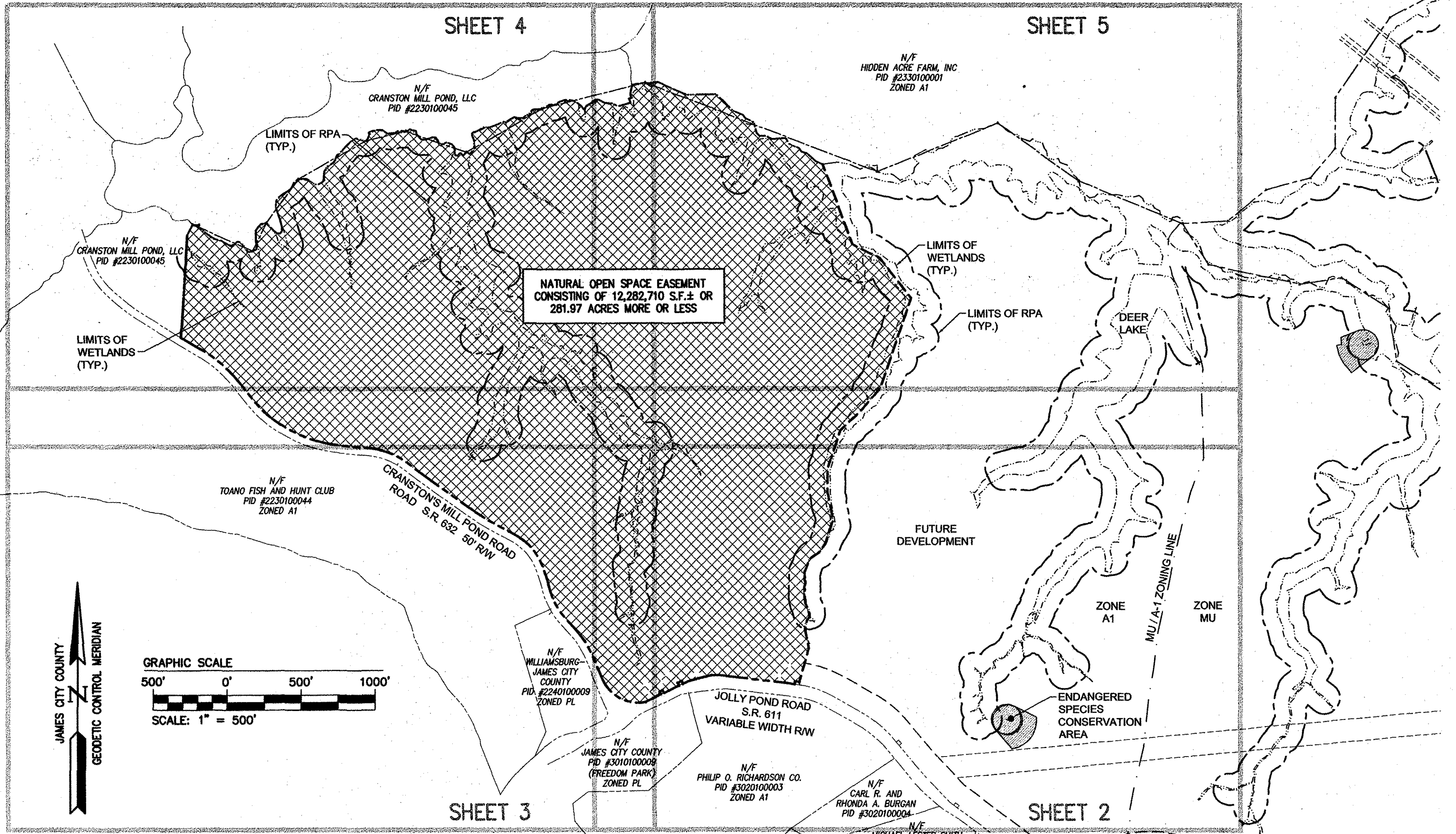
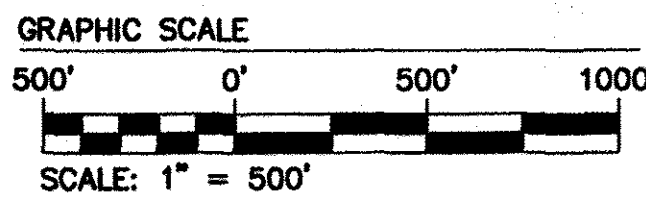


170018261



JAMES CITY COUNTY  
GEODETIC CONTROL MERIDIAN



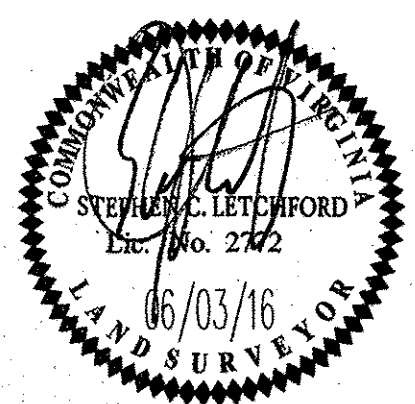
**LEGEND:**  
 CONSERVATION AREA AND NATURAL OPEN SPACE EASEMENT TO BE CONVEYED TO JAMES CITY COUNTY 12,282,710 S.F. OR 281.97 ACRES±

- NOTES:**
1. PROPERTY AS SHOWN IS A PORTION OF PARCEL ID #2240100007.
  2. PROPERTY ADDRESS IS #499 JOLLY POND ROAD, WILLIAMSBURG, VA 23188.
  3. NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA CALCULATED TO CENTERLINE OF STREAM AND EDGE OF CRANSTON'S MILL POND UNLESS OTHERWISE NOTED.

5 Large/Small Plat(s) Recorded herewith as # 170018261  
 JCC Subdivision Agent Approval Not Required EGC

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
 THIS 14 DAY OF Sept. 2017  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:31 PM  
 INSTRUMENT # 170018261  
 TESTE: *Amy Storey*  
 MONA A. FOLEY, CLERK

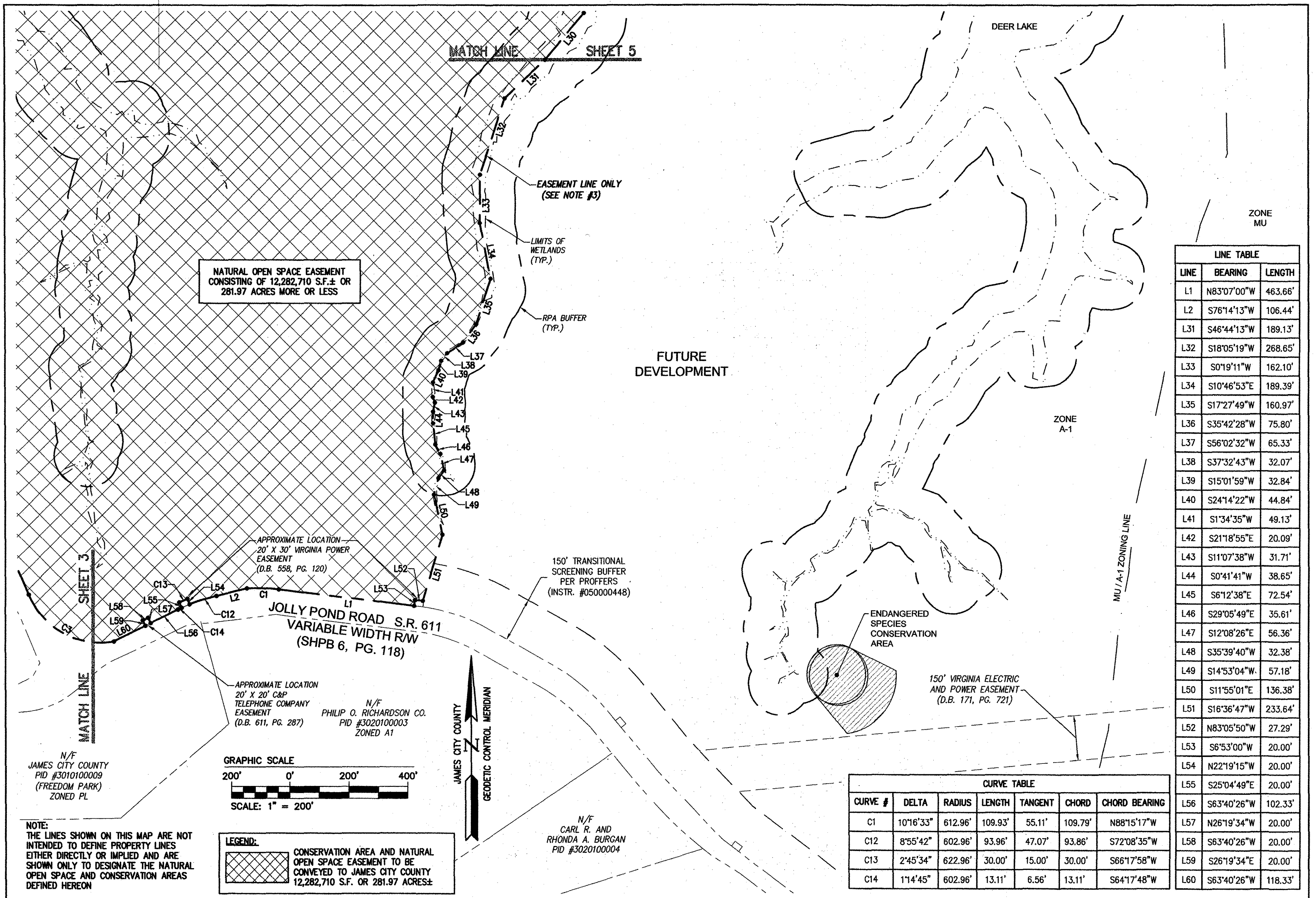
Rev.	Date	Description	Revised By
1	10/06/16	REVISED PER ATTORNEY COMMENTS	JFS



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 Fax: (757) 220-8994  
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MAP SHOWING NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA BEING 281.97 ACRES± ALONG JOLLY POND ROAD AND CRANSTON'S MILL POND ROAD OWNED BY COLONIAL HERITAGE, L.L.C. TO BE CONVEYED TO JAMES CITY COUNTY  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SCL/JFS
Project Number:	9625-03
Scale:	1"=500'
Date:	06/03/16
Sheet Number	1 of 5



NATURAL OPEN SPACE EASEMENT  
CONSISTING OF 12,282,710 S.F.± OR  
281.97 ACRES MORE OR LESS

FUTURE  
DEVELOPMENT

DEER LAKE

ZONE  
MU

LINE TABLE		
LINE	BEARING	LENGTH
L1	N83°07'00"W	463.66'
L2	S76°14'13"W	106.44'
L31	S46°44'13"W	189.13'
L32	S18°05'19"W	268.65'
L33	S0°19'11"W	162.10'
L34	S10°46'53"E	189.39'
L35	S17°27'49"W	160.97'
L36	S35°42'28"W	75.80'
L37	S56°02'32"W	65.33'
L38	S37°32'43"W	32.07'
L39	S15°01'59"W	32.84'
L40	S24°14'22"W	44.84'
L41	S1°34'35"W	49.13'
L42	S21°18'55"E	20.09'
L43	S11°07'38"W	31.71'
L44	S0°41'41"W	38.65'
L45	S6°12'38"E	72.54'
L46	S29°05'49"E	35.61'
L47	S12°08'26"E	56.36'
L48	S35°39'40"W	32.38'
L49	S14°53'04"W	57.18'
L50	S11°55'01"E	136.38'
L51	S16°36'47"W	233.64'
L52	N83°05'50"W	27.29'
L53	S6°53'00"W	20.00'
L54	N22°19'15"W	20.00'
L55	S25°04'49"E	20.00'
L56	S63°40'26"W	102.33'
L57	N26°19'34"W	20.00'
L58	S63°40'26"W	20.00'
L59	S26°19'34"E	20.00'
L60	S63°40'26"W	118.33'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	10°16'33"	612.96'	109.93'	55.11'	109.79'	N88°15'17"W
C12	8°55'42"	602.96'	93.96'	47.07'	93.86'	S72°08'35"W
C13	2°45'34"	622.96'	30.00'	15.00'	30.00'	S66°17'58"W
C14	1°14'45"	602.96'	13.11'	6.56'	13.11'	S64°17'48"W

APPROXIMATE LOCATION  
20' X 30' VIRGINIA POWER  
EASEMENT  
(D.B. 558, PG. 120)

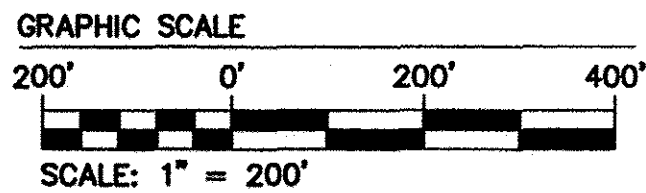
150' TRANSITIONAL  
SCREENING BUFFER  
PER PROFFERS  
(INSTR. #050000448)

APPROXIMATE LOCATION  
20' X 20' C&P  
TELEPHONE COMPANY  
EASEMENT  
(D.B. 611, PG. 287)

N/F  
PHILIP O. RICHARDSON CO.  
PID #3020100003  
ZONED A1

150' VIRGINIA ELECTRIC  
AND POWER EASEMENT  
(D.B. 171, PG. 721)

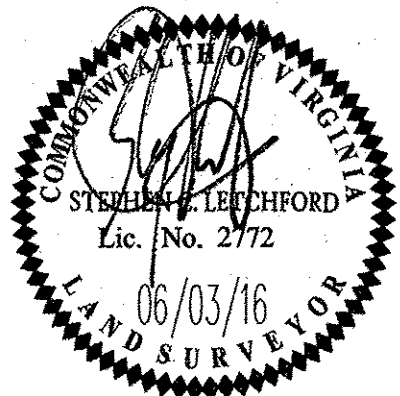
N/F  
CARL R. AND  
RHONDA A. BURGAN  
PID #3020100004



LEGEND:  
 CONSERVATION AREA AND NATURAL  
OPEN SPACE EASEMENT TO BE  
CONVEYED TO JAMES CITY COUNTY  
12,282,710 S.F. OR 281.97 ACRES±

NOTE:  
THE LINES SHOWN ON THIS MAP ARE NOT  
INTENDED TO DEFINE PROPERTY LINES  
EITHER DIRECTLY OR IMPLIED AND ARE  
SHOWN ONLY TO DESIGNATE THE NATURAL  
OPEN SPACE AND CONSERVATION AREAS  
DEFINED HEREON

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 9/14/2017	
at 2:39 AM/PM, PB	PG
Document # 170018261	
MONA A. FOLEY, CLERK	
<i>Mona Foley</i>	Clerk
1 10/06/16	REVISED PER ATTORNEY COMMENTS
Rev.	Date
	Description
	Revised By
	JFS



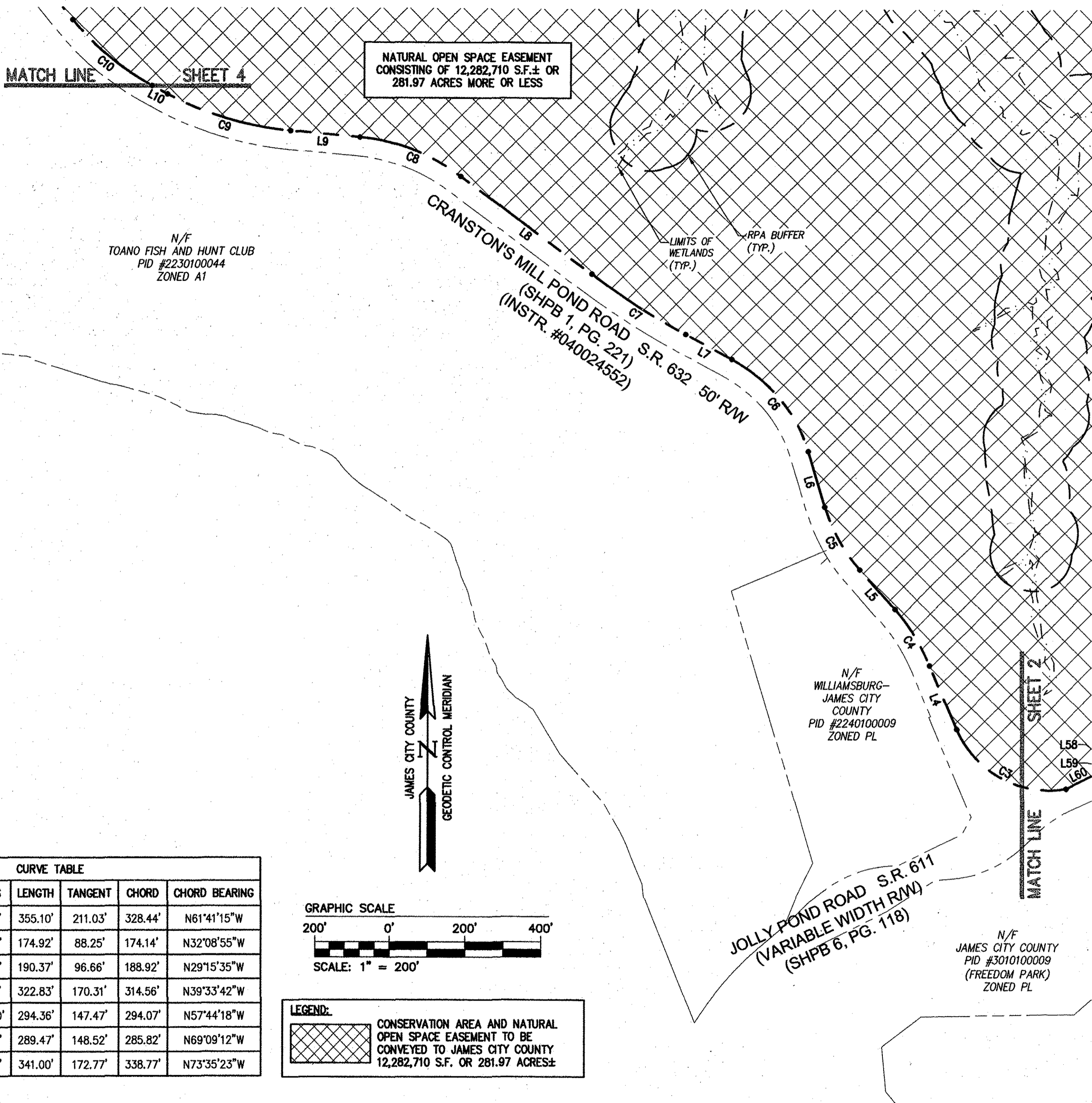
5248 Old Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com

MAP SHOWING NATURAL OPEN SPACE  
EASEMENT AND CONSERVATION AREA  
BEING 281.97 ACRES± ALONG  
JOLLY POND ROAD AND CRANSTON'S MILL POND ROAD  
OWNED BY COLONIAL HERITAGE, L.L.C.  
TO BE CONVEYED TO JAMES CITY COUNTY

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SCL/JFS
Project Number:	9625-03
Scale:	Date:
1"=200'	06/03/16
Sheet Number	
2 of 5	

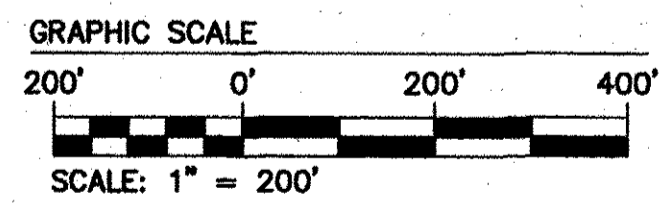




NOTE:  
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LINE	BEARING	LENGTH
L4	N22°46'55"W	181.34'
L5	N41°30'55"W	139.71'
L6	N17°00'16"W	152.05'
L7	N62°07'09"W	138.88'
L8	N53°21'28"W	430.56'
L9	N84°56'55"W	186.70'
L10	N62°13'50"W	46.13'

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C3	77°48'39"	261.48'	355.10'	211.03'	328.44'	N61°41'15"W
C4	18°44'00"	535.00'	174.92'	88.25'	174.14'	N32°08'55"W
C5	24°30'39"	445.00'	190.37'	96.66'	188.92'	N29°15'35"W
C6	45°06'53"	410.00'	322.83'	170.31'	314.56'	N39°33'42"W
C7	8°45'41"	1925.00'	294.36'	147.47'	294.07'	N57°44'18"W
C8	31°35'28"	525.00'	289.47'	148.52'	285.82'	N69°09'12"W
C9	22°43'06"	860.00'	341.00'	172.77'	338.77'	N73°35'23"W

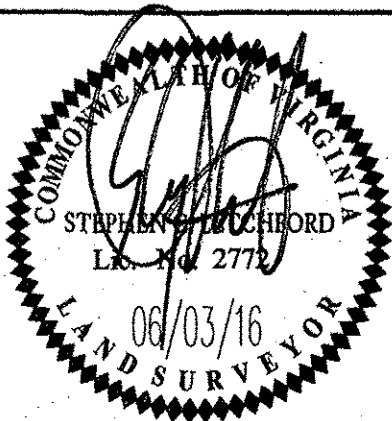


LEGEND:  

 CONSERVATION AREA AND NATURAL OPEN SPACE EASEMENT TO BE CONVEYED TO JAMES CITY COUNTY 12,282,710 S.F. OR 281.97 ACRES±

1	10/06/16	REVISED PER ATTORNEY COMMENTS	JFS
Rev.	Date	Description	Revised By

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
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MONA A. FOLEY, CLERK  
*Mona Foley* Clerk

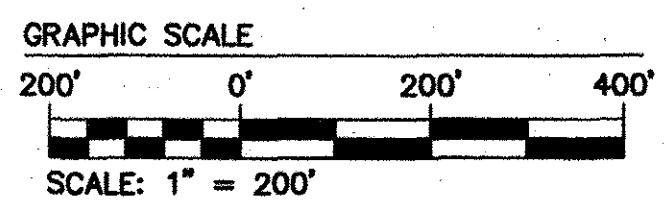


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MAP SHOWING NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA  
BEING 281.97 ACRES± ALONG  
JOLLY POND ROAD AND CRANSTON'S MILL POND ROAD  
OWNED BY COLONIAL HERITAGE, L.L.C.  
TO BE CONVEYED TO JAMES CITY COUNTY  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

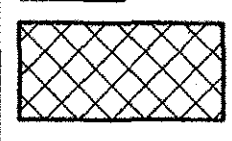
Project Contacts:	SCL/JFS
Project Number:	9625-03
Scale:	1"=200'
Date:	06/03/16
Sheet Number	3 of 5

JAMES CITY COUNTY  
 GEODETIC CONTROL MERIDIAN



NOTE:  
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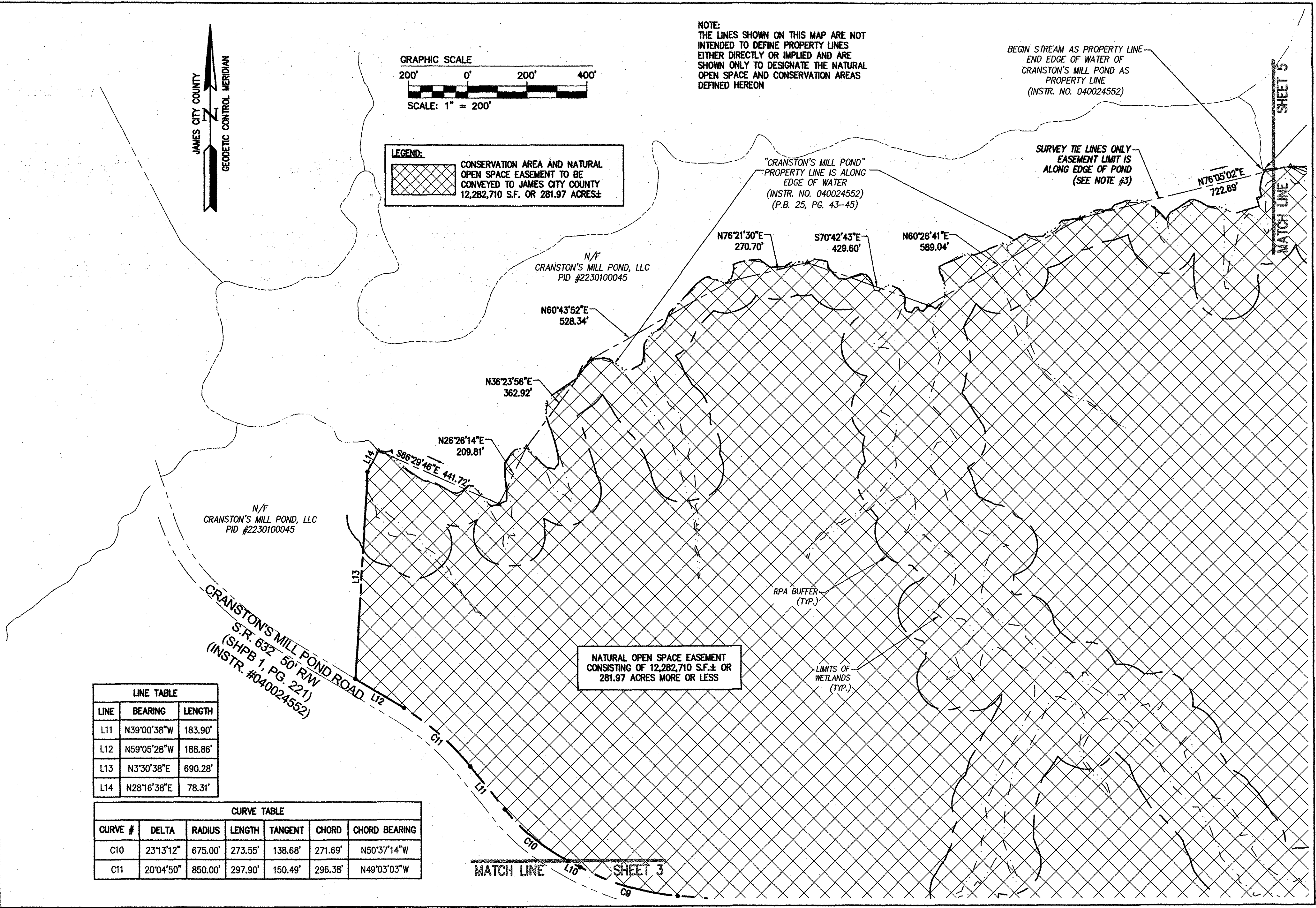
BEGIN STREAM AS PROPERTY LINE  
 END EDGE OF WATER OF  
 CRANSTON'S MILL POND AS  
 PROPERTY LINE  
 (INSTR. NO. 040024552)

LEGEND:  
 CONSERVATION AREA AND NATURAL  
 OPEN SPACE EASEMENT TO BE  
 CONVEYED TO JAMES CITY COUNTY  
 12,282,710 S.F. OR 281.97 ACRES±

LINE TABLE		
LINE	BEARING	LENGTH
L11	N39°00'38"W	183.90'
L12	N59°05'28"W	188.86'
L13	N3°30'38"E	690.28'
L14	N28°16'38"E	78.31'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C10	23°13'12"	675.00'	273.55'	138.68'	271.69'	N50°37'14"W
C11	20°04'50"	850.00'	297.90'	150.49'	296.38'	N49°03'03"W

NATURAL OPEN SPACE EASEMENT  
 CONSISTING OF 12,282,710 S.F.± OR  
 281.97 ACRES MORE OR LESS



N/F  
 CRANSTON'S MILL POND, LLC  
 PID #2230100045

N/F  
 CRANSTON'S MILL POND, LLC  
 PID #2230100045

CRANSTON'S MILL POND ROAD, L12  
 S.R. 632 50' RW  
 (SHPB 1, PG. 221)  
 (INSTR. #040024552)

"CRANSTON'S MILL POND"  
 PROPERTY LINE IS ALONG  
 EDGE OF WATER  
 (INSTR. NO. 040024552)  
 (P.B. 25, PG. 43-45)

SURVEY TIE LINES ONLY  
 EASEMENT LIMIT IS  
 ALONG EDGE OF POND  
 (SEE NOTE #3)

RPA BUFFER  
 (TYP.)

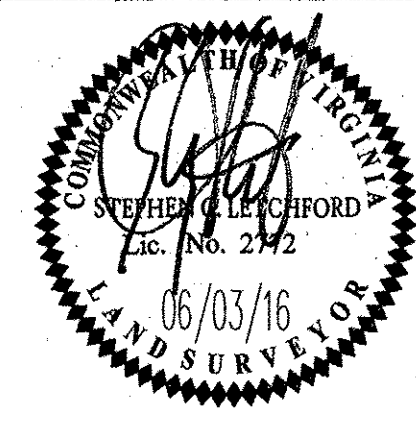
LIMITS OF  
 WETLANDS  
 (TYP.)

SHEET 5  
 MATCH LINE

MATCH LINE SHEET 3

1	10/06/16	REVISED PER ATTORNEY COMMENTS	JFS
Rev.	Date	Description	Revised By

City of Williamsburg & County of James City  
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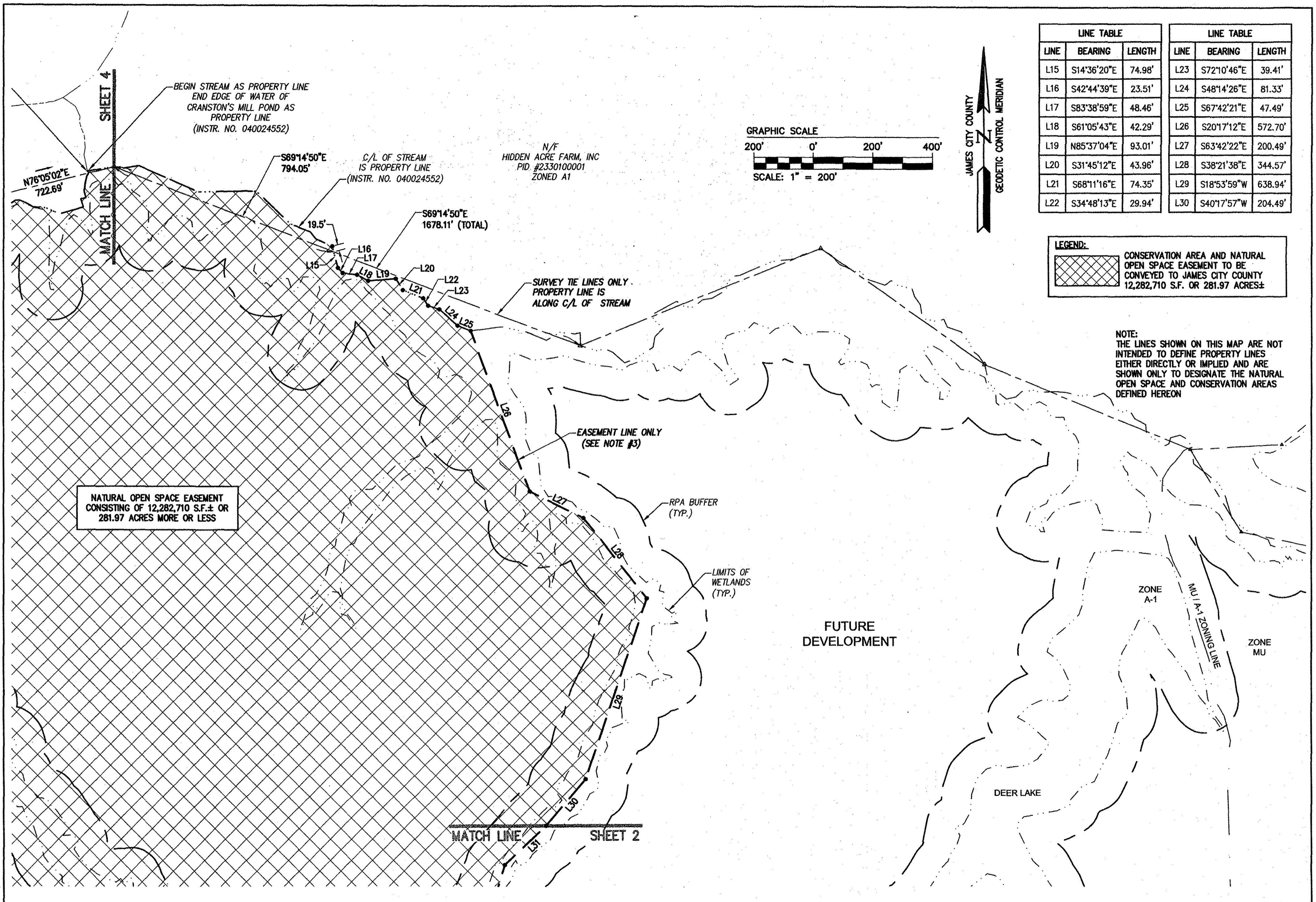
Hampton Roads | Central Virginia | Middle Peninsula

MAP SHOWING NATURAL OPEN SPACE  
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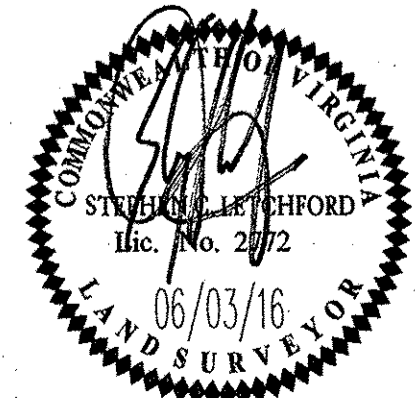
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SCL/JFS
Project Number:	9625-03
Scale:	Date:
1"=200'	06/03/16
Sheet Number	
4 of 5	





City of Williamsburg & County of James City		
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STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SCL/JFS	
Project Number: 9625-03	
Scale: 1"=200'	Date: 06/03/16
Sheet Number	
<b>5 of 5</b>	