

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 Williamsburg

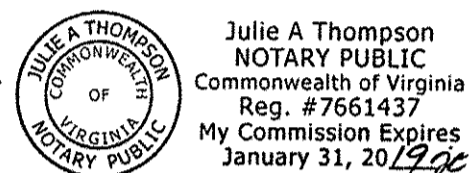
I, Julie A. Thompson A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

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

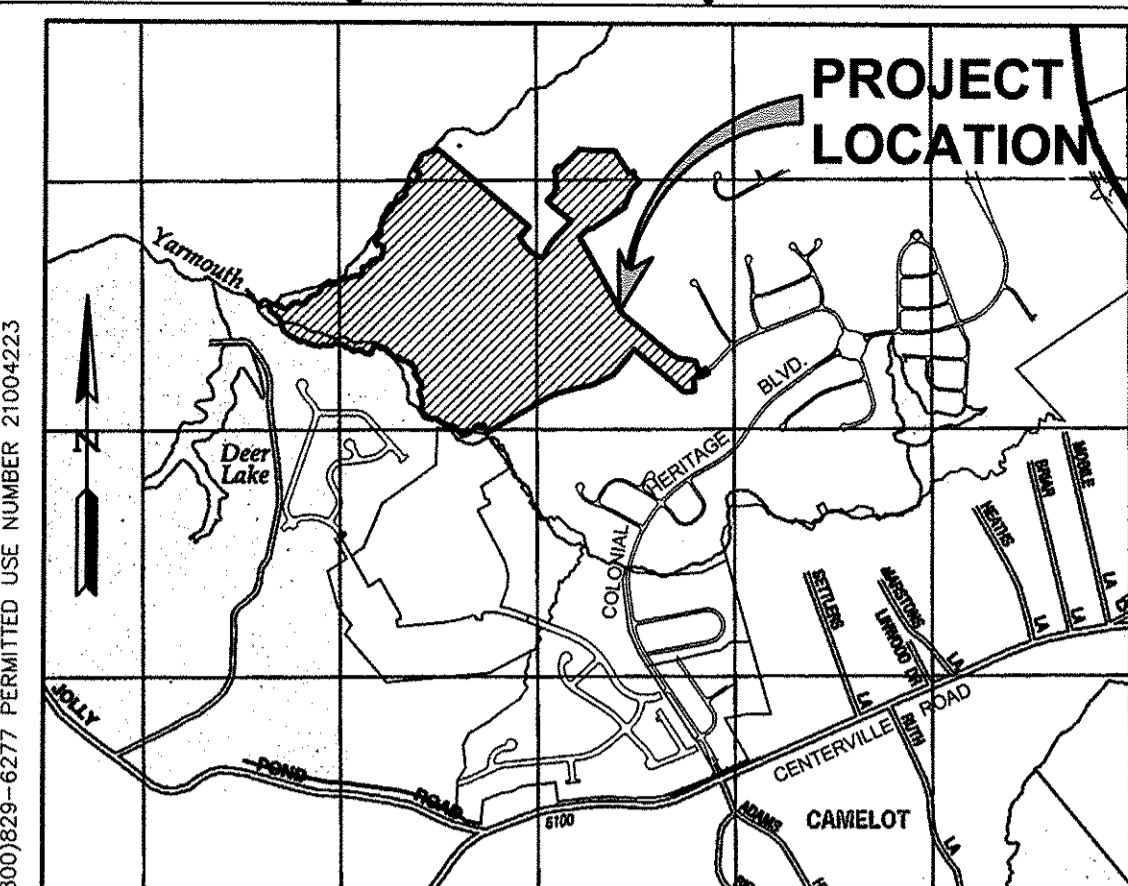
CERTIFICATE OF APPROVAL

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
SUBDIVISION AGENT OF JAMES CITY COUNTY
DATE

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. net addition) and 2341800003 (1,040 S.F. net addition), Total area conveyed to Colonial Heritage, LLC (8,442 S.F. net addition), Less area of JCSA lift station (12,500 S.F. subtraction), and New Area of Phase III, Section 2 (5,010,461 S.F. or 115.024 AC).

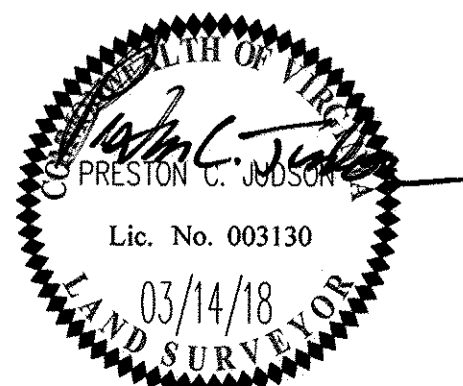
*SEE SHEET 3 OF 3 FOR GOLF COURSE AREA CALCULATIONS

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.



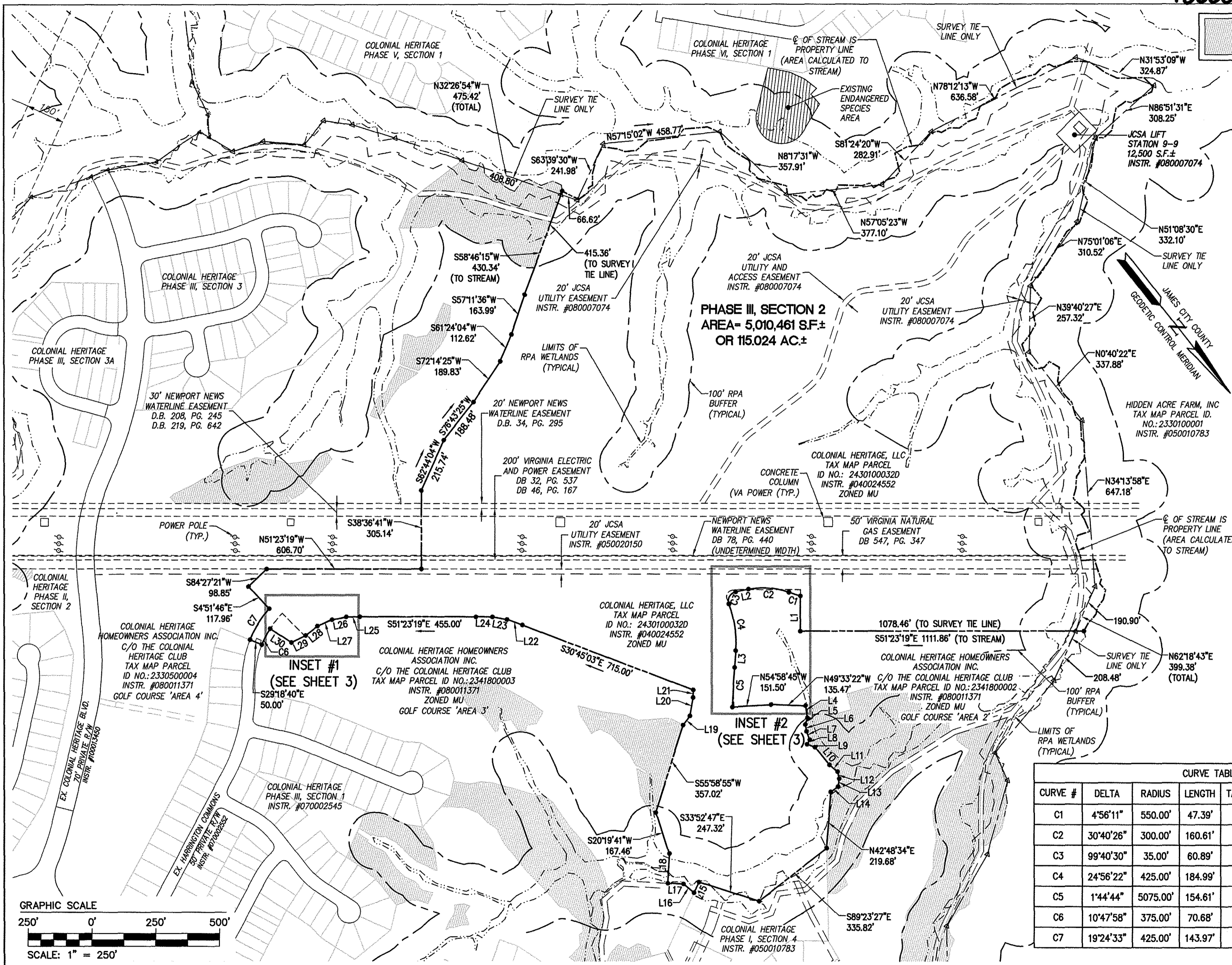
AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

JCC NO. S-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).

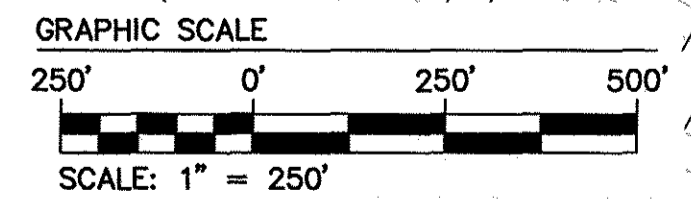
5:0258881132-D Phase III Sec 2 Survey Plat Phase III, Section 2, 2/8/18, 3:20:11 PM, 3/14/2018 8:25:35 AM, 0001-01

INDICATES EXISTING NATURAL OPEN SPACE PREVIOUSLY DEDICATED TO JAMES CITY COUNTY



BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°36'41"W	137.73'
L2	S62°34'45"E	51.07'
L3	N42°41'08"E	65.70'
L4	N30°15'13"E	48.31'
L5	N57°11'07"E	26.58'
L6	N28°16'36"E	27.94'
L7	N16°49'39"E	35.24'
L8	N70°11'33"E	20.71'
L9	N31°54'42"W	32.72'
L10	N0°59'11"W	88.67'
L11	N11°07'54"W	42.24'
L12	N24°49'48"E	27.92'
L13	N48°30'34"E	31.62'
L14	S85°38'05"E	34.35'
L15	N63°35'53"E	45.73'
L16	S12°26'48"E	53.55'
L17	S48°27'03"E	60.93'
L18	S41°32'57"W	116.08'
L19	S76°04'16"W	45.04'
L20	S47°57'12"W	72.71'
L21	S39°32'44"W	29.52'
L22	S31°17'39"E	63.37'
L23	S41°21'29"E	57.77'
L24	S51°00'05"E	64.98'
L25	S52°33'32"E	53.08'
L26	S61°58'41"E	56.57'
L27	S74°56'29"E	63.51'
L28	S89°23'18"E	58.17'
L29	S77°56'43"E	62.25'
L30	S18°30'41"E	99.60'

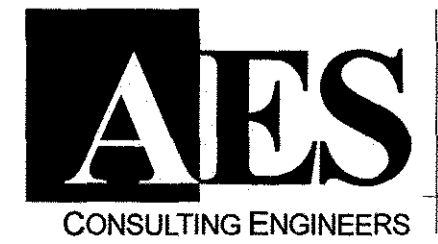
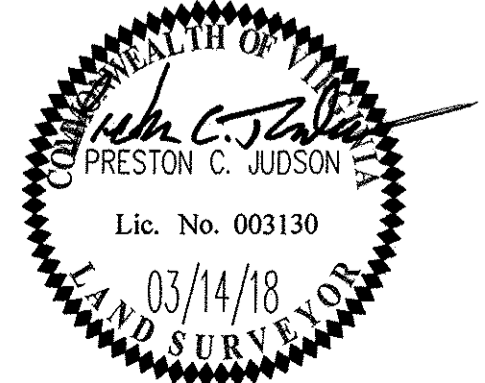
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	4°56'11"	550.00'	47.39'	23.71'	47.37'	S34°22'24"E
C2	30°40'26"	300.00'	160.61'	82.28'	158.70'	S47°14'32"E
C3	99°40'30"	35.00'	60.89'	41.47'	53.50'	N67°35'00"E
C4	24°56'22"	425.00'	184.99'	93.98'	183.54'	N30°12'57"E
C5	1°44'44"	5075.00'	154.61'	77.31'	154.61'	N41°48'46"E
C6	10°47'58"	375.00'	70.68'	35.45'	70.58'	N66°05'19"E
C7	19°24'33"	425.00'	143.97'	72.68'	143.28'	S70°23'37"W



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

Rev.	Date	REVISIONS
1	03/14/18	REVISED PLAT

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on April 13, 2018
 at 10:07 AM, PB PG
 Document # 180006934
 MONA A. FOLEY, CLERK

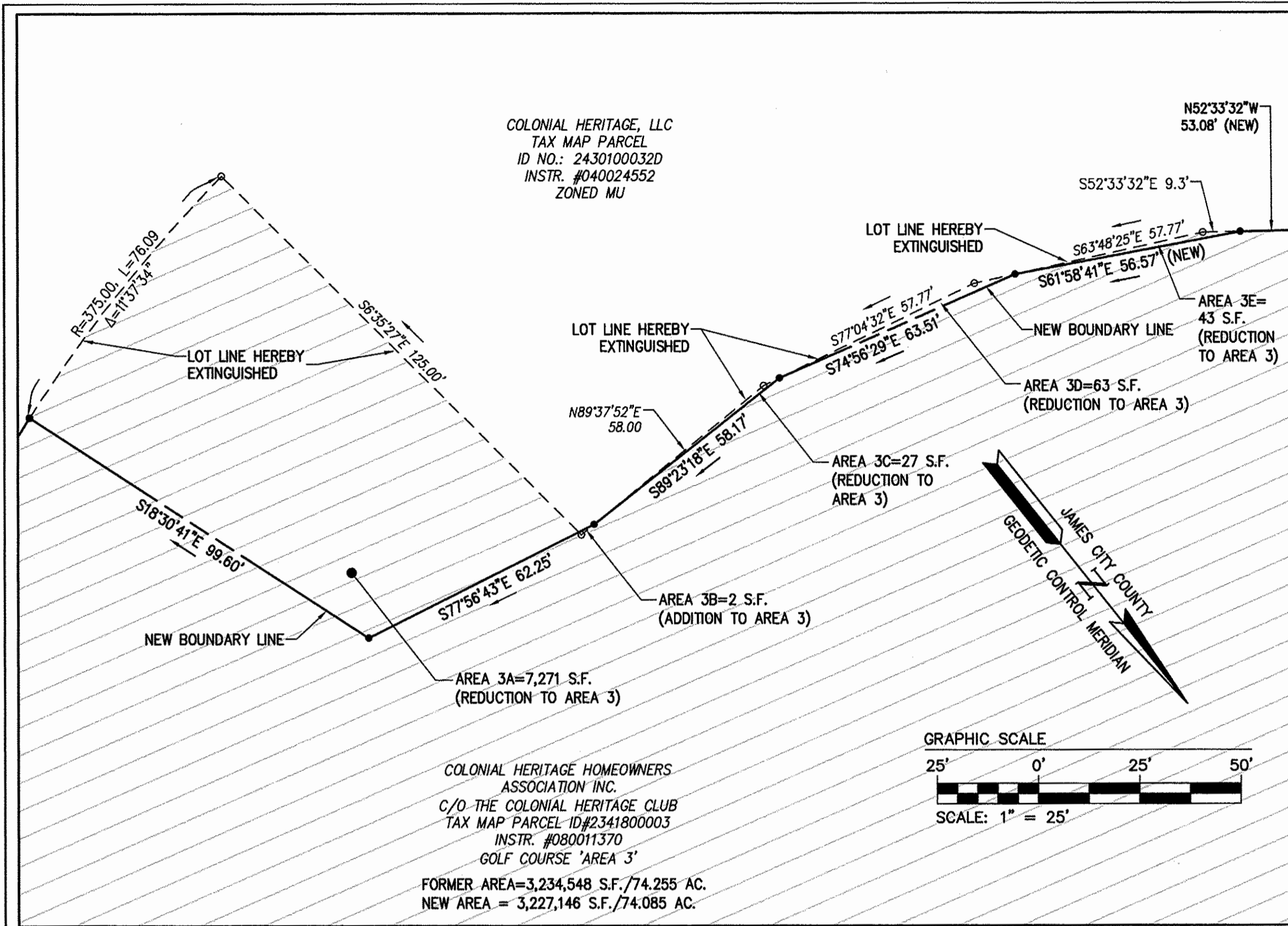


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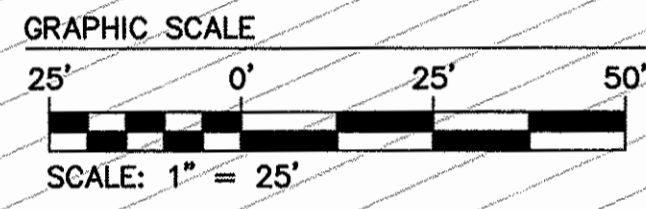
PLAT OF BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT
COLONIAL HERITAGE PHASE III - SECTION 2
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ/TRS
 Project Number: 8881-32
 Scale: 1"=250' Date: 02/23/18
 Sheet Number
2 of 3

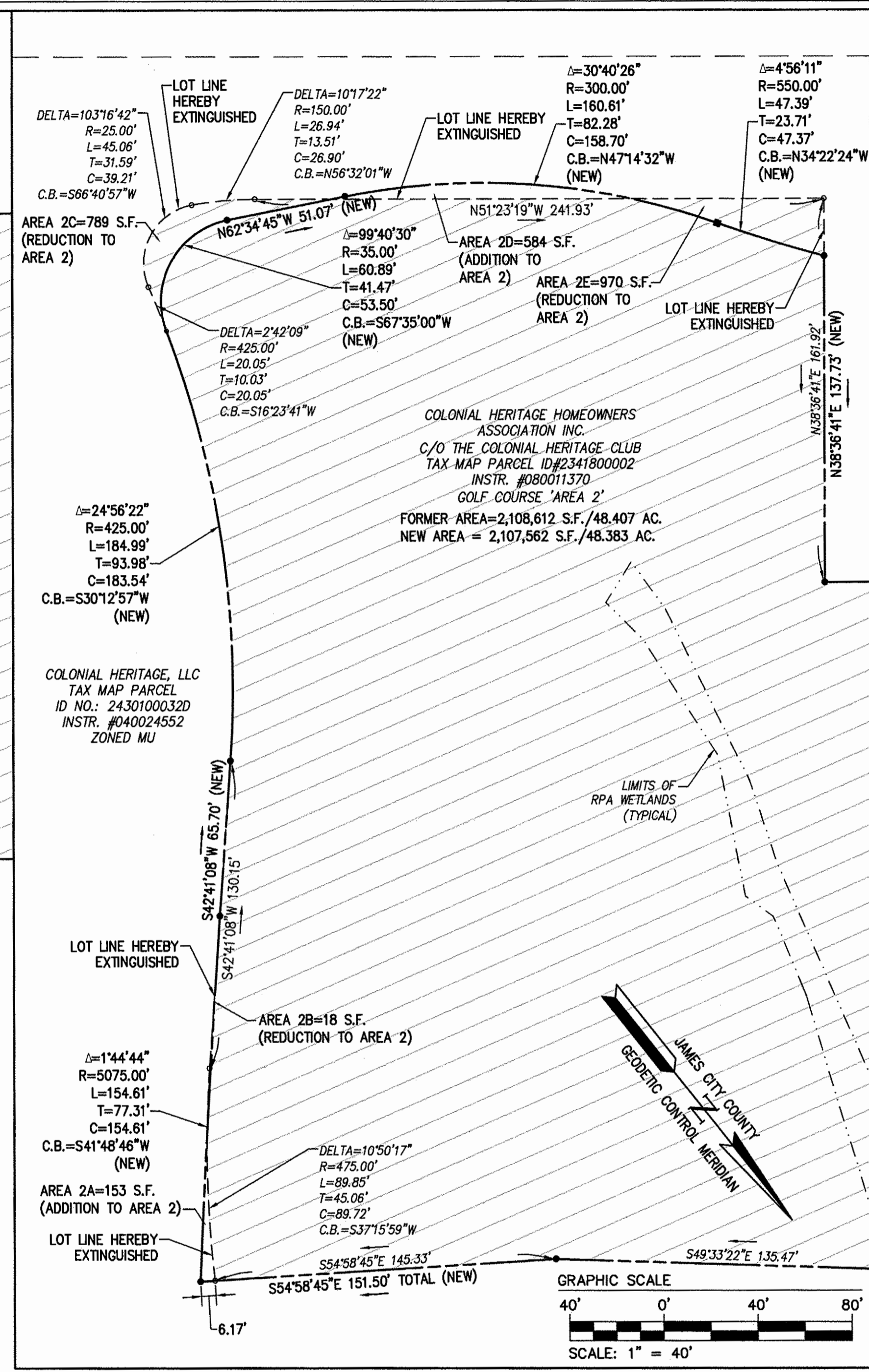


COLONIAL HERITAGE, LLC
TAX MAP PARCEL
ID NO.: 2430100032D
INSTR. #040024552
ZONED MU

COLONIAL HERITAGE HOMEOWNERS
ASSOCIATION INC.
C/O THE COLONIAL HERITAGE CLUB
TAX MAP PARCEL ID#2341800003
INSTR. #080011370
GOLF COURSE 'AREA 3'
FORMER AREA=3,234,548 S.F./74.255 AC.
NEW AREA = 3,227,146 S.F./74.085 AC.

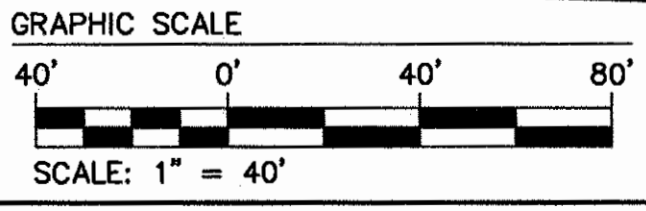


INSET #1



COLONIAL HERITAGE, LLC
TAX MAP PARCEL
ID NO.: 2430100032D
INSTR. #040024552
ZONED MU

COLONIAL HERITAGE HOMEOWNERS
ASSOCIATION INC.
C/O THE COLONIAL HERITAGE CLUB
TAX MAP PARCEL ID#2341800002
INSTR. #080011370
GOLF COURSE 'AREA 2'
FORMER AREA=2,108,612 S.F./48.407 AC.
NEW AREA = 2,107,562 S.F./48.383 AC.



INSET #2

TAX MAP PARCEL ID NO.: 2341800002
GOLF COURSE 'AREA 2', OWNED BY:
COLONIAL HERITAGE HOMEOWNERS' ASSOCIATION

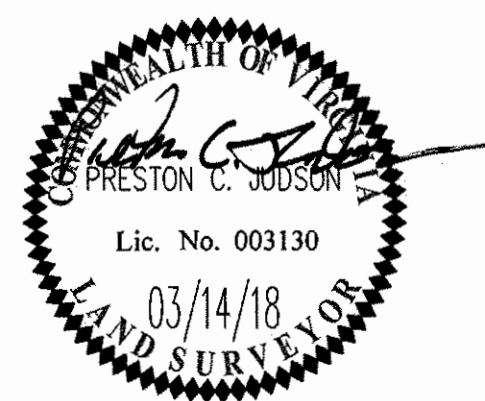
AREA ADDED TO GOLF COURSE=737 S.F. (2A & 2D)
AREA SUBTRACTED FROM GOLF COURSE=1,777 S.F. (2B, 2C & 2E)
NET AREA SUBTRACTED FROM GOLF COURSE 'AREA 2'=1,040 S.F.

TAX MAP PARCEL ID NO.: 2341800003
GOLF COURSE 'AREA 3', OWNED BY:
COLONIAL HERITAGE HOMEOWNERS' ASSOCIATION I

AREA ADDED TO GOLF COURSE=2 S.F. (3B)
AREA SUBTRACTED FROM GOLF COURSE=7,404 S.F. (3A, 3C, 3D & 3E)
NET AREA SUBTRACTED FROM GOLF COURSE 'AREA 3'=7,402 S.F.

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

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>April 13, 2018</u>		
at <u>10:07</u> AM/PM, PG <u> </u>		
Document # <u>180006934</u>		
MONA A. FOLEY, CLERK		
<u>Mona A. Foley</u> , Clerk		
1	03/14/18	TR
Rev.	Date	Revised By



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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

Project Contacts:	PCJ/TRS
Project Number:	8881-32
Scale:	Date:
NOTED	02/23/18
Sheet Number	
3 of 3	

S:\080006934\Phase III\Sec 2\Boundary\Plat\Phase III - Section 2\A\Map\180006934.dwg, 3/20/2018 2:24:42 AM, rws.swp