

180006934

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
March 20, 2018
Ryan Smith
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF Fairfax

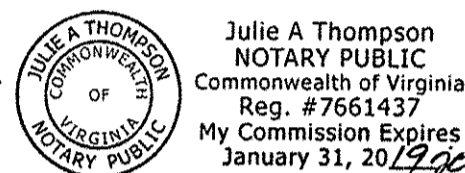
I, Julie A. Thompson A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20th DAY OF March, 2018

MY COMMISSION EXPIRES January 31, 2019

Julie A. Thompson
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7661437



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 HOMEOWNERS' ASSOCIATION, INC.
March 30, 2018
Wesley Dollins
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF Williamsburg

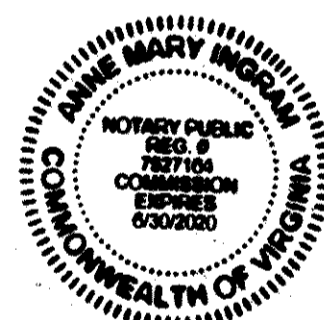
I, ANNE MARY INGRAM A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 30 DAY OF March, 2018

MY COMMISSION EXPIRES 6-30-2020

Anne Mary Ingram
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7527164



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.

PRESTON C. JUDSON, L.S. #003130
03/14/2018
DATE

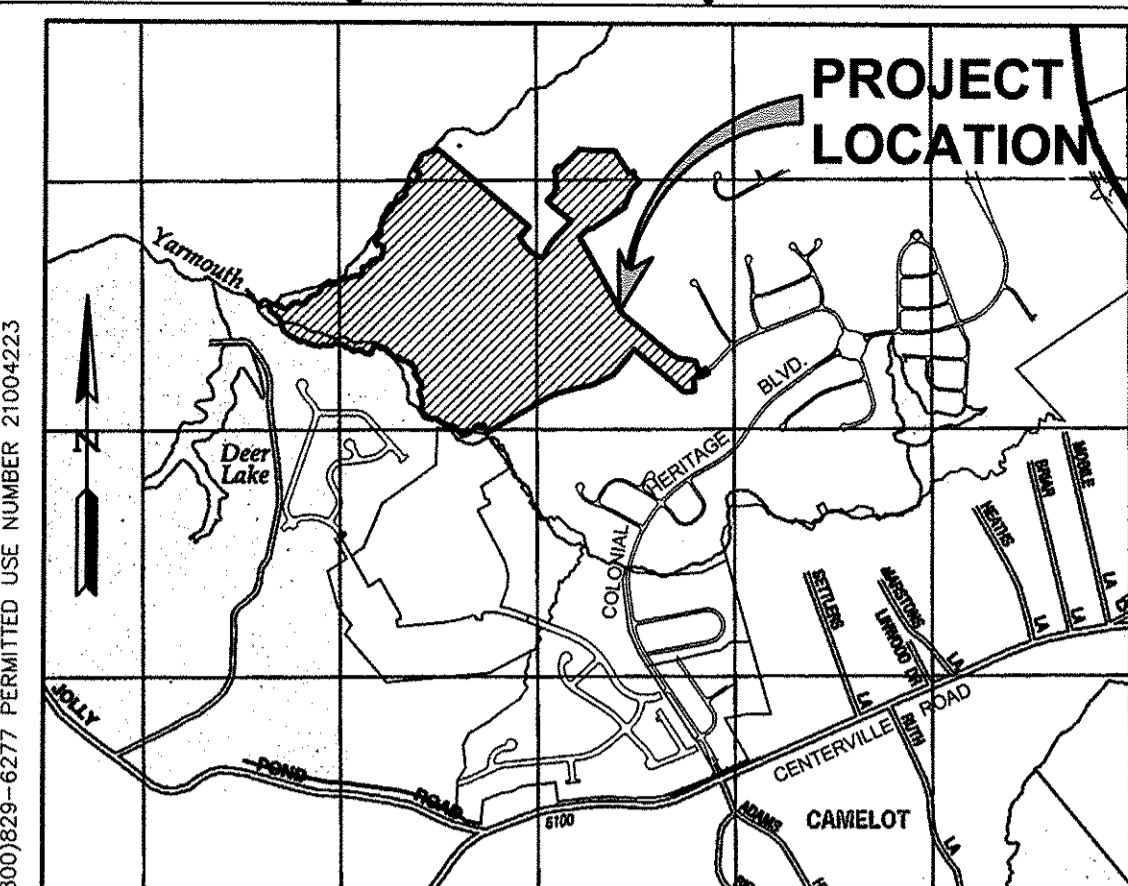
CERTIFICATE OF APPROVAL

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

Ellen M. Cook
4/9/18
DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES:

- 1. PROPERTIES AS SHOWN ARE A PORTION OF TAX MAP PARCEL ID NO.: 2430100032, INSTRUMENT #040024552. PROPERTY ADDRESS: 6799 RICHMOND ROAD, WILLIAMSBURG, VA 23188
2. GOLF COURSE AREAS 2 AND 3 ARE AS FOLLOWS: TAX MAP PARCEL ID NO.: 2341800002, INSTR. #080011370, PROPERTY ADDRESS: 6525 ARTHUR HILLS DRIVE, WILLIAMSBURG, VA 23188 AND TAX MAP PARCEL ID NO.: 2341800003, INSTR. #080011370, PROPERTY ADDRESS: 4300 COLONIAL HERITAGE BOULEVARD, WILLIAMSBURG, VA 23188. ZONING OF THE AFOREMENTIONED PROPERTIES IS 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 OF THE JAMES CITY COUNTY CODE.
9. 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 PROPERTY LIES IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0106D, PANEL 0106D, AND MAP NUMBER 51095C107D, PANEL 0107D FOR COMMUNITY NUMBER 51095, 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.
15. THIS PLAT IS BASED ON DEED AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
16. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.

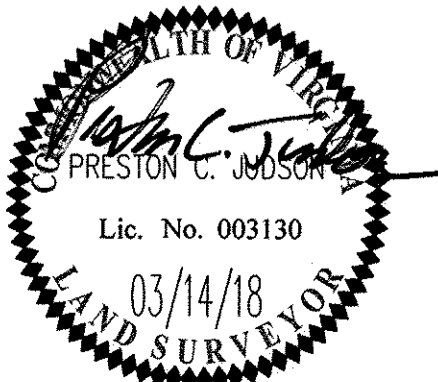
AREA TABULATION
COLONIAL HERITAGE - PHASE III, SECTION 2

Table with 2 columns: Description and Area. Includes rows for Former Area of Phase III, Section 2 (5,014,519 S.F.), Area of Conveyance from Tax Map Parcel ID No. 2341800002 (7,402 S.F.) and 2341800003 (1,040 S.F.), Total Area Conveyed to Colonial Heritage, LLC (8,442 S.F.), Less Area of JCSA Lift Station (12,500 S.F.), and New Area of Phase III, Section 2 (5,010,461 S.F.).

3 Large/Small Plat(s) Recorded herewith as # 180006934

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 13 DAY OF April, 2018.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:07 AM/PM
INSTRUMENT # 180006934
TESTE: Elizabeth O'Connor D.C.
MONA A. FOLEY, CLERK

Table with 4 columns: Rev., Date, Description, Revised By. Row 1: 1, 03/14/18, REVISED PER COUNTY COMMENTS, TRS.



AES CONSULTING ENGINEERS
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www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

JCC NO. S-0009-2018
PLAT OF BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT
COLONIAL HERITAGE PHASE III - SECTION 2
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Table with Project Contacts (PCJ/TRS), Project Number (8881-32), Scale (N/A), Date (02/23/18), Sheet Number (1 of 3).

6:\0208881132.D Phase III Sec 2\Survey\Plan\Phase III, Section 2\003130.Plat.dwg, 3/14/2018 8:25:35 AM, 0000.rvt