
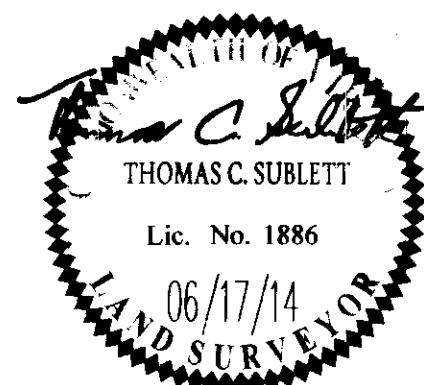
Project Contacts: TRS/TCS
Project Number: 8881-51C
Scale: 1"=50' Date: 05/01/14
Sheet Number
4 OF 7

140013168



JAMES CITY COUNTY
 GEODETIC CONTROL MERIDIAN
 GRAPHIC SCALE
 50' 0' 50' 100'
 SCALE: 1" = 50'
 FUTURE DEVELOPMENT
 PID# 2240100007
 (REMAINDER)
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 herewith as # 140013168

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Document # 140013168		
BETSY B. WOOLRIDGE, CLERK		
Robin Warden, Dep. Clerk		RMS
1 08/17/14		Revised By



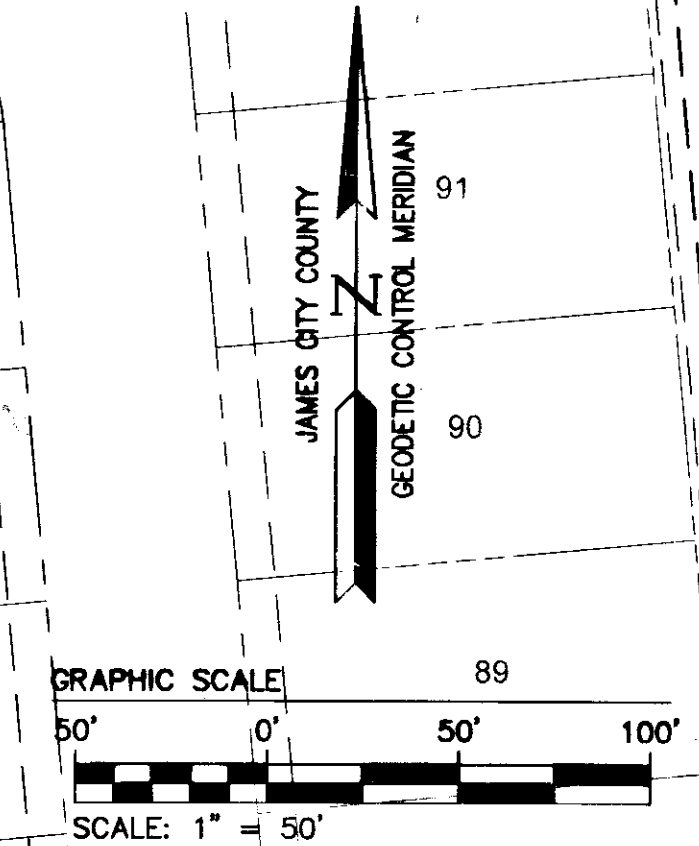
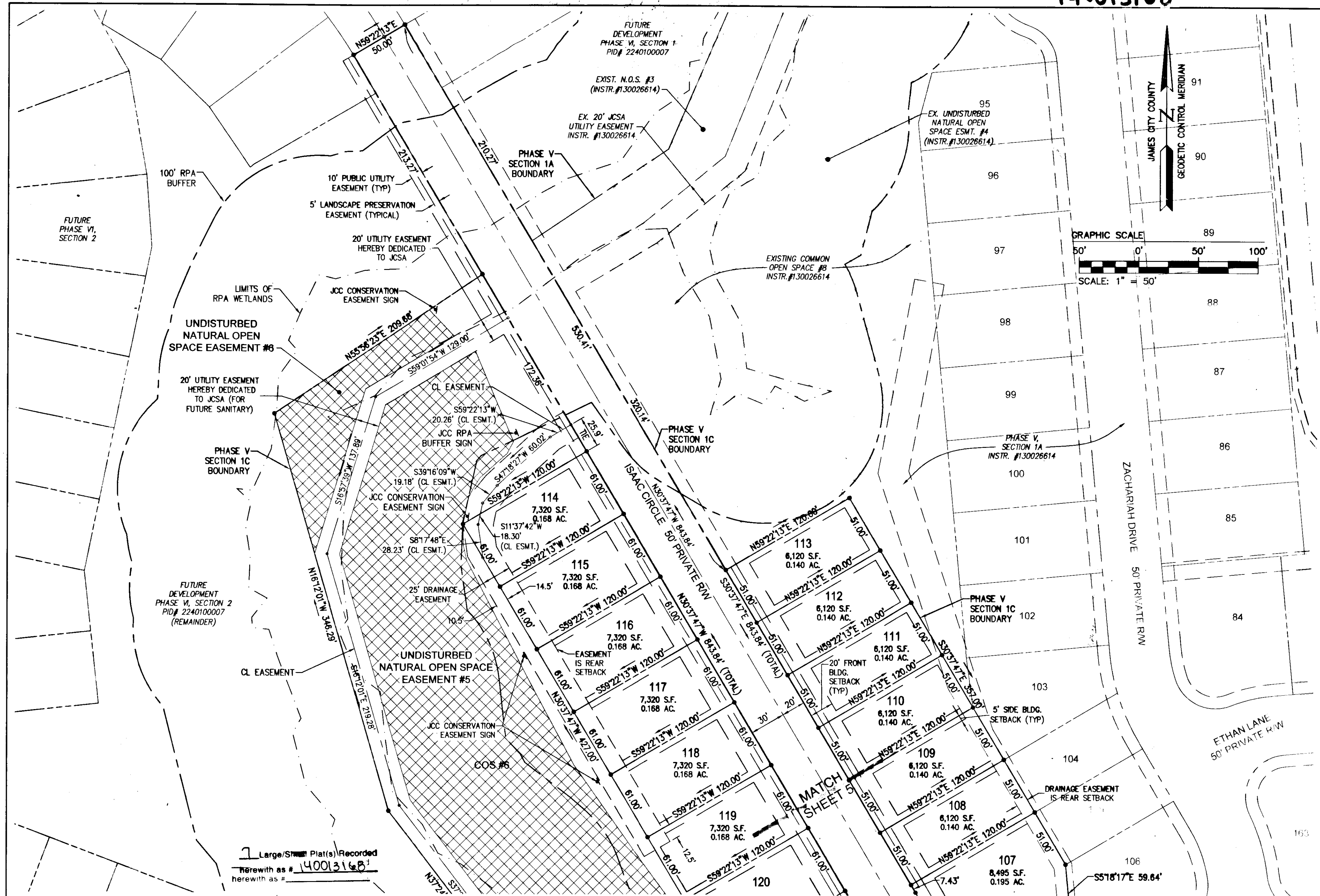
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PLAT OF SUBDIVISION
 LOTS 107 - 162
**COLONIAL HERITAGE
 PHASE V - SECTION 1C**
 OWNER / DEVELOPER: COLONIAL HERITAGE, L.L.C.
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS/TCS
Project Number:	8881-51C
Scale:	1"=50'
Date:	05/01/14
Sheet Number	5 OF 7

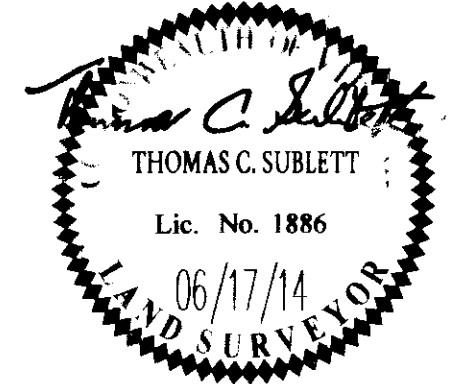
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 herewith as # 140013168
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<i>Betsy Woolridge</i> , Dep. Clerk	
1	06/17/14
Rev.	Date
	Description
	Revised By



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 LOTS 107 - 162
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 PHASE V - SECTION 1C**
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 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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 Sheet Number
6 OF 7

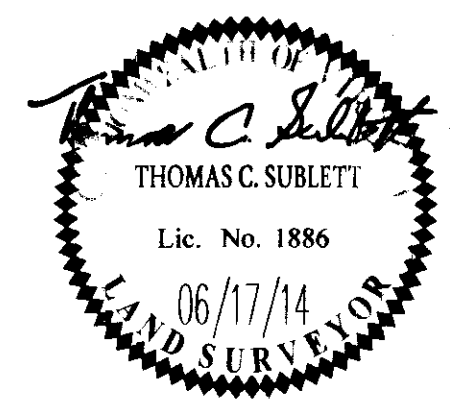
LOT CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	57°01'15"	35.00'	34.83'	19.01'	33.41'	S55°21'07"W
C2	29°04'03"	35.00'	17.76'	9.07'	17.57'	S12°18'28"W
C3	6°32'00"	300.15'	34.23'	17.13'	34.21'	N1°02'27"E
C4	12°47'08"	300.15'	66.98'	33.63'	66.84'	N10°42'01"E
C5	1°52'27"	300.15'	9.82'	4.91'	9.82'	N18°01'49"E
C6	9°28'51"	165.00'	27.30'	13.68'	27.27'	N23°42'28"E
C7	12°43'27"	165.00'	36.64'	18.40'	36.57'	N34°48'37"E
C8	12°41'53"	165.00'	36.57'	18.36'	36.49'	N47°31'17"E
C9	12°41'53"	165.00'	36.57'	18.36'	36.49'	N60°13'09"E
C10	13°47'14"	165.00'	39.70'	19.95'	39.61'	N73°27'42"E
C11	4°20'24"	165.00'	12.50'	6.25'	12.50'	N82°31'31"E
C12	0°20'02"	470.00'	2.74'	1.37'	2.74'	N5°28'17"W
C13	10°06'46"	470.00'	82.96'	41.59'	82.85'	N10°41'41"W
C14	9°59'55"	470.00'	82.02'	41.11'	81.91'	N20°45'02"W
C15	4°52'48"	470.00'	40.03'	20.03'	40.02'	N28°11'23"W
C16	27°02'11"	35.00'	16.52'	8.41'	16.36'	S40°30'47"E

LOT CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C17	51°58'57"	35.00'	31.75'	17.06'	30.68'	S80°01'21"E
C18	17°10'17"	245.00'	73.43'	36.99'	73.15'	N76°06'35"E
C19	46°42'25"	35.00'	28.53'	15.11'	27.75'	S54°43'02"W
C20	44°50'05"	35.00'	27.39'	14.44'	26.69'	S8°56'47"W
C21	19°02'22"	115.00'	38.21'	19.29'	38.04'	N75°10'32"E
C22	46°41'19"	115.00'	93.71'	49.63'	91.14'	N42°18'42"E
C23	58°07'04"	35.00'	35.50'	19.45'	34.00'	S24°34'58"E
C24	1°55'39"	885.00'	29.77'	14.89'	29.77'	N72°10'19"E
C25	2°41'50"	885.00'	41.66'	20.84'	41.66'	N74°29'04"E
C26	2°40'40"	885.00'	41.36'	20.68'	41.36'	N77°10'19"E
C27	2°39'51"	885.00'	41.15'	20.58'	41.15'	N79°50'34"E
C28	2°39'24"	885.00'	41.03'	20.52'	41.03'	N82°30'11"E
C29	0°51'50"	885.00'	13.34'	6.67'	13.34'	N84°15'48"E
C30	13°29'14"	885.00'	208.32'	104.65'	207.84'	N77°57'07"E
C31	55°09'00"	35.00'	33.69'	18.28'	32.40'	S81°13'00"E
C32	15°37'28"	455.00'	124.08'	62.43'	123.69'	N87°58'29"E

LOT CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RW33	12°34'15"	470.00'	103.12'	51.77'	102.91'	N89°51'08"W
RW34	86°05'18"	35.00'	52.59'	32.69'	47.78'	S40°49'06"W
RW35	14°39'35"	300.15'	76.80'	38.61'	76.59'	N11°38'15"E
RW36	65°43'41"	165.00'	189.28'	106.60'	179.07'	N51°49'53"E
RW37	90°00'00"	35.00'	54.98'	35.00'	49.50'	S39°41'43"W
RW38	11°34'58"	520.00'	105.12'	52.74'	104.94'	N0°29'12"E
RW39	11°34'58"	470.00'	95.01'	47.67'	94.85'	N0°29'12"E
RW40	25°19'30"	470.00'	207.74'	105.60'	206.06'	N17°58'02"W
RW41	3°38'05"	520.00'	32.99'	16.50'	32.98'	N28°48'44"W
RW42	79°01'08"	35.00'	48.27'	28.86'	44.53'	S66°30'16"E
RW43	10°42'33"	230.00'	42.99'	21.56'	42.93'	S79°20'27"W
RW44	6°37'29"	170.00'	19.66'	9.84'	19.64'	S81°22'59"W
RW45	91°32'30"	35.00'	55.92'	35.95'	50.16'	S32°17'59"W
RW46	6°07'42"	520.00'	55.62'	27.84'	55.59'	N10°24'25"W
RW47	87°57'43"	35.00'	53.73'	33.78'	48.61'	S51°19'25"E
RW48	65°43'41"	115.00'	131.92'	74.29'	124.81'	N51°49'53"E
RW49	14°29'29"	250.15'	63.27'	31.80'	63.10'	N11°43'18"E
RW50	113°16'04"	35.00'	69.19'	53.15'	58.46'	S52°09'28"E
RW51	13°29'14"	870.00'	204.79'	102.87'	204.32'	N77°57'07"E

7 Large/Small Plat(s) Recorded
herewith as # 140013168

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on		
at <u>1:50 PM</u> <u>8-19-2014</u> PG		
Document # <u>140013168</u>		
BETSY B. WOOLRIDGE, CLERK		
<u>Robin Lane</u> , Dep. Clerk		
1	08/17/14	RMS
Rev	Date	Revised By



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Richmond, Virginia 23236-3655
Phone: (804) 330-8040
Fax: (804) 330-9840
www.aesva.com

PLAT OF SUBDIVISION
LOTS 107 - 162
**COLONIAL HERITAGE
PHASE V - SECTION 1C**
OWNER / DEVELOPER: COLONIAL HERITAGE, L.L.C.
STONEHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	TRS/TCS
Project Number:	8881-51C
Scale:	Date:
1"=50'	05/01/14
Sheet Number	
7 OF 7	