

170012238

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: 4/20/17

FOR COLONIAL HERITAGE LLC
PRINTED NAME: ANTON TINNESZ
AUTHORIZED AGENT.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF WILLIAMSBURG TO-WIT:

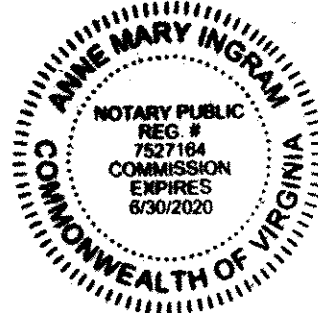
I, Anne Ingram A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20th DAY OF April, 2017.

MY COMMISSION EXPIRES 6-30-2020

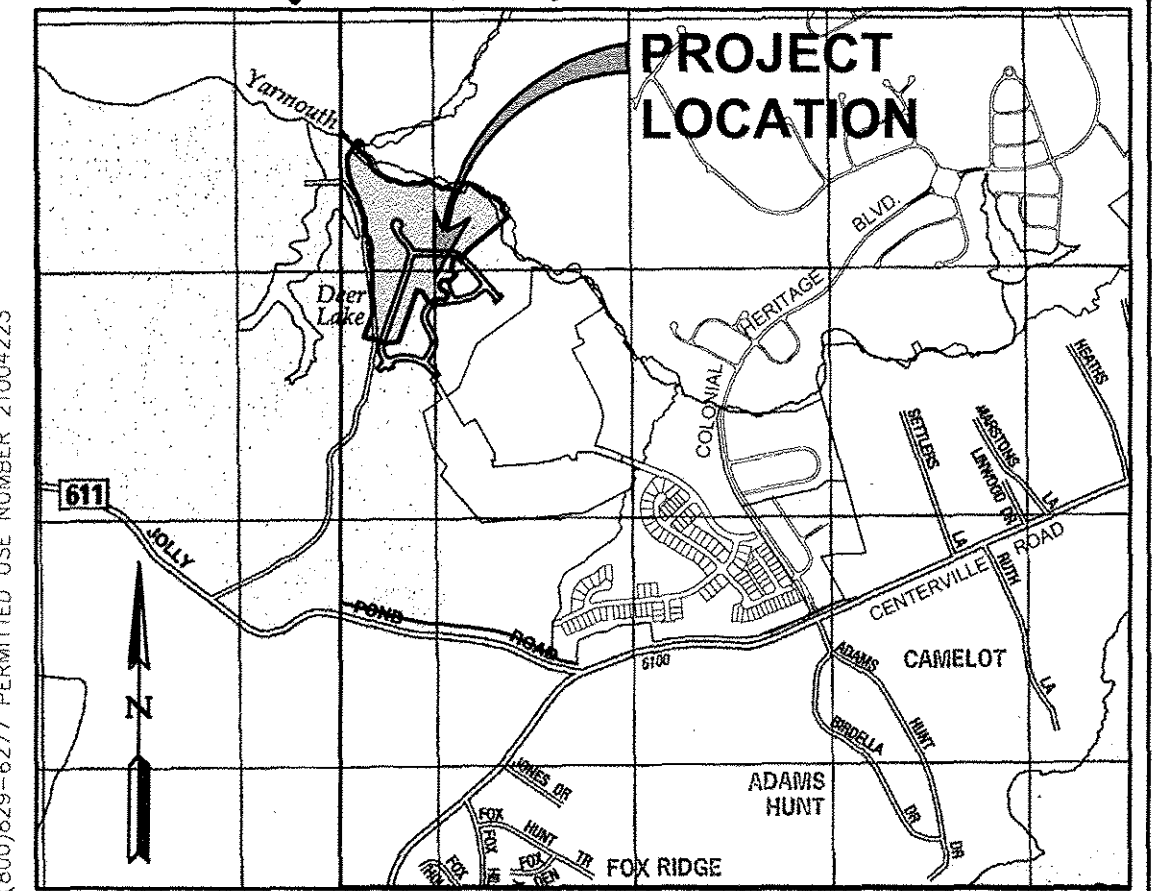
Signature: Anne Mary Ingram
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7527164



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.
2A. 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.
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 RERERENCED 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.



LOCATION MAP SCALE: 1"=2000'

- 15. THE PUBLIC 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. DRAINAGE EASEMENTS SHALL BE 15' UNLESS OTHERWISE NOTED. ALL DRAINAGE EASEMENTS LOCATED WITHIN RESIDENTIAL LOTS ARE CONTAINED WITHIN SETBACKS.
17. THIS PROPERTY LIES IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0108D, PANEL 0108D, FOR COMMUNITY NUMBER 510201, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS BEING OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
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.
21. CONSTRUCTION PLANS (S-0006-2014) FOR PHASE VI, SECTION 1 WERE APPROVED ON MARCH 5, 2015.

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: Preston C. Judson DATE: 04/14/2017
PRESTON C. JUDSON, L.S. #003130

CERTIFICATE OF APPROVAL

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

Signature: Ellen Cook DATE: 6/13/17
SUBDIVISION AGENT OF JAMES CITY COUNTY

AREA TABULATION
COLONIAL HERITAGE - PHASE VI, SECTION 1B (JCC CASE NO. S-0004-2016)
LOTS 26-49, 59-64, 80-108 AND COS # 1B & 2B

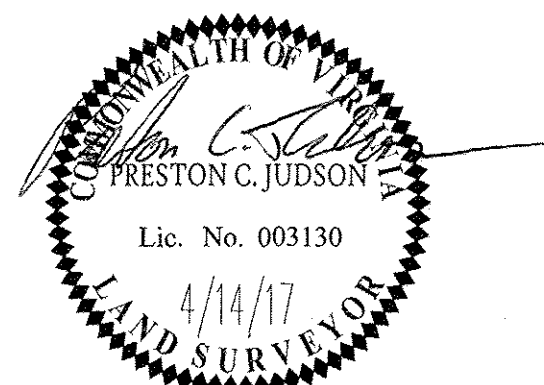
Table with 4 columns: Description, Area in S.F., Area in AC±, and Total Area. Rows include Area of Residential Lots (440,081 S.F.), Area of Right of Way (89,087 S.F.), Area of Common Open Space #1B (756,377 S.F.), Area of Common Open Space #2B (19,913 S.F.), Total Area Subdivided (1,305,458 S.F.), Total Number of Proposed Lots (111), Number of Lots (59), Average Lot Size (7,459 S.F.), Smallest Lot (6,120 S.F.), Largest Lot (12,119 S.F.), and Gross Lots per Acre (1.97).

- NOTES:
1. SEE SHEET 2 FOR SECTION 1B OVERALL BOUNDARY.
2. SEE SHEETS 3 THRU 5 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
3. SEE SHEET 6 FOR ACCESS AND UTILITY EASEMENTS.
4. SEE SHEETS 7 AND 8 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT #1B THROUGH #7 BOUNDARY, AREAS AND LINE TABLES.

8 (Large) Small Plat(s) Recorded herewith as # 170012238

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 14 DAY OF JUNE, 2017, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:02 AM/PM INSTRUMENT # 170012238.
TESTE: Signature: Catherine Fletcher D.C. MONA A. FOLEY, CLERK

Table with 4 columns: Rev., Date, Description, Revised By. Row 1: 1, 04/14/17, REVISED PER COUNTY COMMENTS, RMS.



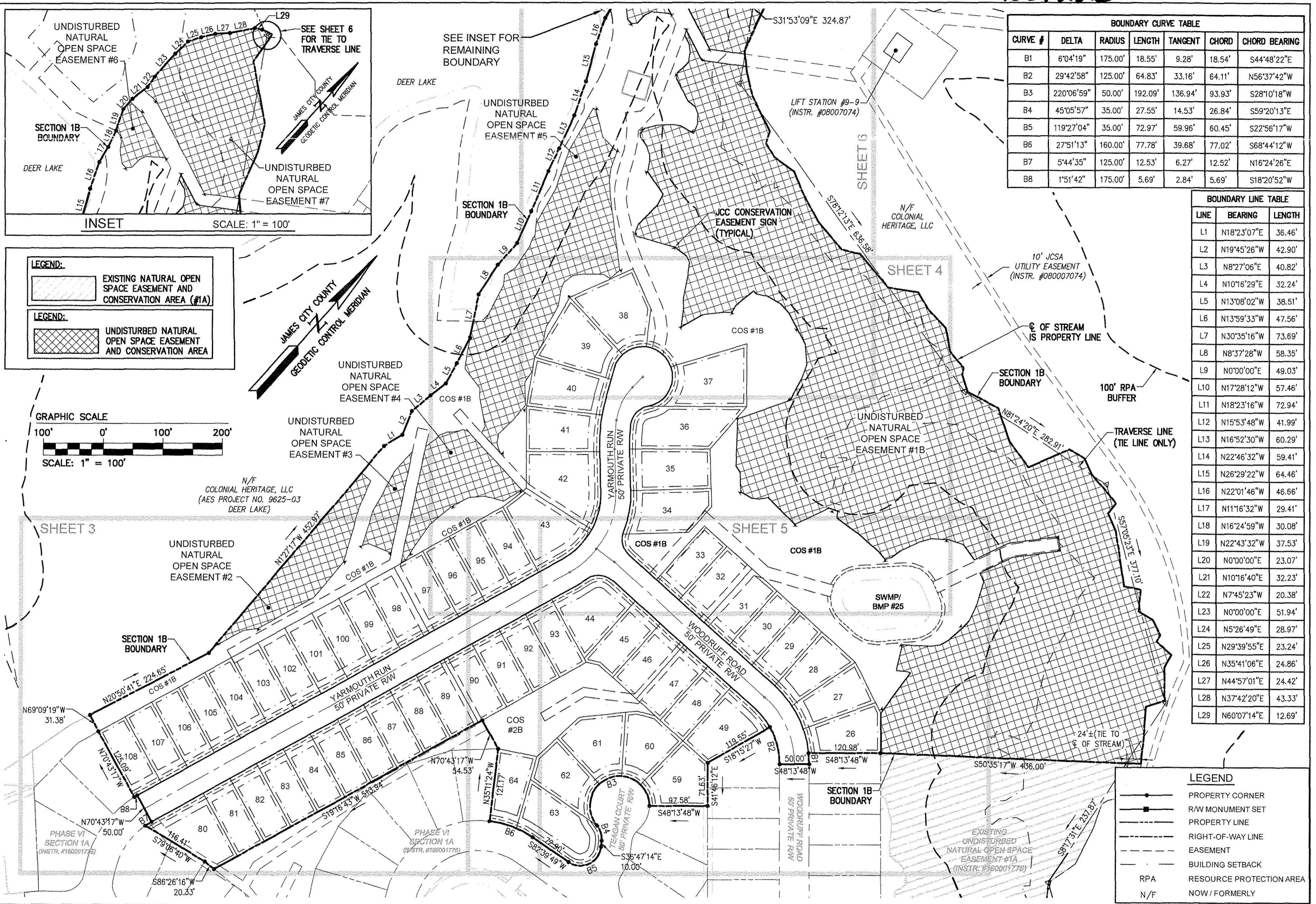
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

JCC NO. S-0004-2016
PLAT OF SUBDIVISION
LOTS 26-49, 59-64, AND 80-108
COLONIAL HERITAGE
PHASE VI - SECTION 1B
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ/TRS
Project Number: 8881-61B
Scale: NONE Date: 02/16/17
Sheet Number: 1 OF 8

170012238



BOUNDARY CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
B1	6°04'19"	175.00'	18.55'	9.28'	18.54'	S44°48'22"E
B2	29°42'58"	125.00'	64.83'	33.16'	64.11'	N56°37'42"W
B3	220°06'59"	50.00'	192.09'	136.94'	93.93'	S28°10'18"W
B4	45°05'57"	35.00'	27.55'	14.53'	26.84'	S59°20'13"E
B5	119°27'04"	35.00'	72.97'	59.96'	60.45'	S22°56'17"W
B6	27°51'13"	160.00'	77.78'	39.68'	77.02'	S68°44'12"W
B7	5°44'35"	125.00'	12.53'	6.27'	12.52'	N16°24'26"E
B8	1°51'42"	175.00'	5.69'	2.84'	5.69'	S18°20'52"W

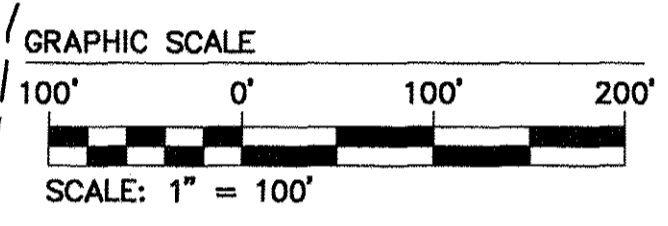
BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	N18°23'07"E	36.46'
L2	N19°45'26"W	42.90'
L3	N8°27'06"E	40.82'
L4	N10°16'29"E	32.24'
L5	N13°08'02"W	38.51'
L6	N13°59'33"W	47.56'
L7	N30°35'16"W	73.69'
L8	N8°37'28"W	58.35'
L9	N0°00'00"E	49.03'
L10	N17°28'12"W	57.46'
L11	N18°23'16"W	72.94'
L12	N15°53'48"W	41.99'
L13	N16°52'30"W	60.29'
L14	N22°46'32"W	59.41'
L15	N26°29'22"W	64.46'
L16	N22°01'46"W	46.66'
L17	N11°16'32"W	29.41'
L18	N16°24'59"W	30.08'
L19	N22°43'32"W	37.53'
L20	N0°00'00"E	23.07'
L21	N10°16'40"E	32.23'
L22	N7°45'23"W	20.38'
L23	N0°00'00"E	51.94'
L24	N5°26'49"E	28.97'
L25	N29°39'55"E	23.24'
L26	N35°41'06"E	24.86'
L27	N44°57'01"E	24.42'
L28	N37°42'20"E	43.33'
L29	N60°07'14"E	12.69'

LEGEND:

EXISTING NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA (#1A)

LEGEND:

UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA

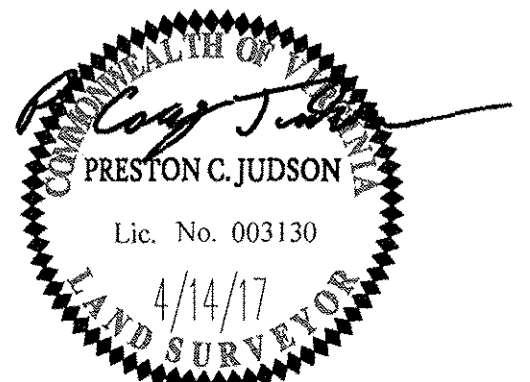


LEGEND

- PROPERTY CORNER
- RW MONUMENT SET
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- BUILDING SETBACK
- RPA
- N/F

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
JUNE 14, 2017
 at 11:22 AM, PG
 Document # **170012238**
 MONA A. FOLEY, CLERK

1 04/14/17 REVISED PER COUNTY COMMENTS RMS
 Rev Date Description Revised by



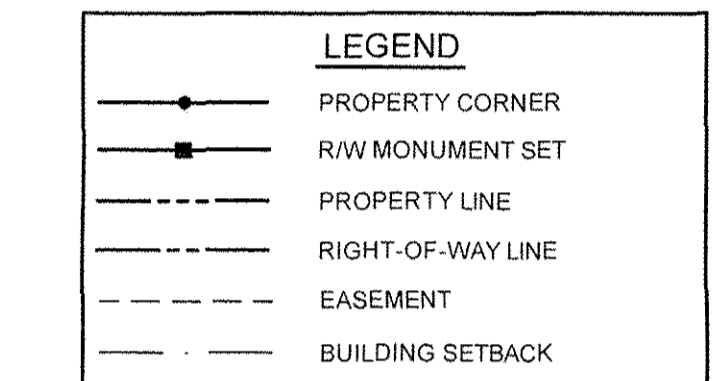
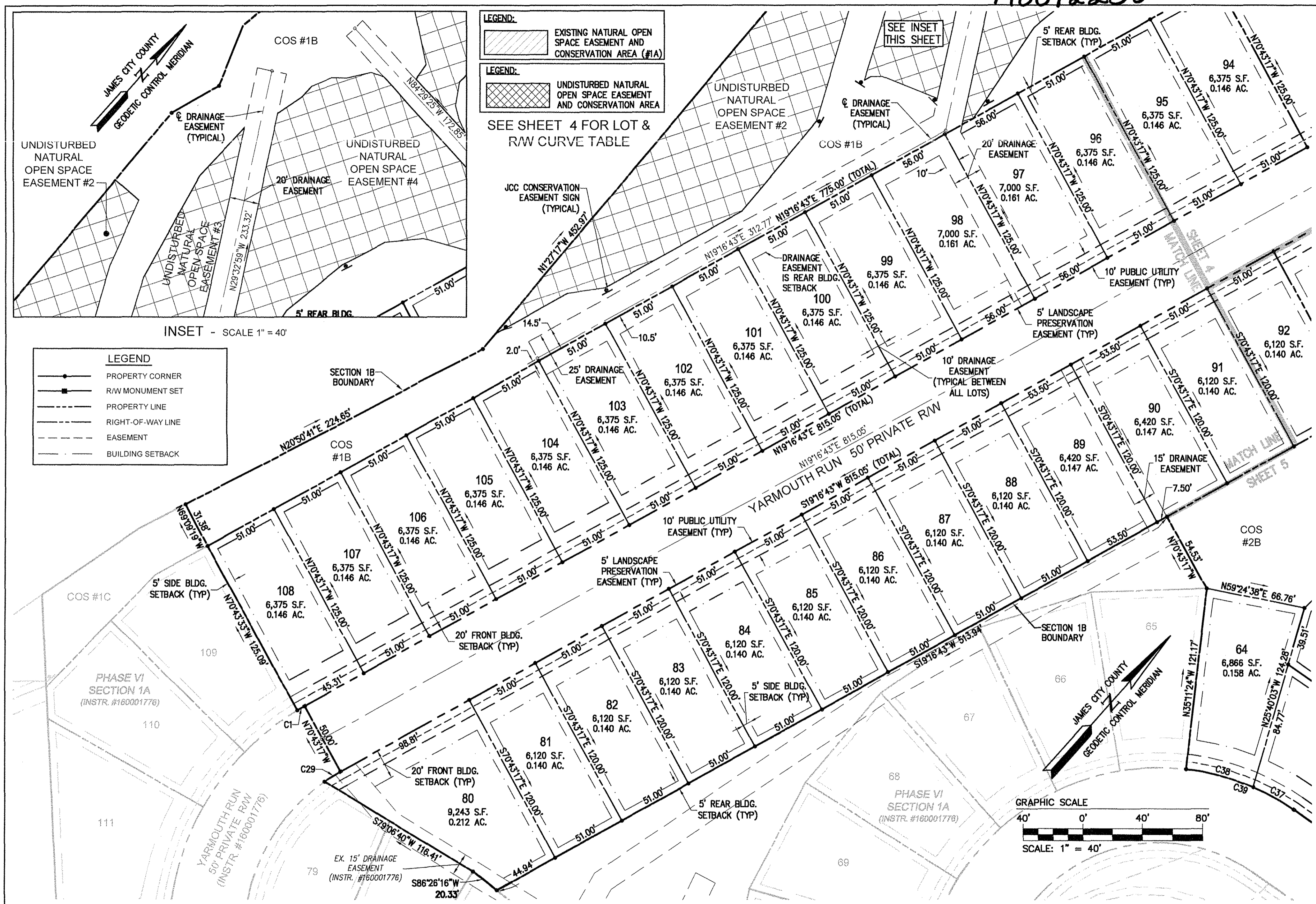
AES
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 Richmond, Virginia 23236-3655
 Phone: (804) 330-8040
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JCC NO. S-0004-2016
 PLAT OF SUBDIVISION
 LOTS 26-49, 59-64, AND 80-108
COLONIAL HERITAGE
 PHASE VI - SECTION 1B
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

Project Contacts: PCJ/TRS
 Project Number: 8881-61B
 Scale: 1"=100' Date: 02/16/17
 Sheet Number
2 OF 8

S:_JOBS\8881-61-Phase VI-Subd\Plats\Phase VI-1B\Plat (59 Lots).8881-61B SUBD Plot.dwg, 4/26/2017 2:01:31 PM, PLOT: Xchange for Acroplot Pro.pcs

170012238

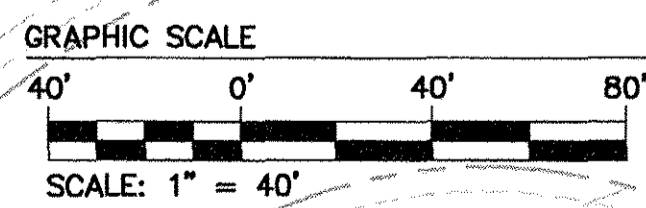


INSET - SCALE 1" = 40'

LEGEND:
 [Hatched Box] EXISTING NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA (#1A)
 [Cross-hatched Box] UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA

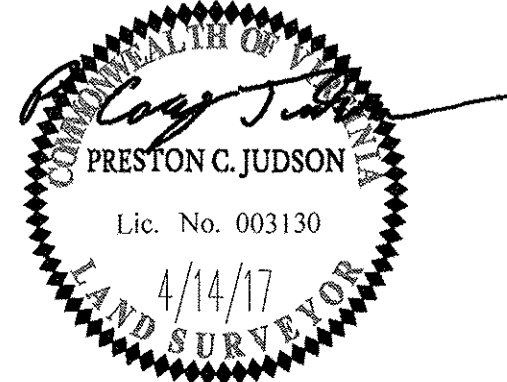
SEE SHEET 4 FOR LOT & R/W CURVE TABLE

LEGEND
 [Circle with dot] PROPERTY CORNER
 [Square with dot] R/W MONUMENT SET
 [Solid Line] PROPERTY LINE
 [Dashed Line] RIGHT-OF-WAY LINE
 [Dotted Line] EASEMENT
 [Dash-dot Line] BUILDING SETBACK



1	04/14/17	REVISED PER COUNTY COMMENTS	RMS
Rev.	Date	Description	Revised by

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
JUNE 14, 2017
 at **11:02 AM** PM, PB PG
 Document # **170012238**
 MONA A. FOLEY, CLERK
 Clerk

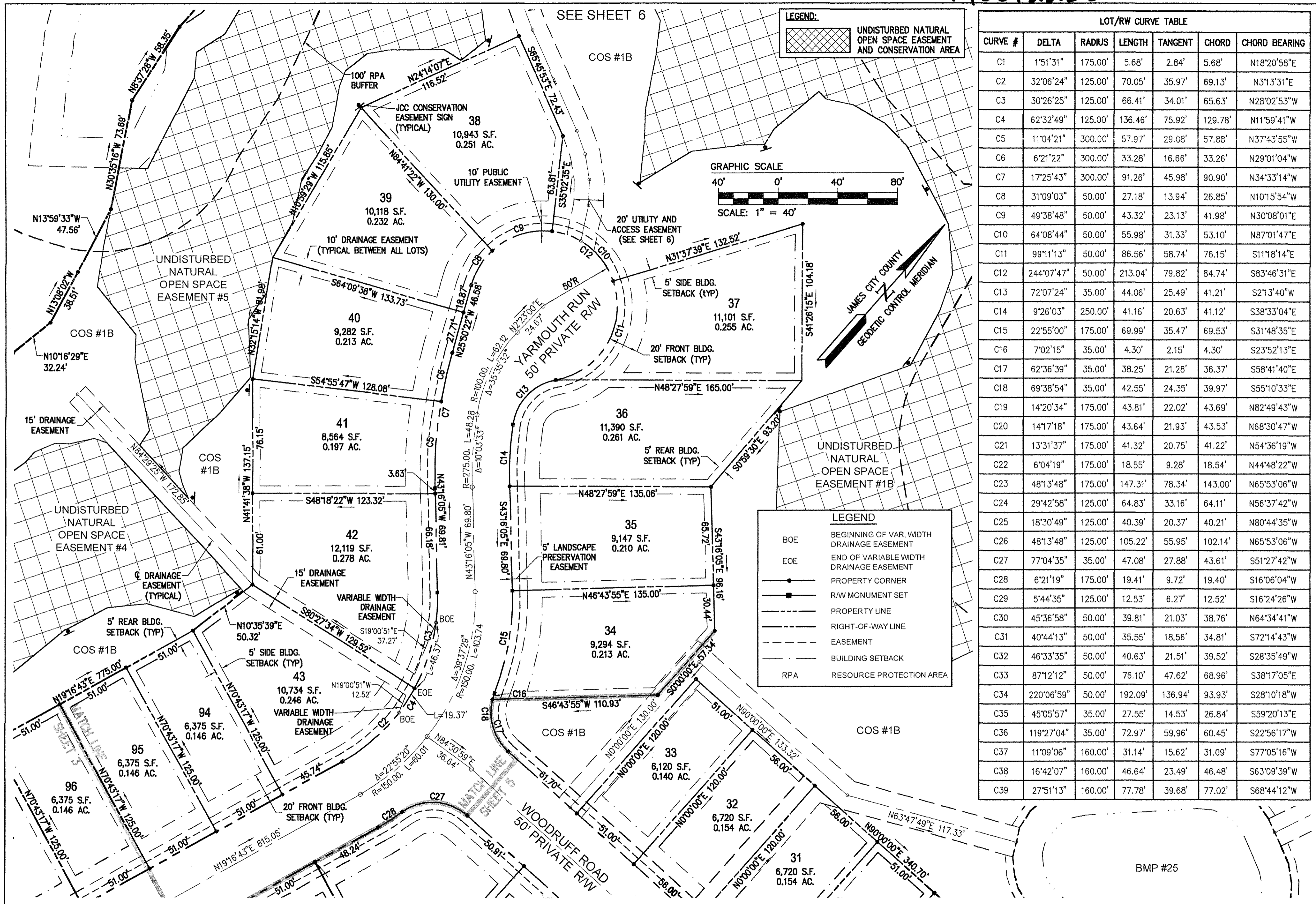


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JCC NO. S-0004-2016
 PLAT OF SUBDIVISION
 LOTS 26-49, 59-64, AND 80-108
**COLONIAL HERITAGE
 PHASE VI - SECTION 1B**
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	PCJ/TRS
Project Number:	8881-618
Scale:	Date:
1"=40'	02/16/17
Sheet Number	
3 OF 8	

S:\JG\8881-618-Phase VI - Section 1B - Plat (59 Lots) 8881-618 SUBD P03.dwg, 4/26/2017 2:00:58 PM, PDF, XChange for Acrobat Pro.pdf

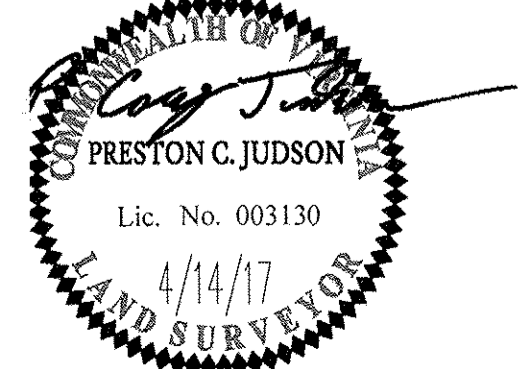


LOT/RW CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	1°51'31"	175.00'	5.68'	2.84'	5.68'	N18°20'58"E
C2	32°06'24"	125.00'	70.05'	35.97'	69.13'	N3°13'31"E
C3	30°26'25"	125.00'	66.41'	34.01'	65.63'	N28°02'53"W
C4	62°32'49"	125.00'	136.46'	75.92'	129.78'	N11°59'41"W
C5	11°04'21"	300.00'	57.97'	29.08'	57.88'	N37°43'55"W
C6	6°21'22"	300.00'	33.28'	16.66'	33.26'	N29°01'04"W
C7	17°25'43"	300.00'	91.26'	45.98'	90.90'	N34°33'14"W
C8	31°09'03"	50.00'	27.18'	13.94'	26.85'	N10°15'54"W
C9	49°38'48"	50.00'	43.32'	23.13'	41.98'	N30°08'01"E
C10	64°08'44"	50.00'	55.98'	31.33'	53.10'	N87°01'47"E
C11	99°11'13"	50.00'	86.56'	58.74'	76.15'	S11°18'14"E
C12	244°07'47"	50.00'	213.04'	79.82'	84.74'	S83°46'31"E
C13	72°07'24"	35.00'	44.06'	25.49'	41.21'	S2°13'40"W
C14	9°26'03"	250.00'	41.16'	20.63'	41.12'	S38°33'04"E
C15	22°55'00"	175.00'	69.99'	35.47'	69.53'	S31°48'35"E
C16	7°02'15"	35.00'	4.30'	2.15'	4.30'	S23°52'13"E
C17	62°36'39"	35.00'	38.25'	21.28'	36.37'	S58°41'40"E
C18	69°38'54"	35.00'	42.55'	24.35'	39.97'	S55°10'33"E
C19	14°20'34"	175.00'	43.81'	22.02'	43.69'	N82°49'43"W
C20	14°17'18"	175.00'	43.64'	21.93'	43.53'	N68°30'47"W
C21	13°31'37"	175.00'	41.32'	20.75'	41.22'	N54°36'19"W
C22	6°04'19"	175.00'	18.55'	9.28'	18.54'	N44°48'22"W
C23	48°13'48"	175.00'	147.31'	78.34'	143.00'	N65°53'06"W
C24	29°42'58"	125.00'	64.83'	33.16'	64.11'	N56°37'42"W
C25	18°30'49"	125.00'	40.39'	20.37'	40.21'	N80°44'35"W
C26	48°13'48"	125.00'	105.22'	55.95'	102.14'	N65°53'06"W
C27	77°04'35"	35.00'	47.08'	27.88'	43.61'	S5°27'42"W
C28	6°21'19"	175.00'	19.41'	9.72'	19.40'	S16°06'04"W
C29	5°44'35"	125.00'	12.53'	6.27'	12.52'	S16°24'26"W
C30	45°36'58"	50.00'	39.81'	21.03'	38.76'	N64°34'41"W
C31	40°44'13"	50.00'	35.55'	18.56'	34.81'	S72°14'43"W
C32	46°33'35"	50.00'	40.63'	21.51'	39.52'	S28°35'49"W
C33	87°12'12"	50.00'	76.10'	47.62'	68.96'	S38°17'05"E
C34	220°06'59"	50.00'	192.09'	136.94'	93.93'	S28°10'18"W
C35	45°05'57"	35.00'	27.55'	14.53'	26.84'	S59°20'13"E
C36	119°27'04"	35.00'	72.97'	59.96'	60.45'	S22°56'17"W
C37	11°09'06"	160.00'	31.14'	15.62'	31.09'	S77°05'16"W
C38	16°42'07"	160.00'	46.64'	23.49'	46.48'	S63°09'39"W
C39	27°51'13"	160.00'	77.78'	39.68'	77.02'	S68°44'12"W

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
JUNE 14, 2017
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 Document # 170012238
 MONA A. FOLEY, CLERK
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8 (Large) Small Plat(s) Recorded
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1	04/14/17	REVISED PER COUNTY COMMENTS	RMS
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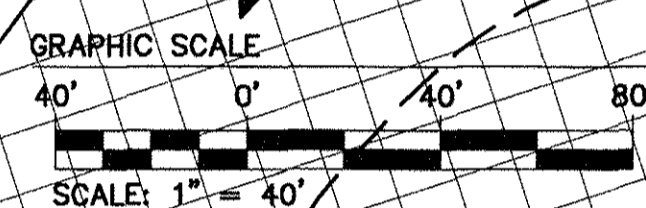
JCC NO. S-0004-2016
 PLAT OF SUBDIVISION
 LOTS 26-49, 59-64, AND 80-108
**COLONIAL HERITAGE
 PHASE VI - SECTION 1B**
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: PCJ/TRS
 Project Number: 8881-61B
 Scale: 1"=40' Date: 02/16/17
 Sheet Number
4 OF 8

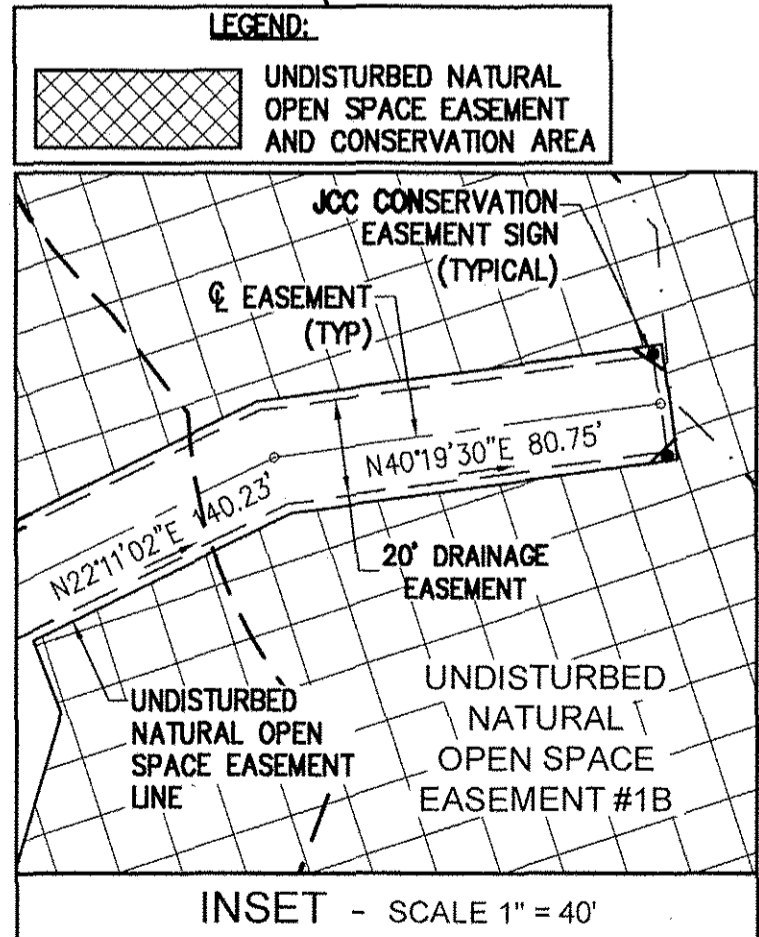
S:\JOB\8881-61-Phase VI-Subd\Surf\Plat\Phase VI-1B-Plat (59 Lots).dwg, 4/26/2017 2:00:24 PM, PDF-XChange for Acrobat Pro.pdf

170012238



LEGEND

- PROPERTY CORNER
- R/W MONUMENT SET
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- BUILDING SETBACK



BMP #25 LINE TABLE

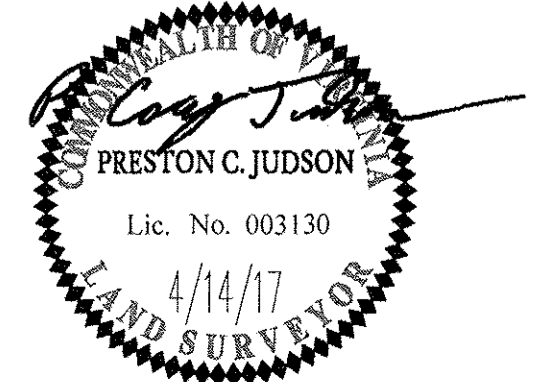
LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N8°44'36"W	13.13'	L10	S66°01'17"E	20.01'	L19	S43°17'08"W	62.09'
L2	N6°33'22"E	13.13'	L11	S64°37'55"E	12.60'	L20	S54°57'51"W	19.96'
L3	N21°51'20"E	13.13'	L12	S52°33'08"E	12.60'	L21	S78°19'17"W	19.96'
L4	N37°09'18"E	13.13'	L13	S37°45'08"E	12.81'	L22	N90°00'00"W	35.28'
L5	N44°48'17"E	77.35'	L14	S23°02'05"E	12.46'	L23	N83°43'33"W	10.78'
L6	N52°20'08"E	14.41'	L15	S8°23'44"E	12.67'	L24	N71°10'40"W	10.78'
L7	N69°07'01"E	14.41'	L16	S6°22'14"W	12.67'	L25	N59°37'12"W	9.08'
L8	N85°57'13"E	14.46'	L17	S21°08'12"W	12.67'	L26	N47°04'19"W	12.47'
L9	S77°10'45"E	14.46'	L18	S35°54'09"W	12.67'	L27	N28°06'01"W	20.01'

SEE SHEET 4 FOR LOT AND R/W CURVE TABLES

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
JUNE 14, 2017
at **11:02** (AM/PM), PG _____
Document # **170012238**
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

3 Large/Small Plat(s) Recorded
herewith as # **170012238**

Rev.	Date	Description	RMS
1	04/14/17	REVISED PER COUNTY COMMENTS	RMS



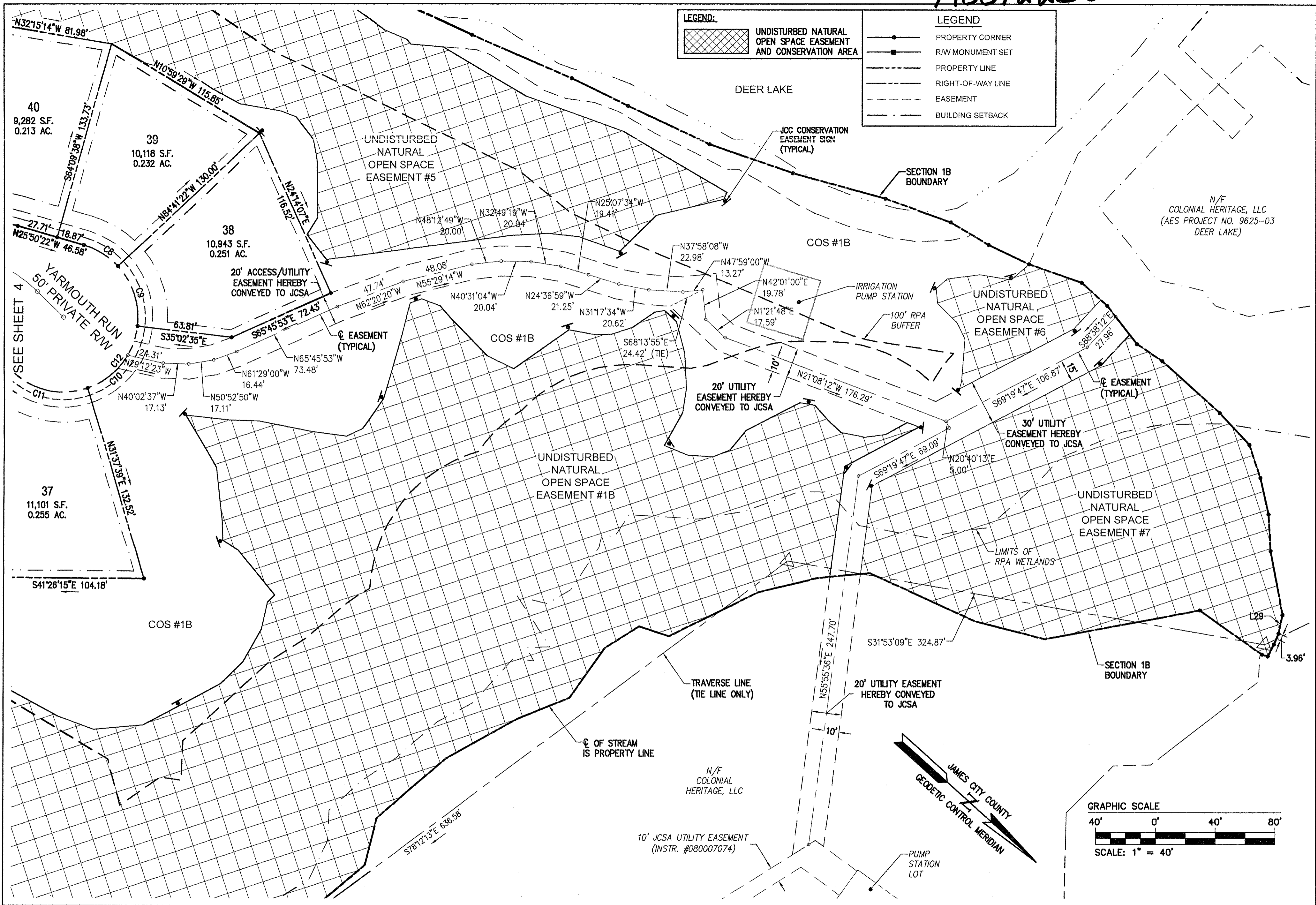
AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
614 Moorefield Park Drive
Richmond, Virginia 23236-3655
Phone: (804) 330-8040
Fax: (804) 330-9840
www.aesva.com

JCC NO. S-0004-2016
PLAT OF SUBDIVISION
LOTS 26-49, 59-64, AND 80-108
**COLONIAL HERITAGE
PHASE VI - SECTION 1B**
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
STONEHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: PCJ/TRS
Project Number: 8881-61B
Scale: 1"=40' Date: 02/16/17
Sheet Number
5 OF 8

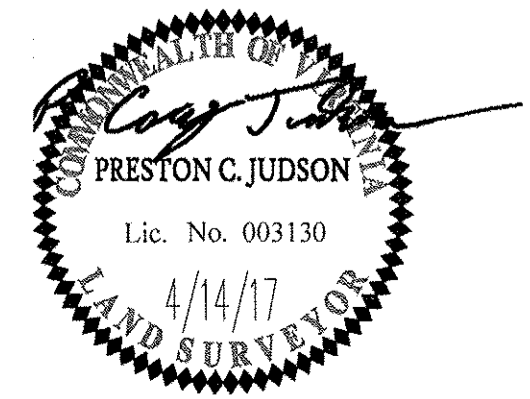
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170012238



1	04/14/17	REVISED PER COUNTY COMMENTS	RMS
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 PLAT OF SUBDIVISION
 LOTS 26-49, 59-64, AND 80-108
**COLONIAL HERITAGE
 PHASE VI - SECTION 1B**
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ/TRS	
Project Number: 8881-61B	
Scale: 1"=40'	Date: 02/16/17
Sheet Number	
6 OF 8	

S:\JOB\S\8881_61_PPhase VI_Sect1.dwg, Plat (59 Lots), 8881-61B, SUBD Plat.dwg, 4/26/2017 1:56:55 PM, PDF, XChange for Acrobat, Pro.pcs

170012238

SEE INSET AT RIGHT FOR L228 THRU L233

LEGEND

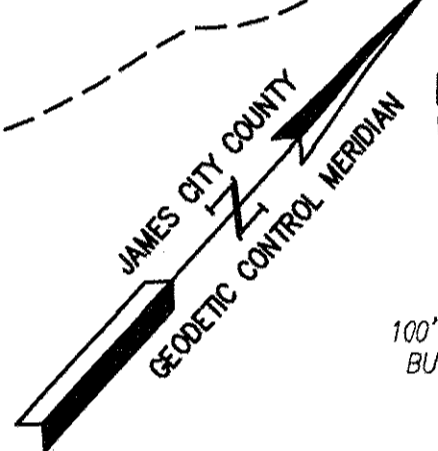
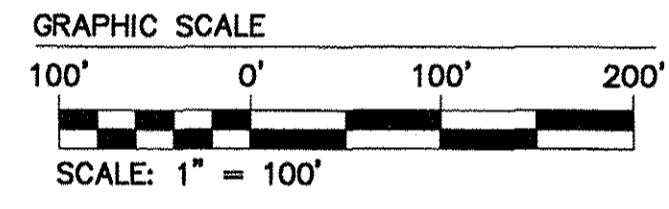
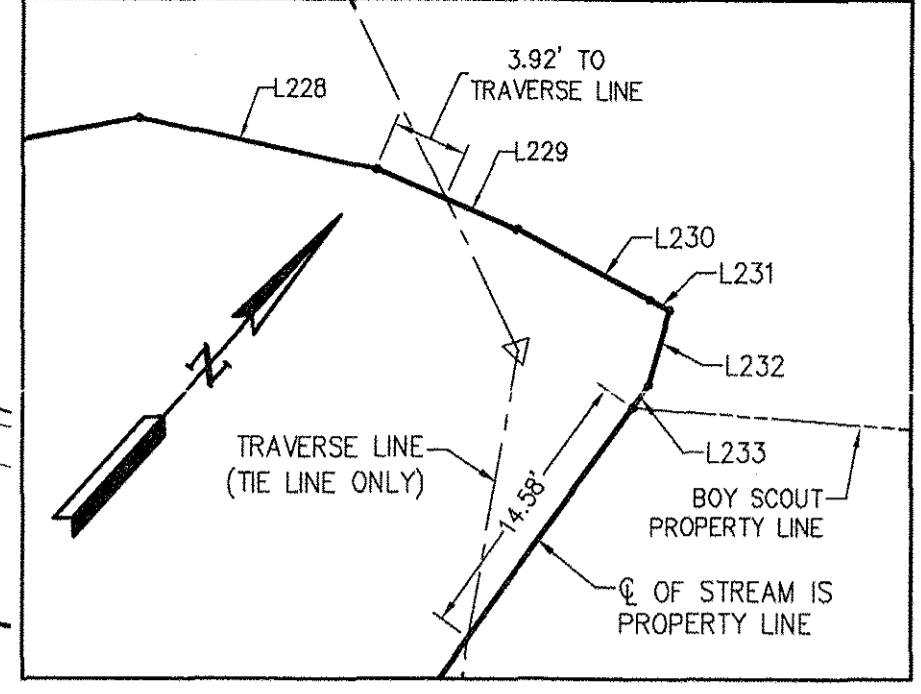
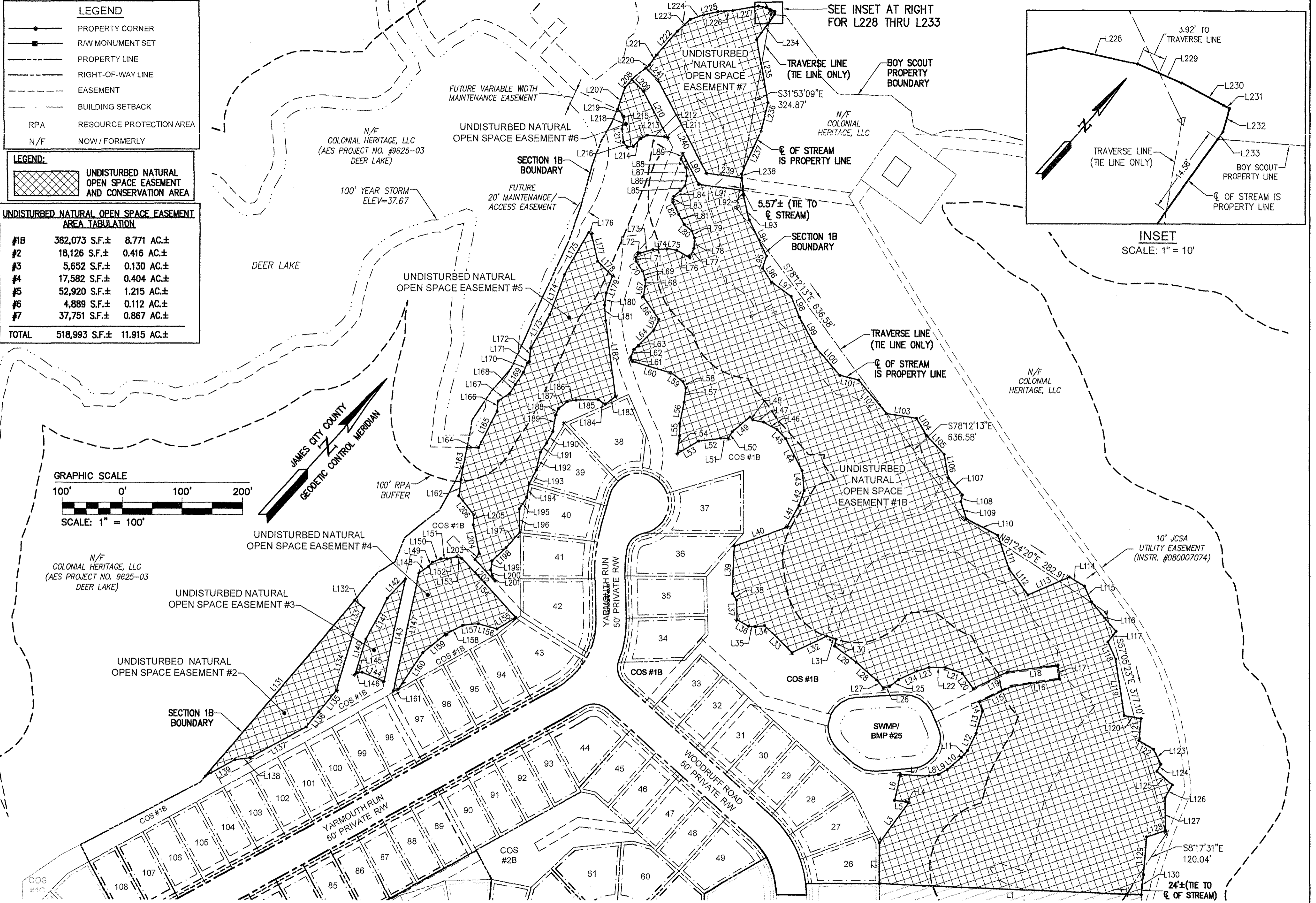
- PROPERTY CORNER
- R/W MONUMENT SET
- PROPERTY LINE
- - - PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT
- - - BUILDING SETBACK
- RPA RESOURCE PROTECTION AREA
- N/F NOW / FORMERLY

LEGEND:

UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA

UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA TABULATION

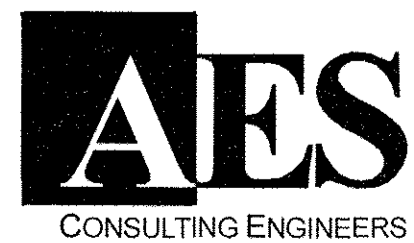
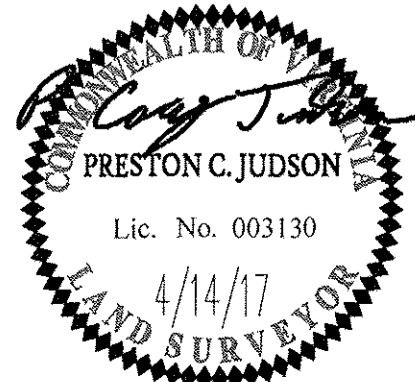
#1B	382,073 S.F.±	8.771 AC.±
#2	18,126 S.F.±	0.416 AC.±
#3	5,652 S.F.±	0.130 AC.±
#4	17,582 S.F.±	0.404 AC.±
#5	52,920 S.F.±	1.215 AC.±
#6	4,889 S.F.±	0.112 AC.±
#7	37,751 S.F.±	0.867 AC.±
TOTAL	518,993 S.F.±	11.915 AC.±



S:\JOB\8881-61-Phase VI-Subd\Surf\Plats\Phase VI-1B-Plat (59 Lots) 8881-61B SUBD P07 and P08.dwg - J 26/2017 1:56:56 PM PDF - XChange for AcroPlot Pro.p3

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City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
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Hampton Roads | Central Virginia | Middle Peninsula

JCC NO. S-0004-2016

PLAT OF SUBDIVISION
 LOTS 26-49, 59-64, AND 80-108
COLONIAL HERITAGE
PHASE VI - SECTION 1B
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	PCJ/TRS
Project Number:	8881-61B
Scale:	Date:
1"=100'	02/16/17
Sheet Number	

7 OF 8

Rev.	Date	Description	Revised by
1	04/14/17	REVISED PER COUNTY COMMENTS	RMS

170012238

LINE TABLE--NOS #1B		
LINE	BEARING	LENGTH
L1	S50°35'17"W	434.85'
L2	N41°55'35"W	67.10'
L3	N5°29'39"W	82.52'
L4	S68°19'54"W	5.62'
L5	S53°42'17"W	18.34'
L6	N28°54'14"W	44.01'
L7	N51°15'55"E	47.85'
L8	N39°10'33"E	15.91'
L9	N20°04'44"E	16.73'
L10	N6°32'02"E	31.23'
L11	N0°27'48"E	15.67'
L12	N15°29'28"W	31.00'
L13	N25°13'44"W	38.01'
L14	N63°03'57"W	15.94'
L15	N22°11'02"E	59.97'
L16	N40°19'30"E	80.84'
L17	N49°40'30"W	24.00'
L18	S40°19'30"W	84.67'
L19	S22°11'02"W	62.72'
L20	N77°29'44"W	31.49'
L21	S66°22'27"W	28.52'
L22	S49°49'23"W	27.81'
L23	S32°05'27"W	21.06'
L24	S23°11'22"W	33.79'
L25	S11°53'09"W	19.19'
L26	S35°39'44"W	10.89'
L27	N81°27'21"W	16.75'
L28	S89°00'42"W	45.33'
L29	S83°51'11"W	44.11'
L30	N30°43'21"W	11.77'
L31	S66°53'00"W	16.29'
L32	S23°03'51"W	63.63'
L33	N87°11'35"W	63.34'
L34	S40°23'44"W	15.34'
L35	S53°33'22"W	11.75'
L36	S77°34'02"W	21.29'
L37	N43°44'49"W	32.43'
L38	N75°31'56"W	12.58'
L39	N39°35'31"W	78.64'
L40	N28°38'22"E	92.92'
L41	N13°16'12"W	41.43'
L42	N21°53'05"W	25.60'
L43	N47°01'09"W	33.33'
L44	N69°40'59"W	58.88'

LINE TABLE--NOS #1B		
LINE	BEARING	LENGTH
L45	N85°35'43"W	21.14'
L46	S78°07'42"W	24.97'
L47	S59°48'08"W	18.47'
L48	N86°32'21"W	6.79'
L49	S8°49'29"W	38.69'
L50	S10°06'50"E	12.55'
L51	S48°16'14"W	12.60'
L52	S41°36'18"W	36.27'
L53	S17°37'55"W	40.61'
L54	N35°21'46"W	29.60'
L55	N39°53'56"W	19.86'
L56	N30°38'12"W	36.01'
L57	N34°26'23"W	23.07'
L58	N66°44'18"W	11.85'
L59	S84°46'59"W	25.03'
L60	S64°19'27"W	65.88'
L61	N62°23'36"W	8.15'
L62	N21°13'52"W	13.10'
L63	N7°07'53"E	10.37'
L64	N3°22'39"E	36.06'
L65	N15°47'50"W	19.47'
L66	N76°43'53"W	45.15'
L67	N31°14'45"W	17.76'
L68	N42°53'29"W	10.75'
L69	N59°27'32"W	15.23'
L70	N75°39'40"W	18.23'
L71	N50°31'52"W	6.54'
L72	N0°44'29"E	10.55'
L73	N33°49'20"E	22.06'
L74	N45°00'42"E	23.59'
L75	N57°10'19"E	16.05'
L76	N77°19'54"E	25.10'
L77	N19°11'30"W	16.73'
L78	N37°48'13"W	17.08'
L79	N63°25'05"W	12.30'
L80	S87°35'13"W	16.87'
L81	N68°55'03"W	18.89'
L82	N68°26'42"W	21.75'
L83	N33°23'29"W	9.99'
L84	N6°44'07"E	14.00'
L85	N0°46'25"E	11.57'
L86	N30°45'22"W	16.18'
L87	N49°02'01"W	14.06'
L88	N70°18'27"W	16.49'

LINE TABLE--NOS #1B		
LINE	BEARING	LENGTH
L89	N21°08'12"W	8.54'
L90	S69°19'47"E	56.38'
L91	N55°55'36"E	74.29'
L92	S47°00'00"E	8.23'
L93	S55°13'34"E	41.57'
L94	S67°56'15"E	66.00'
L95	S23°48'44"E	21.02'
L96	S73°29'09"E	27.20'
L97	N83°38'44"E	40.80'
L98	S63°41'22"E	36.88'
L99	S70°17'06"E	55.45'
L100	S82°17'29"E	61.60'
L101	N62°20'09"E	32.17'
L102	S82°03'59"E	72.89'
L103	N56°23'22"E	50.54'
L104	S71°44'01"E	33.07'
L105	S85°45'37"E	42.95'
L106	S51°31'22"E	39.59'
L107	S81°35'36"E	35.80'
L108	S30°05'18"E	11.89'
L109	S60°22'41"E	29.67'
L110	N76°08'02"E	58.42'
L111	S60°27'33"E	58.14'
L112	S77°57'50"E	53.51'
L113	N24°37'31"E	74.55'
L114	N79°49'21"E	29.59'
L115	S66°34'14"E	28.59'
L116	S82°06'07"E	63.34'
L117	S3°25'17"E	22.12'
L118	S66°24'54"E	31.51'
L119	S50°30'54"E	93.11'
L120	N59°21'37"E	28.67'
L121	S35°56'32"E	36.69'
L122	N78°31'53"E	27.82'
L123	S67°57'24"E	27.73'
L124	S11°06'09"E	12.88'
L125	S89°34'38"E	33.68'
L126	S12°42'56"E	24.41'
L127	S42°47'37"E	54.23'
L128	S30°15'22"W	33.28'
L129	S37°29'48"E	62.44'
L130	S34°29'23"E	33.37'

LINE TABLE--NOS #2		
LINE	BEARING	LENGTH
L131	N1°27'17"W	380.97'
L132	N88°32'43"E	20.80'
L133	S17°27'27"E	47.29'
L134	S25°20'11"E	96.30'
L135	S2°06'22"E	45.72'
L136	S2°06'22"E	32.43'
L137	S19°16'43"W	105.08'
L138	S40°03'15"W	25.37'
L139	S19°16'43"W	55.64'

LINE TABLE--NOS #3		
LINE	BEARING	LENGTH
L140	N24°35'25"W	59.93'
L141	N12°39'20"W	77.35'
L142	N1°26'28"E	43.73'
L143	S29°32'59"E	172.61'
L144	S69°52'11"W	39.75'
L145	S46°25'08"W	7.76'
L146	S17°13'58"W	4.70'

LINE TABLE--NOS #4		
LINE	BEARING	LENGTH
L147	N29°32'59"W	198.08'
L148	N13°41'05"E	19.54'
L149	N11°13'39"E	9.69'
L150	N25°22'58"E	14.57'
L151	N49°04'33"E	9.93'
L152	N35°33'02"E	17.08'
L153	N68°19'10"E	8.96'
L154	S84°28'33"E	132.22'
L155	S16°59'27"W	36.41'
L156	S63°22'07"W	32.71'
L157	S42°39'49"W	26.34'
L158	S20°46'22"W	32.74'
L159	S8°56'57"W	47.63'
L160	S7°52'38"E	72.83'
L161	S31°38'42"W	7.60'

LINE TABLE--NOS #5		
LINE	BEARING	LENGTH
L162	N33°11'20"W	26.81'
L163	N30°35'16"W	53.83'
L164	N49°26'22"E	13.21'
L165	N14°34'21"W	67.58'
L166	N35°57'56"W	17.03'

LINE TABLE--NOS #5		
LINE	BEARING	LENGTH
L167	N15°01'52"E	22.63'
L168	N10°28'59"W	16.79'
L169	N6°38'50"W	24.98'
L170	N18°35'43"W	16.03'
L171	N4°50'05"E	4.43'
L172	N36°51'45"W	21.61'
L173	N11°39'12"W	64.97'
L174	N21°53'59"W	69.32'
L175	N11°36'25"W	80.37'
L176	N74°59'55"E	5.06'
L177	S55°06'57"E	46.22'
L178	S85°51'40"E	34.47'
L179	S22°18'43"E	29.43'
L180	S35°08'24"E	20.02'
L181	S45°10'38"E	25.51'
L182	S49°05'53"E	125.84'
L183	S10°17'01"W	21.19'
L184	S81°31'48"W	13.36'
L185	S47°45'32"W	37.61'
L186	S38°11'20"W	14.69'
L187	S10°49'38"W	18.69'
L188	S20°26'59"E	10.91'
L189	S31°49'30"E	27.86'
L190	S13°23'29"E	21.72'
L191	S8°14'10"E	18.04'
L192	S29°12'19"E	30.17'
L193	S12°09'45"E	26.25'
L194	S32°15'14"E	23.33'
L195	S7°34'15"E	22.30'
L196	S43°42'24"E	38.47'
L197	S0°47'20"E	33.92'
L198	S5°39'20"W	31.47'
L199	S32°22'18"E	15.91'
L200	S57°20'31"E	9.33'
L201	S65°32'01"E	9.87'
L202	N84°28'33"W	48.37'
L203	N6°59'59"W	11.99'
L204	N53°29'10"W	48.34'
L205	N39°48'03"W	16.45'
L206	N80°37'15"W	40.95'

LINE TABLE--NOS #6		
LINE	BEARING	LENGTH
L207	N22°43'32"W	37.53'
L208	N0°00'00"E	17.06'
L209	S88°38'12"E	26.67'
L210	S69°19'47"E	86.24'
L211	S64°32'11"W	4.91'
L212	S52°39'25"W	28.61'
L213	S21°58'13"W	12.25'
L214	S1°55'08"W	18.13'
L215	S42°50'10"W	10.01'
L216	N82°48'35"W	9.80'
L217	N49°08'03"W	22.18'
L218	N32°41'26"W	21.38'
L219	N82°50'37"W	15.75'

LINE TABLE--NOS #7		
LINE	BEARING	LENGTH
L220	N10°16'40"E	7.94'
L221	N7°45'23"W	20.38'
L222	N0°00'00"E	51.94'
L223	N5°26'49"E	28.97'
L224	N29°39'55"E	23.24'
L225	N35°41'06"E	24.86'
L226	N44°57'01"E	24.42'
L227	N37°42'20"E	43.33'
L228	N60°07'14"E	12.69'
L229	N71°09'13"E	7.92'
L230	N76°12'56"E	7.72'
L231	N76°10'17"E	1.18'
L232	S25°36'57"E	4.05'
L233	S6°29'23"E	1.41'
L234	S6°29'23"E	49.53'
L235	S52°15'36"E	105.51'
L236	S27°30'39"E	48.53'
L237	S17°21'10"E	77.65'
L238	S45°08'47"E	6.29'
L239	S55°55'08"W	59.13'
L240	N69°19'47"W	173.33'
L241	N88°38'12"W	28.16'

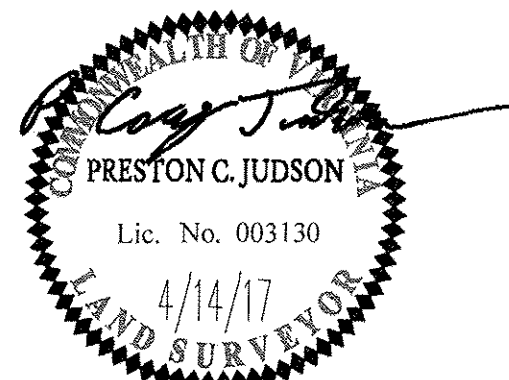
8 Large/Small Plat(s) Recorded herewith as # 170012238

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on JUNE 14, 2017 at 11:02 AM, PG 8881-61B Document # 170012238 MONA A. FOLEY, CLERK

JCC NO. S-0004-2016

PLAT OF SUBDIVISION LOTS 26-49, 59-64, AND 80-108 COLONIAL HERITAGE PHASE VI - SECTION 1B OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



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

Hampton Roads | Central Virginia | Middle Peninsula

Project Contacts:	PCJ/TRS
Project Number:	8881-61B
Scale:	NONE
Date:	02/16/17
Sheet Number:	8 OF 8

Rev.	Date	Description	Revised by
1	04/14/17	REVISED PER COUNTY COMMENTS	RMS

J:\JCS\8881 61 - Phase VI - Sect 1.dwg, Surfl Plat\Phase VI - 1B Plat (59 Lots), 8881-61B SUBD 007, and P06.dwg, 4/26/2017, 1:58:11 PM, XChange for Acrobat Pro.ppt