

**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] March 20, 2018  
 FOR COLONIAL HERITAGE, LLC DATE  
Ryan Smith  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION**

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

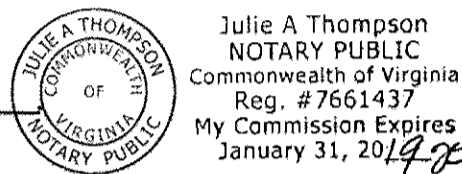
I, Julie A. Thompson A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20<sup>th</sup> DAY OF March, 2018

MY COMMISSION EXPIRES January 31, 2019

[Signature]  
 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.

[Signature] March 30, 2018  
 FOR COLONIAL HERITAGE HOMEOWNER'S ASSOCIATION, INC. DATE  
Wesley Dollins  
 PRINTED NAME

**CERTIFICATE OF NOTARIZATION**

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

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<sup>th</sup> DAY OF March, 2018

MY COMMISSION EXPIRES 6-30-2020

[Signature]  
 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.

[Signature] 03/05/2018  
 PRESTON C. JUDSON, L.S. #003130 DATE

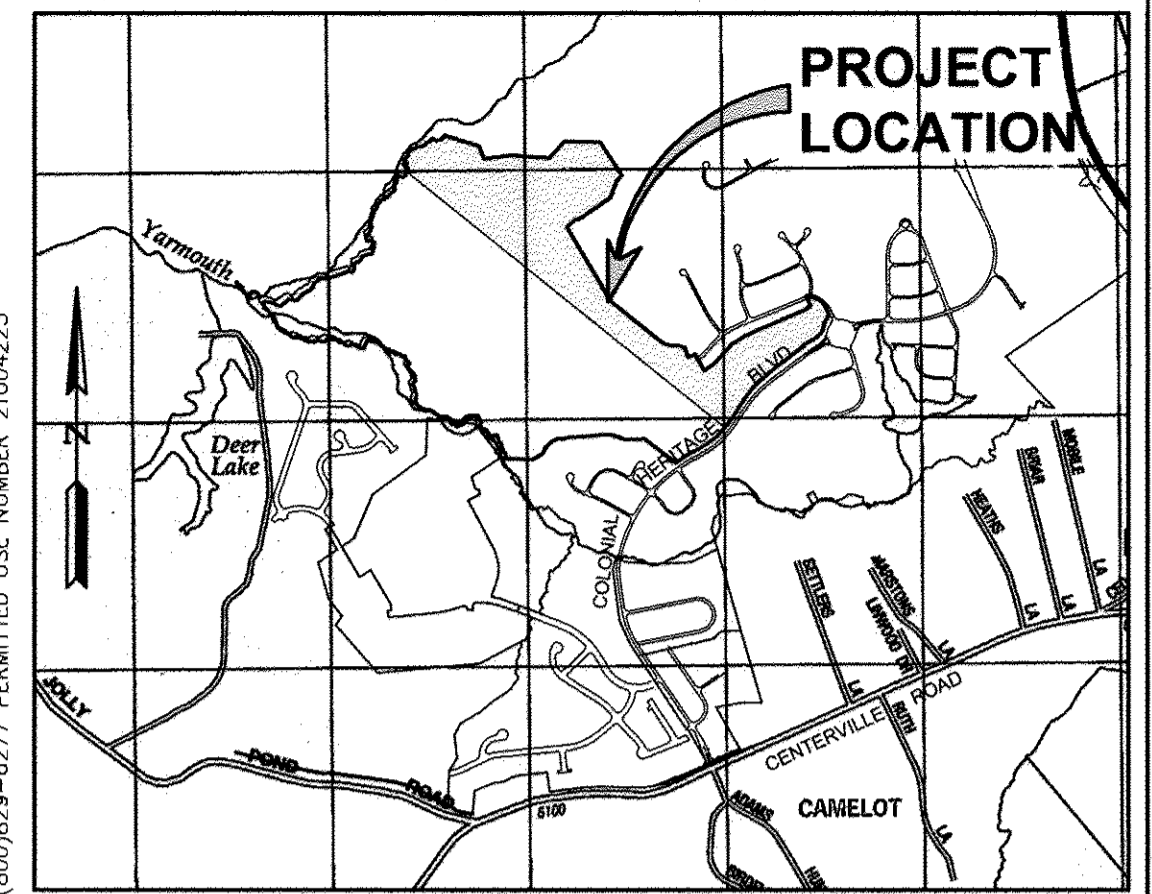
**CERTIFICATE OF APPROVAL**

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

[Signature] 5/4/18  
 SUBDIVISION AGENT OF DATE  
 JAMES CITY COUNTY

**GENERAL NOTES:**

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL ID# 2430100032, INSTRUMENT #040024552. PROPERTY ADDRESS: 6799 RICHMOND ROAD, WILLIAMSBURG, VA 23188
- TAX MAP PARCEL ID# 2430100032 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 OF THE JAMES CITY COUNTY CODE.
- 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.



MAP COPYRIGHT © KAPPA MAP GROUP, LLC (800)829-6277 PERMITTED USE NUMBER 21004223

- 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 THE HOA.
- DRAINAGE EASEMENTS SHALL BE 15' UNLESS OTHERWISE NOTED. ALL DRAINAGE EASEMENTS LOCATED WITHIN RESIDENTIAL LOTS ARE CONTAINED WITHIN SETBACKS.
- 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.
- 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.
- CONSTRUCTION PLANS (S-0010-2017) FOR PHASE III, SECTION 2 WERE APPROVED ON OCTOBER 11, 2017.
- THE PEDESTRIAN ACCOMMODATIONS ARE SHOWN ON S-0010-2017 SUBDIVISION CONSTRUCTION PLAN.

**AREA TABULATION**  
 COLONIAL HERITAGE - PHASE III, SECTION 2A (JCC CASE NO. S-0010-2017)  
 LOTS 1-67, COS #1A, #1B, #1C, #1D, #1E, #1F AND COS #2

AREA OF RESIDENTIAL LOTS	525,221 S.F.	12.057 AC.±
AREA OF RIGHT OF WAY	211,282 S.F.	4.850 AC.±
AREA OF COMMON OPEN SPACE #1A (COS #1A)	43,896 S.F.	1.008 AC.±
AREA OF COMMON OPEN SPACE #1B (COS #1B)	105,357 S.F.	2.419 AC.±
AREA OF COMMON OPEN SPACE #1C (COS #1C)	253,576 S.F.	5.821 AC.±
AREA OF COMMON OPEN SPACE #1D (COS #1D)	6,724 S.F.	0.154 AC.±
AREA OF COMMON OPEN SPACE #1E (COS #1E)	7,780 S.F.	0.179 AC.±
AREA OF COMMON OPEN SPACE #1F (COS #1F)	271,436 S.F.	6.231 AC.±
AREA OF COMMON OPEN SPACE #2 (COS #2)	2,130 S.F.	0.049 AC.±
<b>TOTAL AREA SUBDIVIDED (SECTION 2A)</b>	<b>1,427,402 S.F.</b>	<b>32.768 AC.±</b>
<b>TOTAL AREA OF PHASE III-2</b>	<b>5,010,461 S.F.</b>	<b>115.024 AC.±</b>
<b>REMAINING AREA (FUTURE PHASE III, SECTION 2)</b>	<b>3,583,059 S.F.</b>	<b>82.256 AC.±</b>
<b>TOTAL NUMBER OF PROPOSED LOTS IN PHASE III-2</b>	<b>156</b>	
<b>NUMBER OF LOTS (SECTION 2A)</b>	<b>67</b>	
<b>AVERAGE LOT SIZE</b>	<b>7,839 S.F.</b>	<b>0.180 AC.±</b>
<b>SMALLEST LOT (LOTS 32-41)</b>	<b>5,125 S.F.</b>	<b>0.118 AC.±</b>
<b>LARGEST LOT (LOT 50)</b>	<b>13,296 S.F.</b>	<b>0.305 AC.±</b>
<b>GROSS LOTS PER ACRE</b>	<b>2.04</b>	

NOTE: PREVIOUSLY SUBMITTED PLAT TITLED 'BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT, COLONIAL HERITAGE, PHASE III - SECTION 2' MUST BE APPROVED PRIOR TO THE APPROVAL OF THIS PLAT.

- NOTES:**
- SEE SHEET 2 FOR SECTION 2A OVERALL BOUNDARY.
  - SEE SHEETS 3 THRU 7 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
  - SEE SHEET 11 FOR LOT AND RIGHT-OF-WAY CURVE TABLES.
  - SEE SHEET 8 THRU 11 FOR NATURAL OPEN SPACE EASEMENTS AND LINE TABLES.

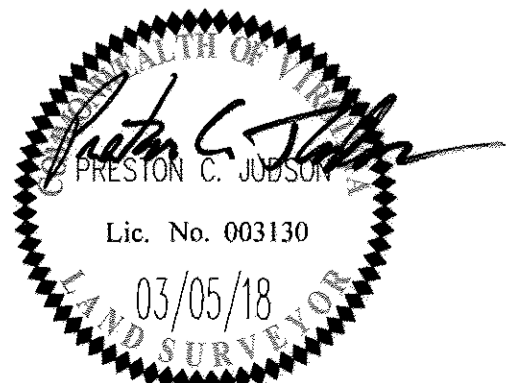
STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 3<sup>rd</sup> DAY OF May, 2018  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:04 PM  
 INSTRUMENT # 180008340

TESTE: [Signature]  
 MONA A. FOLEY, CLERK

JCC NO. S-0010-2017  
 PLAT OF SUBDIVISION  
 LOTS 1 THRU 67, COS #1A, #1B, #1C, #1D, #1E, #1F  
 AND COS #2  
**COLONIAL HERITAGE**  
 PHASE III - SECTION 2A  
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	PCJ/TRS
Project Number:	8881-32A
Scale:	Date:
NA	10/23/17
Sheet Number	
<b>1 of 11</b>	

**AES**  
 CONSULTING ENGINEERS  
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 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
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Rev.	Date	Description	Revised By
1	03/05/18	REVISED PER COUNTY COMMENTS DATED NOVEMBER, 2017	RMS



180008340

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S29°18'40"E	50.00'
L2	S4°51'46"E	117.96'
L3	S84°27'21"W	98.85'
L4	N38°36'41"E	68.33'
L5	N20°03'57"E	36.97'
L6	N56°29'04"W	51.13'
L7	S38°36'41"W	137.73'
L8	S62°34'45"E	51.07'
L9	N42°41'08"E	65.70'
L10	N54°58'45"W	151.50'
L11	N49°33'22"W	135.47'
L12	N30°15'13"E	48.31'
L13	N57°11'07"E	26.58'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L14	N28°16'36"E	27.94'
L15	N16°49'39"E	35.24'
L16	N70°11'33"E	20.71'
L17	N31°54'42"W	32.72'
L18	N0°59'11"W	88.67'
L19	S11°07'54"E	42.24'
L20	S24°49'48"W	27.92'
L21	S48°30'34"W	31.62'
L22	N85°38'05"W	34.35'
L23	N63°35'53"E	45.73'
L24	S12°26'48"E	53.55'
L25	S48°27'03"E	60.93'
L26	S41°32'57"W	116.08'

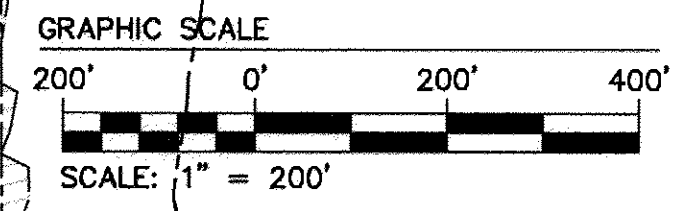
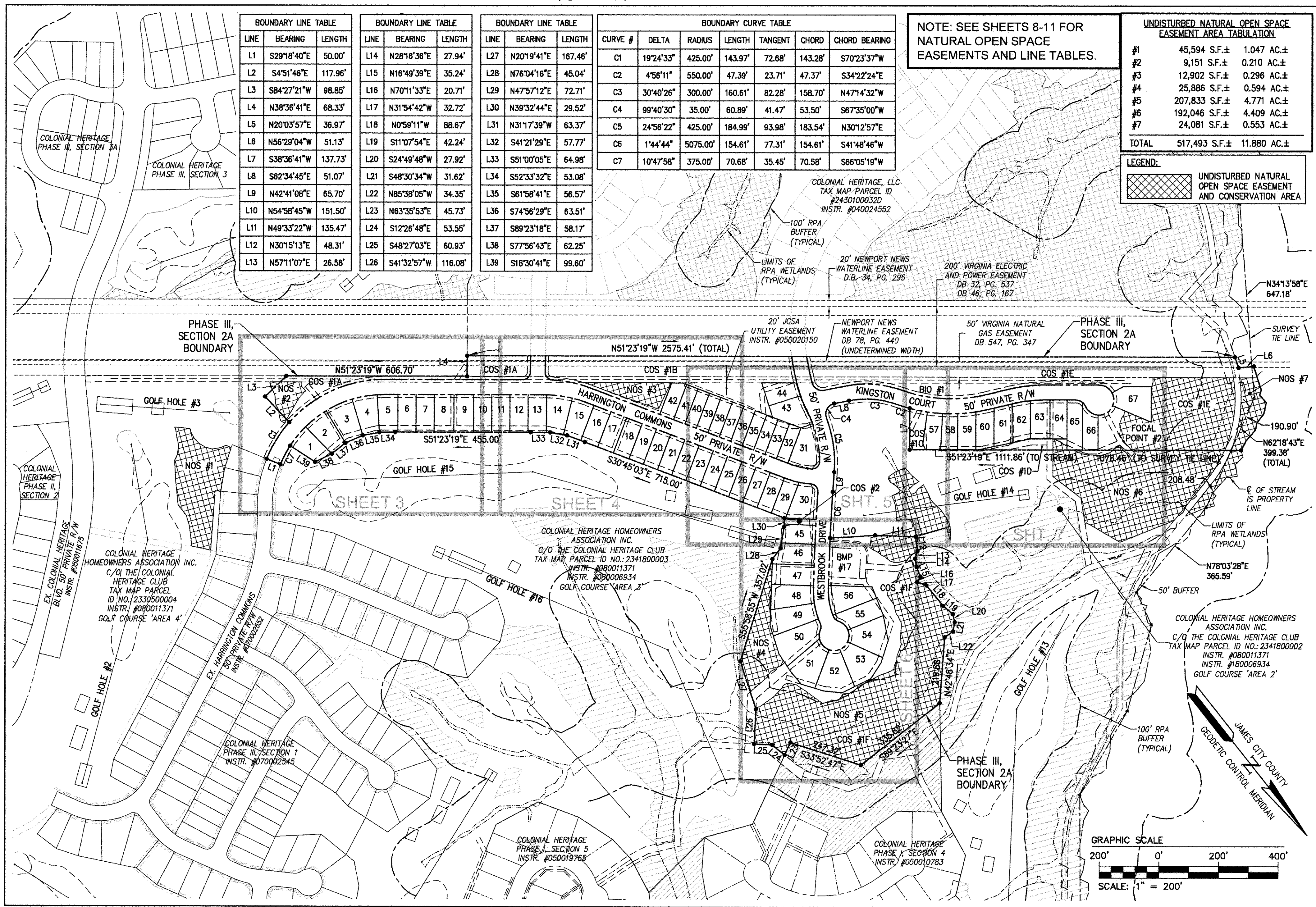
BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L27	N20°19'41"E	167.46'
L28	N76°04'16"E	45.04'
L29	N47°57'12"E	72.71'
L30	N39°32'44"E	29.52'
L31	N31°17'39"W	63.37'
L32	S41°21'29"E	57.77'
L33	S51°00'05"E	64.98'
L34	S52°33'32"E	53.08'
L35	S61°58'41"E	56.57'
L36	S74°56'29"E	63.51'
L37	S89°23'18"E	58.17'
L38	S77°56'43"E	62.25'
L39	S18°30'41"E	99.60'

BOUNDARY CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	19°24'33"	425.00'	143.97'	72.68'	143.28'	S70°23'37"W
C2	4°56'11"	550.00'	47.39'	23.71'	47.37'	S34°22'24"E
C3	30°40'26"	300.00'	160.61'	82.28'	158.70'	N47°14'32"W
C4	99°40'30"	35.00'	60.89'	41.47'	53.50'	S67°35'00"W
C5	24°56'22"	425.00'	184.99'	93.98'	183.54'	N30°12'57"E
C6	1°44'44"	5075.00'	154.61'	77.31'	154.61'	S41°48'46"W
C7	10°47'58"	375.00'	70.68'	35.45'	70.58'	S66°05'19"W

NOTE: SEE SHEETS 8-11 FOR NATURAL OPEN SPACE EASEMENTS AND LINE TABLES.

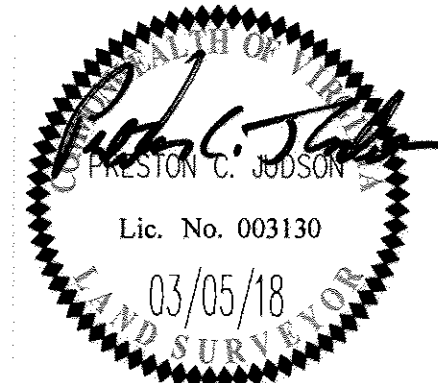
UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA TABULATION			
#1	45,594 S.F.±	1.047 AC.±	
#2	9,151 S.F.±	0.210 AC.±	
#3	12,902 S.F.±	0.296 AC.±	
#4	25,886 S.F.±	0.594 AC.±	
#5	207,833 S.F.±	4.771 AC.±	
#6	192,046 S.F.±	4.409 AC.±	
#7	24,081 S.F.±	0.553 AC.±	
TOTAL	517,493 S.F.±	11.880 AC.±	

LEGEND:  
 UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 May 8 2018  
 at 3:04 AM/PM, PG  
 Document # 180008340  
 MONA A. FOLEY, CLERK

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 herewith as # 180008340



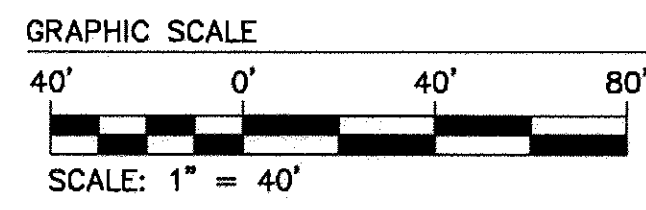
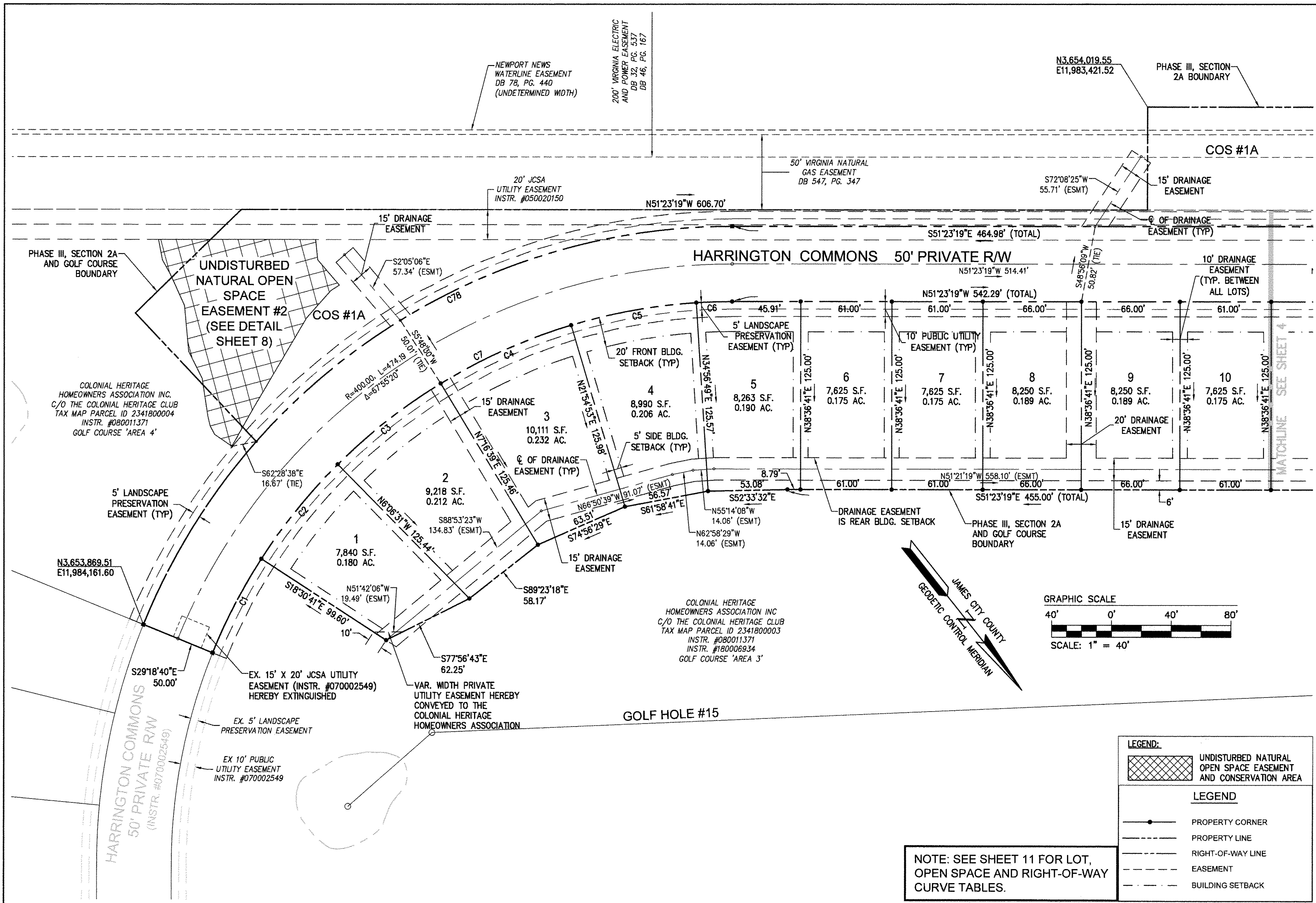
5248 Olde Towne Road, Suite 1  
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 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
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PLAT OF SUBDIVISION  
 LOTS 1 THRU 67, COS #1A, #1B, #1C, #1D, #1E, #1F  
 AND COS #2  
**COLONIAL HERITAGE  
 PHASE III - SECTION 2A**  
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ/TRS  
 Project Number: 8881-32A  
 Scale: 1"=200' Date: 10/23/17  
 Sheet Number  
**2 of 11**

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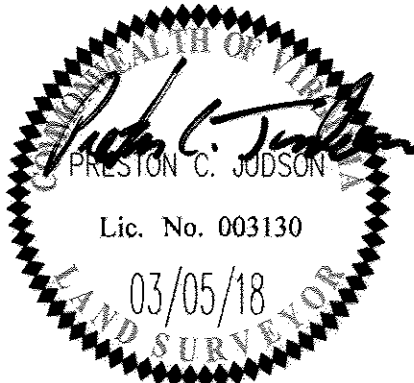
**LEGEND:**

	UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
	PROPERTY CORNER
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT
	BUILDING SETBACK

NOTE: SEE SHEET 11 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY CURVE TABLES.

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

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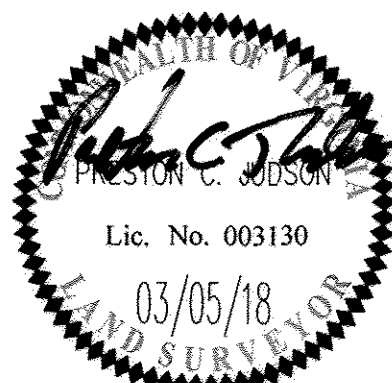
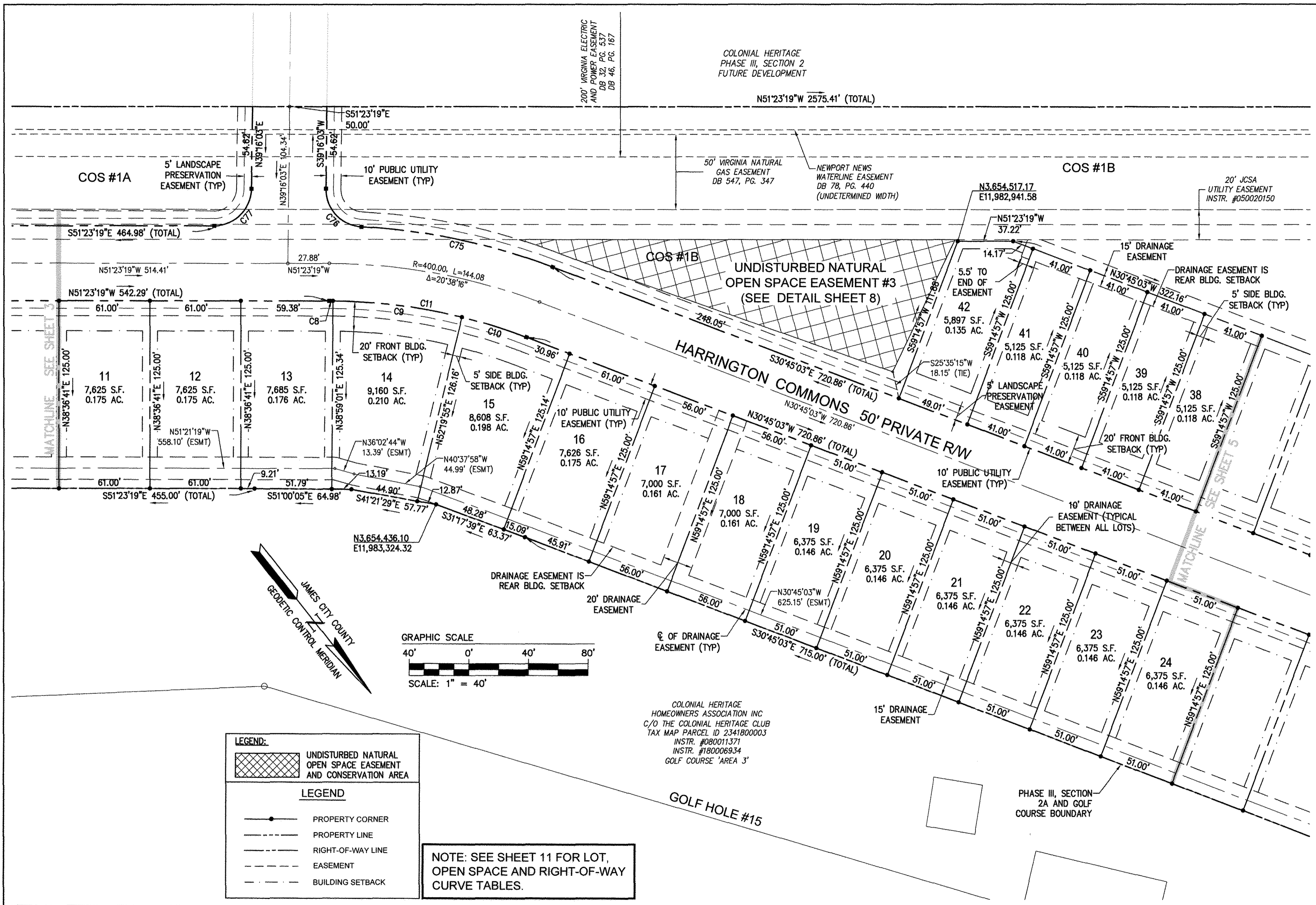
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**PHASE III - SECTION 2A**  
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	PCJ/TRS
Project Number:	8881-32A
Scale:	Date:
1"=40'	10/23/17
Sheet Number	
<b>3 of 11</b>	

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 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

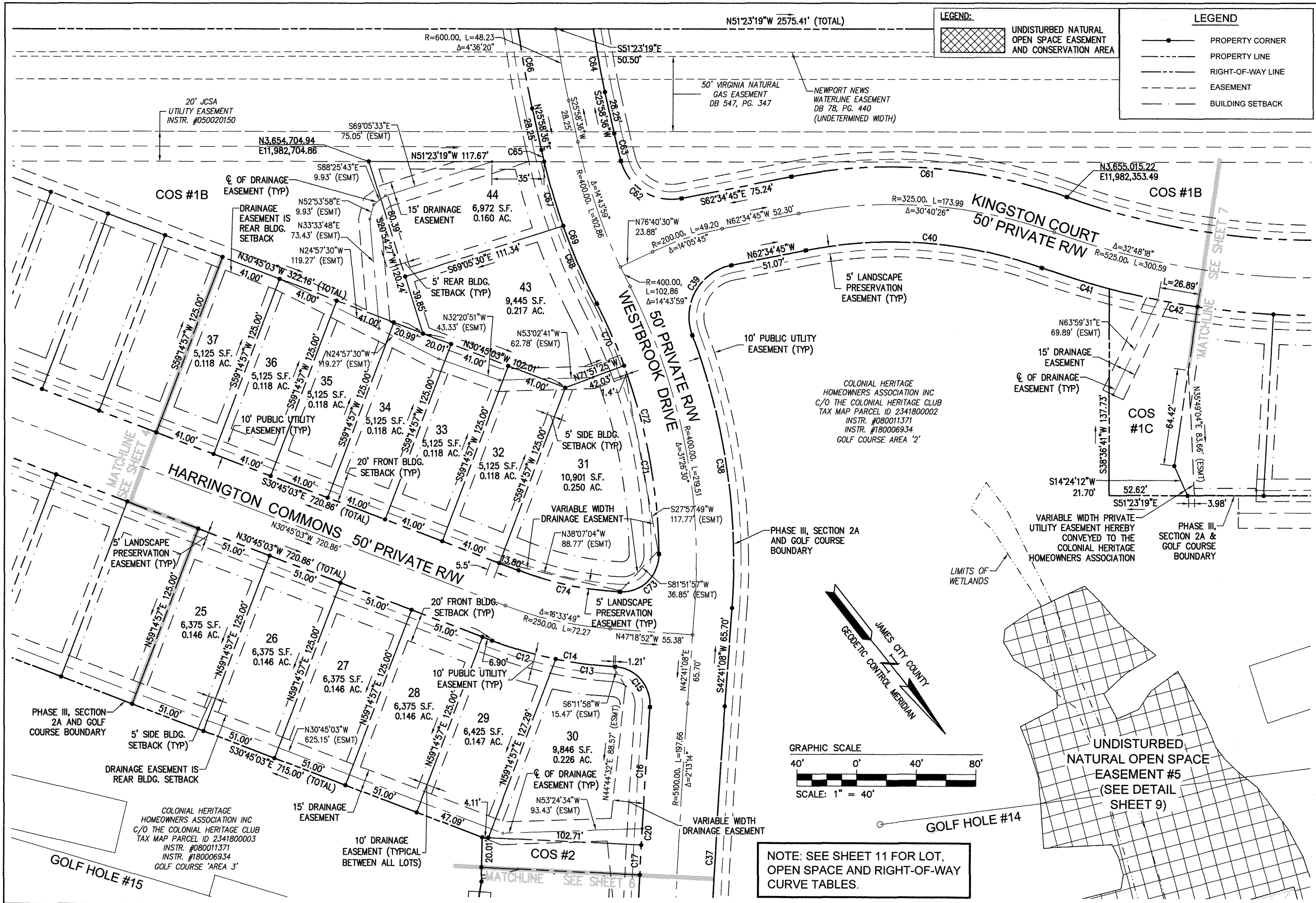
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Project Number:	8881-32A
Scale:	1"=40'
Date:	10/23/17
Sheet Number	4 of 11

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City of Williamsburg & County of James City  
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 MONA A. FOLEY, CLERK  
*Monica Foley* Clerk

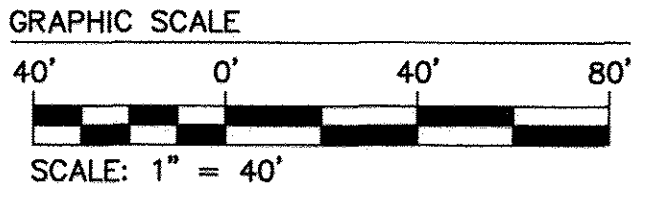
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**LEGEND:**

- UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
- PROPERTY CORNER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- BUILDING SETBACK

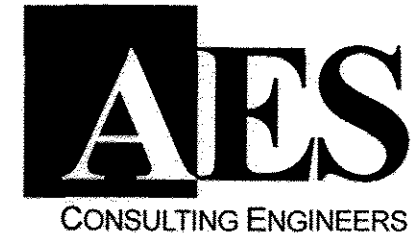
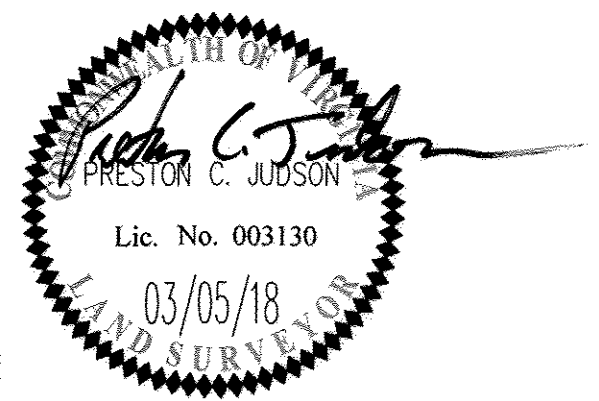


**NOTE: SEE SHEET 11 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY CURVE TABLES.**

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City of Williamsburg & County of James City  
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 MONA A. FOLEY, CLERK  
*Mona A. Foley* Clerk

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Hampton Roads | Central Virginia | Middle Peninsula

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**LOTS 1 THRU 67, COS #1A, #1B, #1C, #1D, #1E, #1F**  
**AND COS #2**  
**COLONIAL HERITAGE**  
**PHASE III - SECTION 2A**  
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	PCJ/TRS
Project Number:	8881-32A
Scale:	Date:
1"=40'	10/23/17
Sheet Number	
<b>5 of 11</b>	

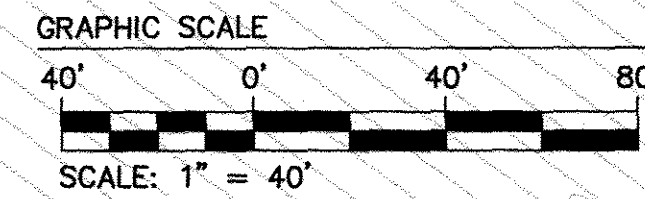


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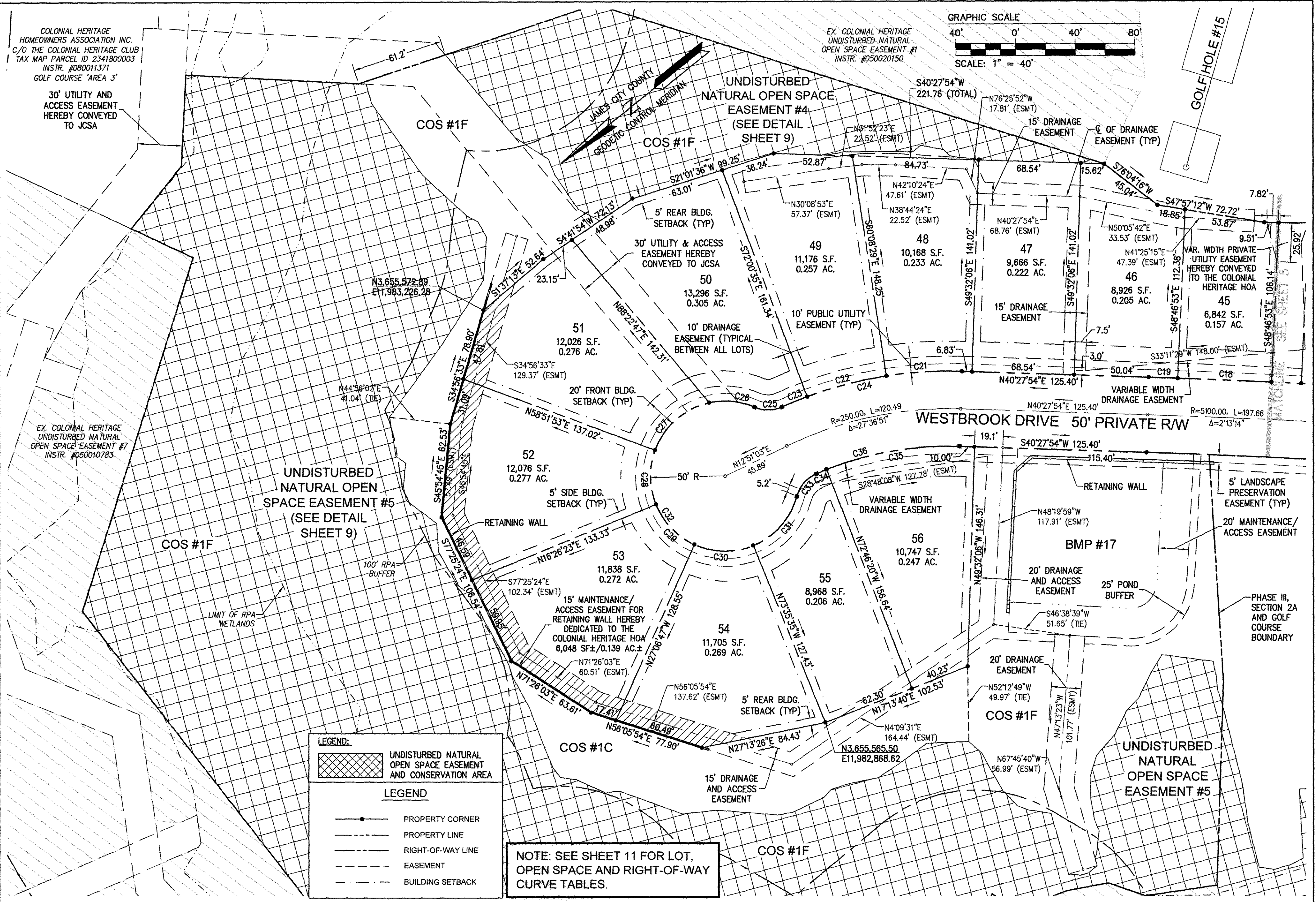
COLONIAL HERITAGE HOMEOWNERS ASSOCIATION INC. C/O THE COLONIAL HERITAGE CLUB TAX MAP PARCEL ID 2341800003 INSTR. #080011371 GOLF COURSE 'AREA 3'

30' UTILITY AND ACCESS EASEMENT HEREBY CONVEYED TO JCSA

EX. COLONIAL HERITAGE UNDISTURBED NATURAL OPEN SPACE EASEMENT #1 INSTR. #050020150



GOLF HOLE #15



**LEGEND:**

- UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA

**LEGEND**

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- BUILDING SETBACK

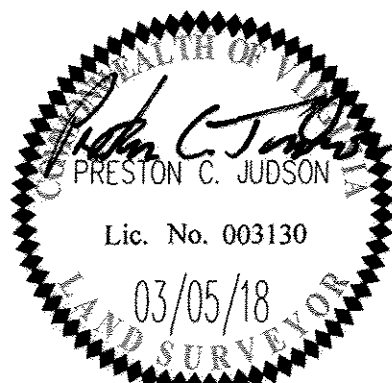
NOTE: SEE SHEET 11 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY CURVE TABLES.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on May 8 2018

at 3:04 AM/PM, PB PG

Document # 180008340 MONA A. FOLEY, CLERK

Large/Small Plat(s) Recorded herewith as # 180008340



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

PLAT OF SUBDIVISION LOTS 1 THRU 67, COS #1A, #1B, #1C, #1D, #1E, #1F AND COS #2 COLONIAL HERITAGE PHASE III - SECTION 2A OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

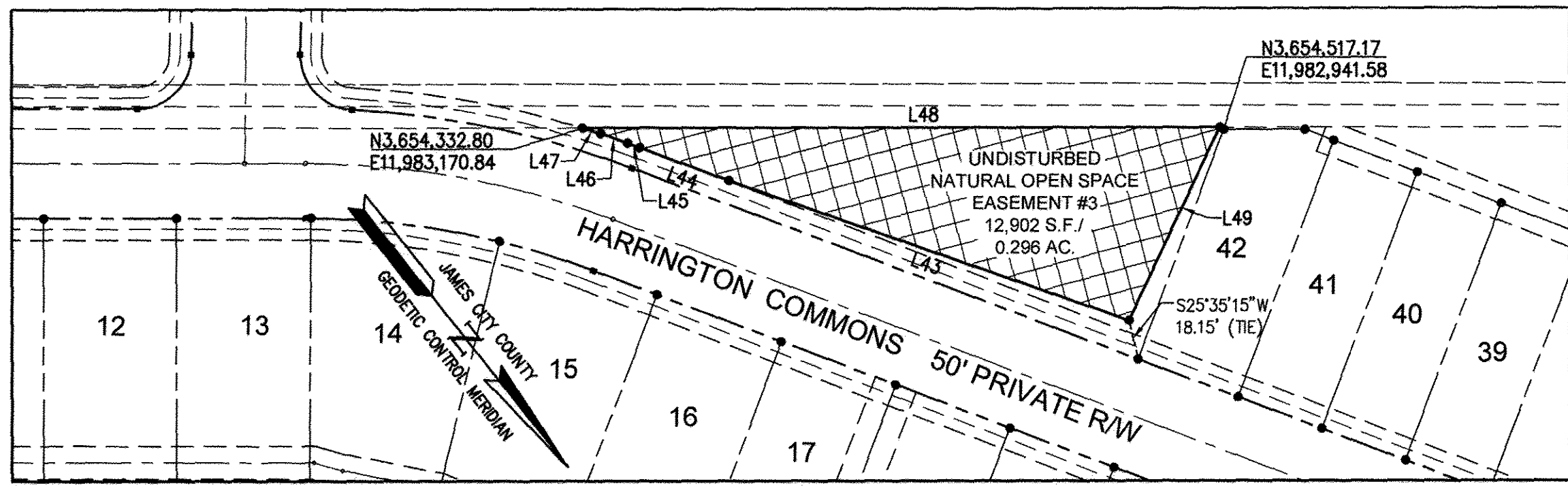
Project Contacts:	PCJ/TRS
Project Number:	8881-32A
Scale:	1"=40'
Date:	10/23/17
Sheet Number	6 of 11

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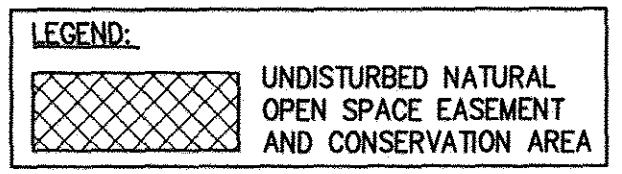
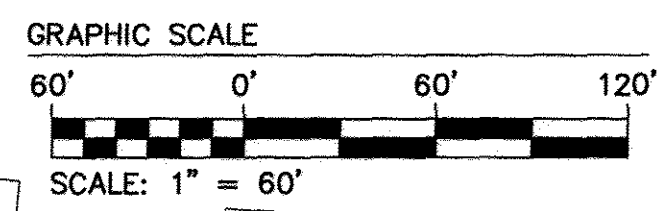
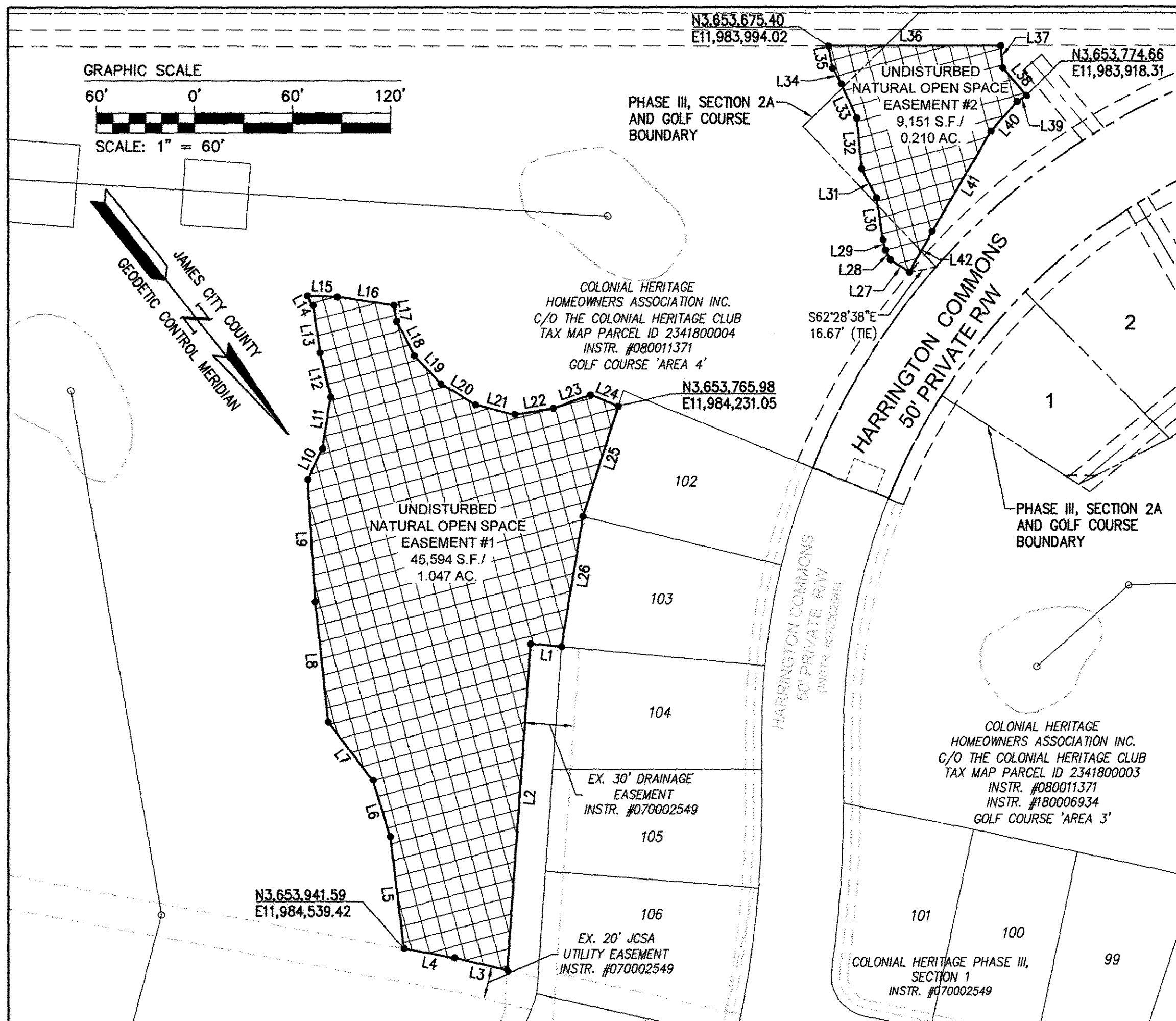




180008340



SCALE: 1"=60'



UNDISTURBED NATURAL OPEN SPACE EASEMENT #3

LINE TABLE		
LINE	BEARING	LENGTH
L43	S32°09'25"E	194.48'
L44	S31°11'22"E	43.57'
L45	S30°24'20"E	6.00'
L46	S32°33'24"E	13.03'
L47	S34°02'05"E	8.59'
L48	N51°23'19"W	292.37'
L49	N63°58'36"E	97.41'

UNDISTURBED NATURAL OPEN SPACE EASEMENT #2

LINE TABLE		
LINE	BEARING	LENGTH
L27	S17°16'37"E	13.85'
L28	S10°21'30"W	6.58'
L29	S24°54'43"W	6.55'
L30	S30°02'35"W	25.58'
L31	S11°39'46"W	20.12'
L32	S33°19'40"W	30.79'
L33	S14°08'30"W	22.87'
L34	S9°07'15"W	10.84'
L35	S27°51'50"W	13.83'
L36	N51°23'19"W	105.23'
L37	N32°46'50"E	13.55'
L38	N2°05'57"W	22.22'
L39	S84°03'01"E	6.90'
L40	N80°19'30"E	24.00'
L41	N69°11'00"E	70.76'
L42	N68°08'50"E	28.49'

UNDISTURBED NATURAL OPEN SPACE EASEMENT #1

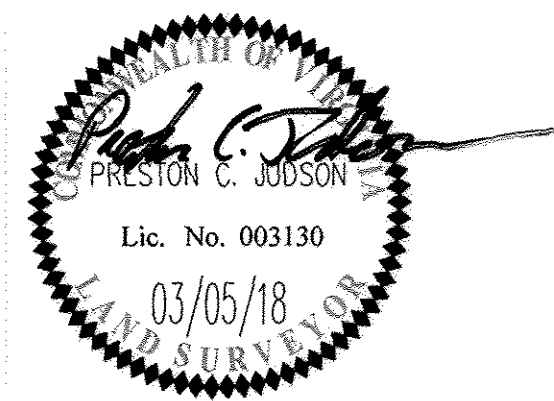
LINE TABLE		
LINE	BEARING	LENGTH
L1	S46°02'57"E	19.00'
L2	N42°43'31"E	198.97'
L3	S38°23'47"E	33.07'
L4	S40°56'41"E	31.58'
L5	S31°38'38"W	68.56'
L6	S21°19'41"W	35.62'
L7	S1°01'58"W	44.93'
L8	S32°26'54"W	73.57'
L9	S35°07'24"W	74.58'
L10	S64°19'55"W	20.59'
L11	S47°44'15"W	31.83'
L12	S25°14'57"W	27.61'
L13	S30°00'52"W	29.25'

UNDISTURBED NATURAL OPEN SPACE EASEMENT #1

LINE TABLE		
LINE	BEARING	LENGTH
L14	S9°17'55"W	6.79'
L15	N49°06'01"W	18.33'
L16	N43°06'16"W	34.88'
L17	N29°01'52"E	9.96'
L18	N11°09'50"E	23.68'
L19	N5°02'25"W	23.61'
L20	N20°22'40"W	24.65'
L21	N37°24'12"W	24.74'
L22	N60°26'17"W	24.01'
L23	N71°26'19"W	23.88'
L24	N29°34'54"W	18.55'
L25	N56°30'16"E	70.36'
L26	N48°08'07"E	80.27'

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 May 8 2018  
 at 3:04 AM/PM, PB PG  
 Document # 180008340  
 MONA A. FOLEY, CLERK  
 Clerk

Large/Small Plat(s) Recorded  
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**AES**  
 CONSULTING ENGINEERS  
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 Fax: (757) 220-8994  
 www.aesva.com  
 Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION  
 LOTS 1 THRU 67, COS #1A, #1B, #1C, #1D, #1E, #1F  
 AND COS #2  
**COLONIAL HERITAGE**  
 PHASE III - SECTION 2A  
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ/TRS  
 Project Number: 8881-32A  
 Scale: 1"=60' Date: 10/23/17  
 Sheet Number  
**8 of 11**

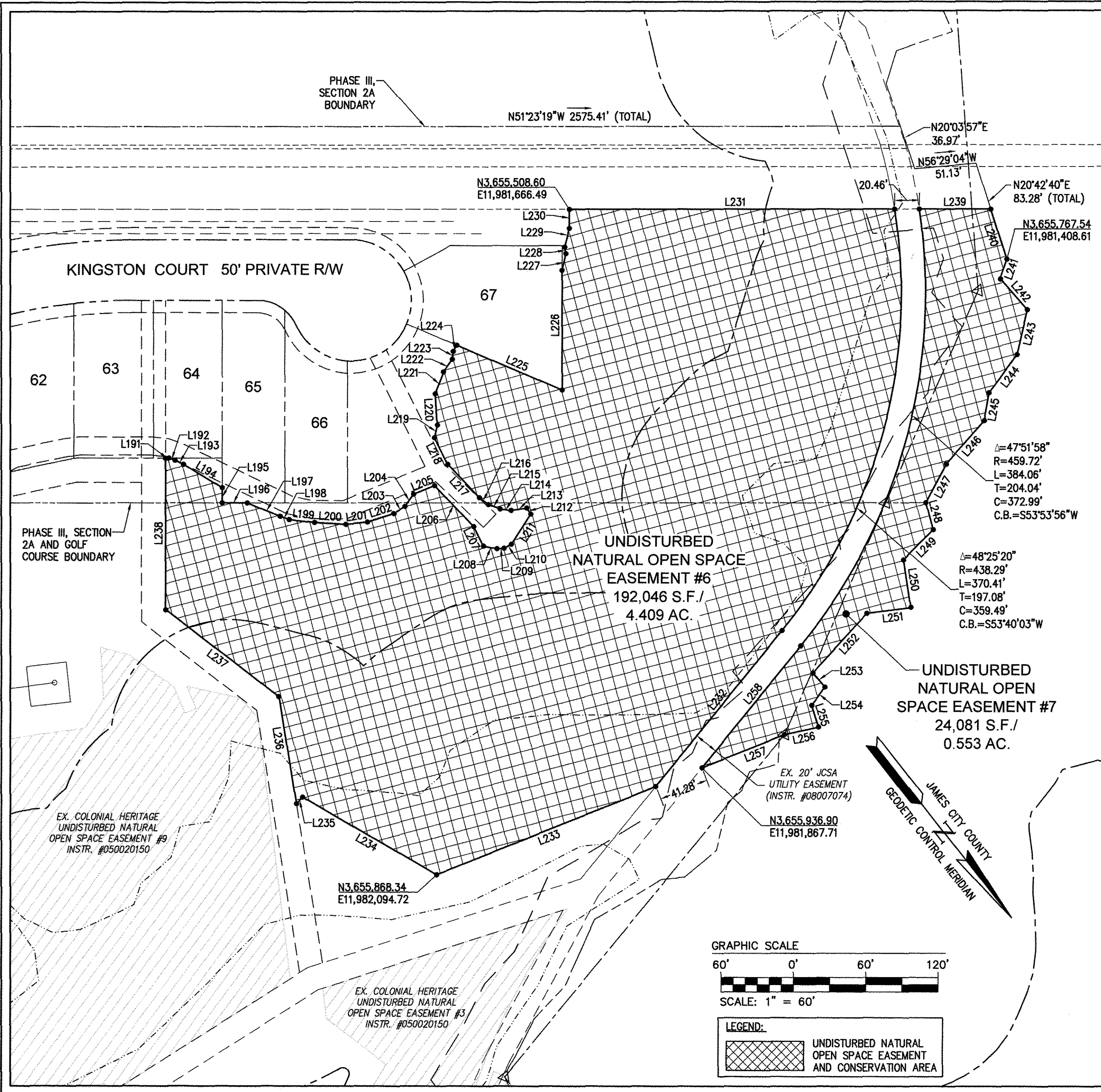
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180008340



UNDISTURBED NATURAL OPEN SPACE EASEMENT #7

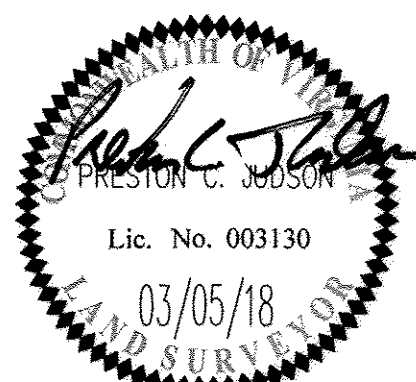
LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L239	N51°23'19"W	59.37'	L249	N83°27'21"E	35.09'
L240	N20°42'40"E	43.53'	L250	N29°35'15"E	39.61'
L241	N57°43'40"E	17.01'	L251	S59°06'38"E	36.95'
L242	N2°55'15"W	33.92'	L252	N80°57'37"E	66.24'
L243	N51°25'06"E	38.03'	L253	N1°46'33"W	15.47'
L244	N75°20'09"E	39.16'	L254	N75°11'28"E	18.55'
L245	N48°23'46"E	23.23'	L255	N20°48'44"E	18.86'
L246	N79°59'41"E	47.84'	L256	S63°42'33"E	28.89'
L247	N66°29'48"E	35.96'	L257	S73°11'45"E	73.81'
L248	N23°21'02"E	22.98'	L258	S77°49'23"W	129.65'

UNDISTURBED NATURAL OPEN SPACE EASEMENT #6

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L191	N51°23'19"W	2.74'	L215	S29°52'05"E	10.50'
L192	N32°19'57"W	5.48'	L216	S14°32'18"E	9.38'
L193	N25°58'56"W	7.80'	L217	S5°10'45"E	37.84'
L194	N20°19'05"W	37.40'	L218	S11°49'30"W	24.84'
L195	N38°36'41"E	12.48'	L219	S51°27'57"W	10.68'
L196	N51°23'19"W	20.83'	L220	S34°51'13"W	25.74'
L197	N29°13'04"W	29.33'	L221	S59°34'22"W	19.43'
L198	N31°52'55"W	8.00'	L222	S74°11'47"W	12.57'
L199	N44°35'41"W	21.22'	L223	S44°58'41"W	6.55'
L200	N48°18'46"W	26.03'	L224	S68°49'25"W	5.87'
L201	N57°08'50"W	17.99'	L225	N28°31'05"W	94.85'
L202	N69°16'36"W	23.12'	L226	S38°36'41"W	98.53'
L203	N83°13'43"W	11.00'	L227	S50°57'07"W	14.23'
L204	S73°36'41"W	12.38'	L228	S28°34'52"W	5.43'
L205	N73°32'45"W	18.76'	L229	S52°48'12"W	16.08'
L206	N5°10'45"W	46.84'	L230	S38°36'41"W	15.54'
L207	N11°28'30"E	17.99'	L231	N51°23'19"W	269.89'
L208	N39°53'52"W	11.46'	L232	N77°49'23"E	165.75'
L209	N55°23'38"W	5.88'	L233	S73°11'45"E	195.86'
L210	N79°58'30"W	6.97'	L234	S21°31'53"E	128.58'
L211	S71°05'47"W	29.58'	L235	N81°27'34"E	7.31'
L212	S6°57'55"W	5.83'	L236	S29°12'24"W	89.22'
L213	S60°06'26"E	13.25'	L237	S14°05'29"E	118.19'
L214	S44°40'44"E	9.14'	L238	S38°36'41"W	125.05'

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 8 2018  
at 3:04 AM/PM, PG  
Document # 180008340  
MONA A. FOLEY, CLERK  
Mona A. Foley  
Jeff Zebilly, O.C.  
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PLAT OF SUBDIVISION  
LOTS 1 THRU 67, COS #1A, #1B, #1C, #1D, #1E, #1F  
AND COS #2  
COLONIAL HERITAGE  
PHASE III - SECTION 2A  
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ/TRS  
Project Number: 8881-32A  
Scale: 1"=60' Date: 10/23/17  
Sheet Number  
**10 of 11**



180008340

UNDISTURBED NATURAL OPEN SPACE EASEMENT #4

LINE TABLE		
LINE	BEARING	LENGTH
L50	N66°34'21"E	16.35'
L51	S85°53'54"E	27.70'
L52	S73°11'32"E	11.36'
L53	N71°28'32"E	26.60'
L54	N88°22'47"E	72.45'
L55	S20°19'41"W	106.27'
L56	S55°58'55"W	357.02'
L57	N40°27'54"E	84.16'
L58	N56°04'12"E	3.51'
L59	N42°10'24"E	10.68'
L60	N50°59'37"E	5.45'
L61	N81°52'50"E	6.00'
L62	N48°59'05"E	15.56'
L63	N1°04'12"W	6.23'
L64	N38°12'03"E	46.42'
L65	N28°04'25"E	10.25'
L66	N35°01'29"E	3.86'
L67	N40°27'54"E	33.39'
L68	N21°01'36"E	99.25'
L69	N4°41'54"E	26.39'

LINE TABLE		
LINE	BEARING	LENGTH
L70	N47°25'23"W	28.83'
L71	N18°17'07"W	50.69'
L72	N15°14'37"W	60.23'
L73	N60°49'21"W	26.33'
L74	S74°52'01"W	8.08'
L75	N45°47'13"W	15.34'
L76	N62°35'57"W	9.73'
L77	S75°26'12"W	25.44'
L78	N55°19'08"W	19.09'
L79	N81°01'49"W	25.14'
L80	S76°46'58"W	13.51'
L81	N77°08'56"W	17.65'
L82	N80°58'16"W	31.80'
L83	N69°45'18"W	9.94'
L84	N80°08'35"W	23.09'
L85	N72°12'20"W	28.91'
L86	N74°24'28"W	14.41'
L87	N88°46'21"W	8.22'
L88	S46°55'51"W	10.45'

LINE TABLE		
LINE	BEARING	LENGTH
L89	S62°21'36"W	20.77'
L90	S35°44'34"W	10.78'
L91	S58°25'29"W	44.24'
L92	S32°44'47"W	23.94'
L93	S43°09'49"W	40.23'
L94	S28°45'39"W	10.49'
L95	S12°53'47"W	23.21'
L96	S7°55'13"E	7.22'
L97	S21°03'27"W	12.85'
L98	S27°09'00"W	19.46'
L99	S4°56'49"W	18.14'
L100	S2°25'17"W	21.83'
L101	S36°20'29"W	27.94'
L102	S79°45'44"W	11.46'
L103	N80°36'31"W	20.34'
L104	N82°18'08"W	8.92'
L105	S84°59'38"W	13.72'
L106	S57°36'41"W	8.44'
L107	S47°02'43"W	14.68'

LINE TABLE		
LINE	BEARING	LENGTH
L108	N67°45'40"W	42.31'
L109	S43°29'54"W	7.97'
L110	S21°49'09"W	5.85'
L111	S0°43'21"E	7.30'
L112	S67°45'40"E	5.32'
L113	S29°11'49"E	2.86'
L114	S45°28'56"E	15.60'
L115	S73°34'37"E	8.50'
L116	S61°01'51"E	13.97'
L117	S52°50'06"E	14.20'
L118	S34°46'20"E	14.98'
L119	S10°12'09"E	18.85'
L120	S25°13'14"E	17.09'
L121	S8°07'52"E	12.24'
L122	S25°11'11"E	17.24'
L123	S20°42'26"E	15.33'
L124	S45°58'20"W	34.66'
L125	N63°06'21"W	9.71'
L126	N58°07'22"W	9.38'

UNDISTURBED NATURAL OPEN SPACE EASEMENT #5

LINE TABLE		
LINE	BEARING	LENGTH
L127	N68°45'34"W	10.25'
L128	N65°45'15"W	53.48'
L129	N59°46'56"W	28.46'
L130	N65°53'40"W	29.47'
L131	S47°11'10"W	9.97'
L132	S22°58'18"W	11.43'
L133	S11°43'47"W	9.66'
L134	S54°33'45"E	45.97'
L135	S34°12'43"W	47.39'
L136	S20°08'45"W	20.23'
L137	S16°11'31"W	15.65'
L138	N78°14'10"W	27.96'
L139	S35°13'40"W	10.17'
L140	S8°44'58"E	17.14'
L141	S19°41'39"E	18.86'
L142	S8°25'06"W	13.56'
L143	S44°02'39"W	8.81'
L144	N86°02'15"W	21.38'
L145	N76°24'32"W	39.36'

LINE TABLE		
LINE	BEARING	LENGTH
L146	N7°11'18"W	14.26'
L147	N2°15'42"W	18.83'
L148	N9°39'54"W	23.61'
L149	N13°00'04"W	9.91'
L150	S82°22'14"E	24.24'
L151	N85°32'48"E	19.13'
L152	N10°34'44"E	18.89'
L153	N74°26'07"W	15.68'
L154	S72°28'59"W	14.81'
L155	N87°49'03"W	22.30'
L156	N9°42'42"E	38.18'
L157	N16°03'25"E	18.81'
L158	N0°00'00"E	10.15'
L159	N7°35'54"W	11.24'
L160	N13°14'50"W	17.29'
L161	N2°09'51"E	35.33'
L162	N9°41'37"E	19.76'
L163	N19°37'11"E	17.87'
L164	N33°42'14"E	19.16'

LINE TABLE		
LINE	BEARING	LENGTH
L165	N41°51'11"E	26.25'
L166	S22°36'17"W	43.58'
L167	S67°26'49"E	108.25'
L168	N30°15'13"E	48.31'
L169	N57°11'07"E	26.58'
L170	N28°16'36"E	27.94'
L171	N16°49'39"E	35.24'
L172	N70°11'33"E	20.71'
L173	N31°54'42"W	32.72'
L174	N0°59'11"W	88.67'
L175	N11°07'54"W	42.24'
L176	N24°49'48"E	27.92'
L177	N48°30'34"E	31.62'
L178	S85°38'05"E	34.35'
L179	N42°48'34"E	219.68'
L180	S89°23'27"E	335.82'
L181	S33°52'47"E	247.32'
L182	N63°35'53"E	45.73'
L183	S12°26'48"E	53.55'

LINE TABLE		
LINE	BEARING	LENGTH
L184	S48°27'03"E	60.93'
L185	S41°32'57"W	121.04'
L186	N66°59'09"W	13.11'
L187	N86°48'28"W	59.19'
L188	S81°04'20"W	40.23'
L189	S65°44'19"W	8.19'
L190	N80°24'57"W	11.87'

LOT, OPEN SPACE AND RIGHT-OF-WAY CURVE TABLES

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	10°47'58"	375.00'	70.68'	35.45'	70.58'	S66°05'19"W
C2	12°24'11"	375.00'	81.18'	40.75'	81.02'	S77°41'24"W
C3	13°23'10"	375.00'	87.61'	44.01'	87.41'	N89°24'56"W
C4	14°38'13"	375.00'	95.80'	48.16'	95.54'	N75°24'14"W
C5	13°01'56"	375.00'	85.30'	42.83'	85.11'	N61°34'09"W
C6	3°39'52"	375.00'	23.98'	12.00'	23.98'	N53°13'15"W
C7	67°55'20"	375.00'	444.55'	252.57'	418.97'	N85°20'59"W
C8	0°22'21"	375.00'	2.44'	1.22'	2.44'	N51°12'09"W
C9	13°20'53"	375.00'	87.36'	43.88'	87.17'	N44°20'32"W
C10	6°55'02"	375.00'	45.27'	22.66'	45.25'	N34°12'34"W
C11	20°38'16"	375.00'	135.07'	68.28'	134.34'	N41°04'11"W
C12	9°13'40"	275.00'	44.29'	22.19'	44.24'	N35°21'53"W
C13	8°21'46"	275.00'	40.14'	20.11'	40.10'	N44°09'36"W
C14	17°35'26"	275.00'	84.43'	42.55'	84.10'	N39°32'46"W
C15	90°58'55"	25.00'	39.70'	25.43'	35.66'	N2°51'01"W
C16	1°01'51"	5125.00'	92.20'	46.10'	92.20'	N42°07'31"E
C17	0°13'25"	5125.00'	20.00'	10.00'	20.00'	N41°29'53"E
C18	0°42'16"	5125.00'	63.00'	31.50'	63.00'	N41°02'03"E
C19	0°13'01"	5125.00'	19.42'	9.71'	19.41'	N40°34'24"E
C20	2°10'33"	5125.00'	194.61'	97.32'	194.61'	N41°33'10"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C21	10°36'23"	275.00'	50.91'	25.53'	50.83'	N35°09'42"E
C22	11°27'05"	275.00'	54.96'	27.57'	54.87'	N24°07'58"E
C23	3°46'52"	275.00'	18.15'	9.08'	18.14'	N16°31'00"E
C24	25°50'20"	275.00'	124.02'	63.08'	122.97'	N27°32'44"W
C25	47°15'42"	23.00'	18.97'	10.06'	18.44'	N38°15'24"E
C26	35°31'14"	50.00'	31.00'	16.01'	30.50'	N44°07'38"E
C27	57°30'08"	50.00'	50.18'	27.43'	48.10'	N2°23'03"W
C28	42°25'30"	50.00'	37.02'	19.41'	36.18'	N52°20'52"W
C29	43°33'10"	50.00'	38.01'	19.97'	37.10'	S84°39'48"W
C30	46°28'48"	50.00'	40.56'	21.47'	39.46'	S39°38'49"W
C31	52°14'16"	50.00'	45.59'	24.52'	44.02'	S9°42'43"E
C32	277°43'06"	50.00'	242.36'	43.68'	65.79'	N76°58'18"W
C33	51°12'59"	23.00'	20.56'	11.02'	19.88'	S10°13'21"E
C34	1°50'32"	225.00'	7.23'	3.62'	7.23'	S16°18'24"W
C35	23°14'14"	225.00'	91.25'	46.26'	90.63'	S28°50'47"W
C36	25°04'46"	225.00'	98.49'	50.04'	97.70'	S27°55'31"W
C37	2°13'14"	5075.00'	196.69'	98.36'	196.67'	S41°34'31"W
C38	24°56'22"	425.00'	184.99'	93.98'	183.54'	S30°12'57"W
C39	99°40'30"	35.00'	60.89'	41.47'	53.50'	S67°35'00"W
C40	30°40'26"	300.00'	160.61'	82.28'	158.70'	N47°14'32"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C41	4°56'11"	550.00'	47.39'	23.71'	47.37'	N34°22'24"W
C42	6°17'07"	550.00'	60.33'	30.20'	60.30'	N39°59'04"W
C43	5°18'53"	550.00'	51.02'	25.53'	51.00'	N45°47'04"W
C44	5°18'53"	550.00'	51.02'	25.53'	51.00'	N51°05'57"W
C45	6°23'17"	550.00'	61.32'	30.69'	61.29'	N56°57'02"W
C46	4°33'56"	550.00'	43.83'	21.92'	43.81'	N62°25'38"W
C47	32°48'18"	550.00'	314.90'	161.90'	310.62'	N48°18'27"W
C48	7°13'31"	450.00'	56.75'	28.41'	56.71'	N61°05'51"W
C49	6°05'46"	450.00'	47.88'	23.96'	47.86'	N54°26'12"W
C50	13°19'17"	450.00'	104.63'	52.55'	104.39'	N58°02'58"W
C51	39°55'09"	35.00'	24.39'	12.71'	23.89'	N31°25'45"W
C52	25°45'55"	35.00'	15.74'	8.00'	15.61'	N1°24'47"E
C53	65°41'03"	35.00'	40.12'	22.59'	37.96'	N18°32'48"W
C54	62°14'40"	50.00'	54.32'	30.19'	51.69'	N16°49'36"W
C55	70°34'09"	50.00'	61.58'	35.38'	57.76'	N83°14'00"W
C56	51°38'33"	50.00'	45.07'	24.19'	43.56'	S35°39'39"W
C57	61°13'41"	50.00'	53.43'	29.59'	50.93'	S20°46'28"E
C58	245°41'03"	50.00'	214.40'	77.46'	84.02'	S71°27'12"W
C59	13°19'17"	500.00'	116.25'	58.39'	115.99'	S58°02'58"E
C60	32°48'18"	500.00'	286.28'	147.18'	282.38'	S48°18'27"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C61	30°40'26"	350.00'	187.38'	95.99'	185.15'	S47°14'32"E
C62	85°41'07"	35.00'	52.34'	32.46'	47.60'	S19°44'11"E
C63	2°52'14"	375.00'	18.79'	9.40'	18.79'	S24°32'29"W
C64	4°15'15"	575.00'	42.69'	21.36'	42.68'	S28°06'13"W
C65	1°05'18"	425.00'	8.07'	4.04'	8.07'	N25°25'57"E
C66	4°55'44"	625.00'	53.77'	26.90'	53.75'	N28°26'28"E
C67	6°01'04"	425.00'	44.64'	22.34'	44.62'	N21°52'46"E
C68	7°37'36"	425.00'	56.57'	28.33'	56.53'	N15°03'26"E
C69	14°43'59"	425.00'	109.28'	54.95'	108.98'	N18°36'37"E
C70	6°53'58"	375.00'	45.13'	22.61'	45.13'	N14°41'36"E
C71	19°34'57"	375.00'	127.54'	64.72'	159.83'	N27°56'04"E
C72	26°28'55"	375.00'	173.32'	88.24'	171	