

190005297

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.

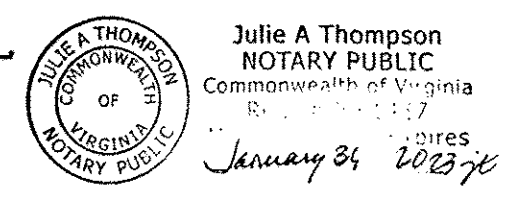
Signature: David Dunbar, DATE: 2/21/19, FOR COLONIAL HERITAGE LLC

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 21st DAY OF February, 2019.

MY COMMISSION EXPIRES January 31, 2023, 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.

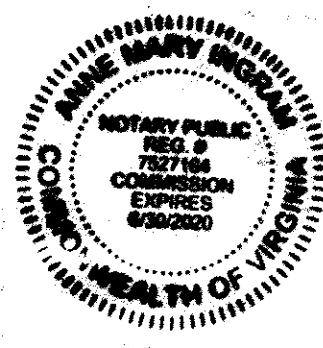
Signature: Wesley Collins, DATE: 4/19/19, FOR COLONIAL HERITAGE HOMEOWNER'S ASSOCIATION, INC.

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.

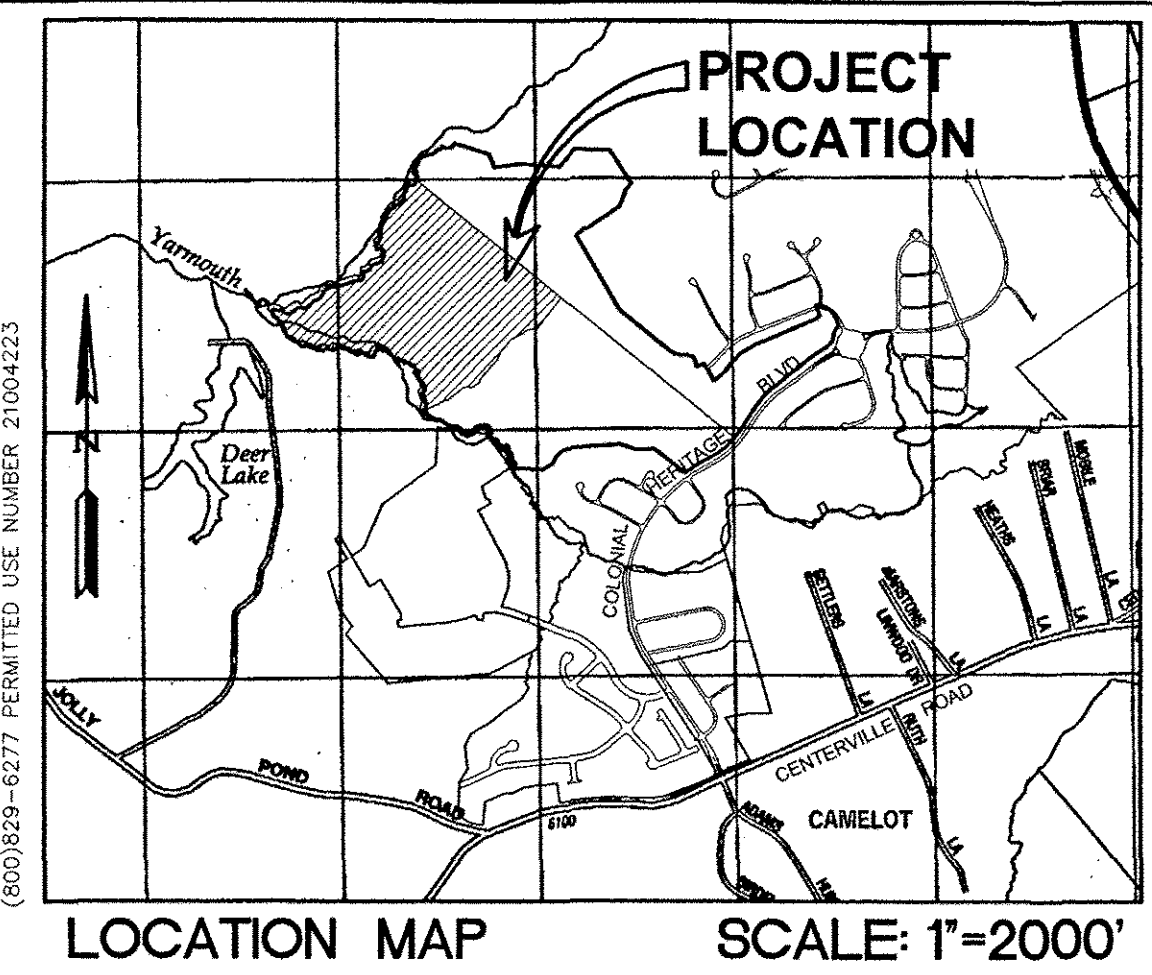
GIVEN UNDER MY HAND THIS 9th DAY OF April, 2019.

MY COMMISSION EXPIRES 6/30/2020, Anne Mary Ingram, NOTARY PUBLIC, NOTARY REGISTRATION NUMBER: 7527164



GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL ID# 2430100032, INSTRUMENT #040024552. PROPERTY ADDRESS: 6799 RICHMOND ROAD, WILLIAMSBURG, VA 23188
2. TAX MAP PARCEL ID# 2430100032 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 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 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 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.



- 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 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.
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-0010-2017) FOR PHASE III, SECTION 2 WERE APPROVED ON OCTOBER 11, 2017.
22. THE PEDESTRIAN ACCOMMODATIONS ARE SHOWN ON S-0010-2017 SUBDIVISION CONSTRUCTION PLAN.

AREA TABULATION
COLONIAL HERITAGE - PHASE III, SECTION 2B (JCC CASE NO. S-18-0053)
LOTS 68 THRU 122 & COS #1G, #3 AND #4

Table with 3 columns: Description, Area in S.F., Area in AC.±. Includes rows for Residential Lots, Right of Way, Common Open Space #1G, #3, #4, and totals for Phase III, Section 2B.

NOTES:
1. SEE SHEET 2 FOR SECTION 2B OVERALL BOUNDARY.
2. SEE SHEETS 3 THRU 6 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
3. SEE SHEET 7 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY CURVE TABLES.
4. SEE SHEETS 8 THRU 11 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENTS AND LINE TABLES.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 11 DAY OF April, 2019, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
TESTE: Elizabeth O'Connor DC, MONA A. FOLEY, CLERK

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.

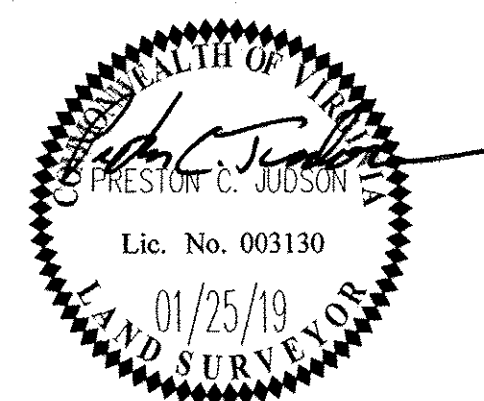
Signature: Preston C. Judson, DATE: 01/25/2019, PRESTON C. JUDSON, L.S. #003130

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: 4/9/19, SUBDIVISION AGENT OF JAMES CITY COUNTY

Revision table with columns: Rev, Date, Description, Revised By. Row 1: 1, 01/25/19, REVISED PER COUNTY COMMENTS DATED 10/2018, RMS.



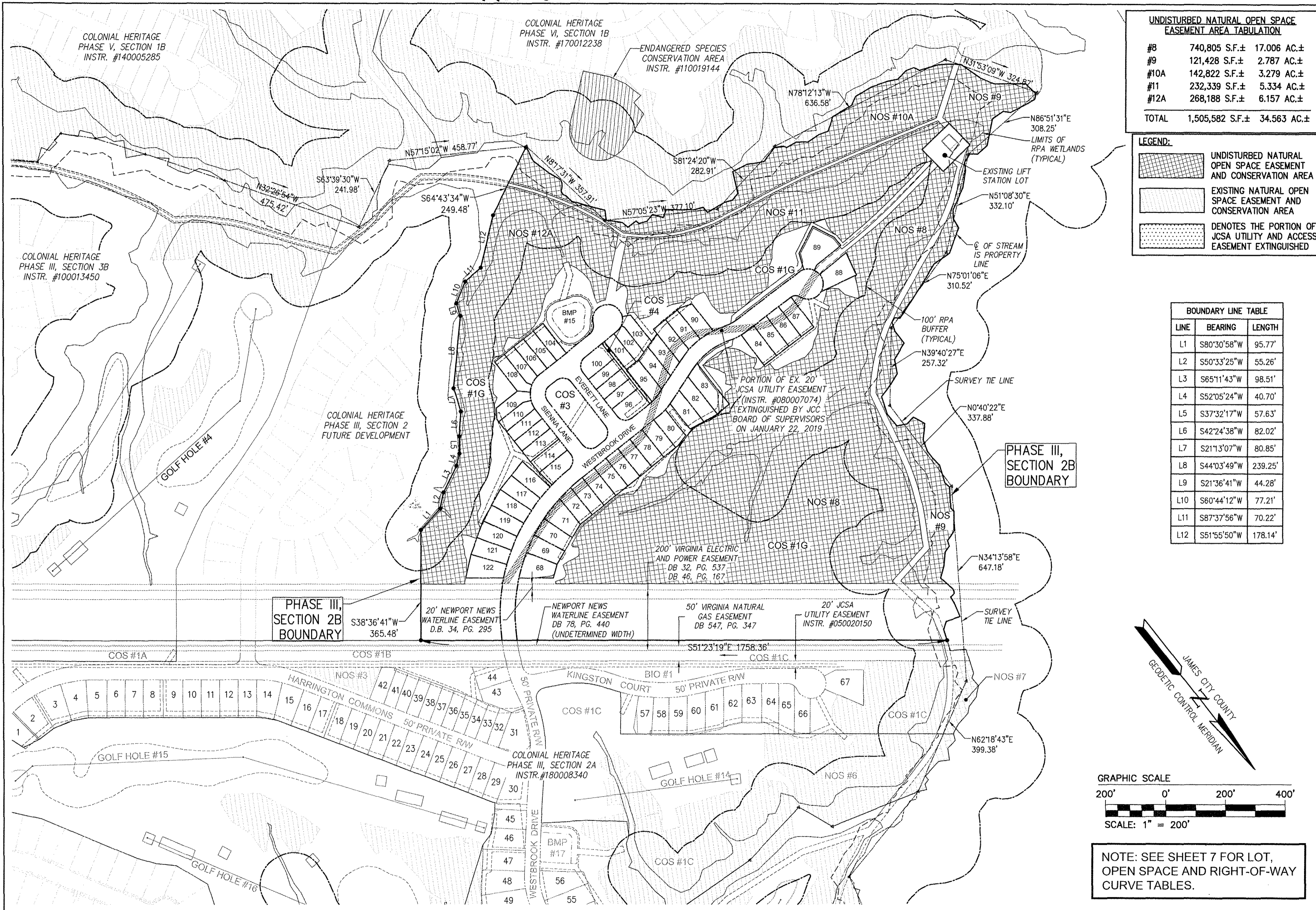
AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

REF: JCC S-18-0053
PLAT OF SUBDIVISION
LOTS 68 THRU 122 & COS #1G, #3 AND #4
COLONIAL HERITAGE
PHASE III - SECTION 2B
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ/TRS
Project Number: 8881-32B
Scale: NA Date: 08/28/18
Sheet Number: 1 of 11

Vertical text on the left margin: S:\005888132.D Phase III - Sec 2B\Survey\Plat\PlatPhase III - Section 2B\Plat\Map 21102019 7:55:59 AM.rvt

190005297



UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA TABULATION

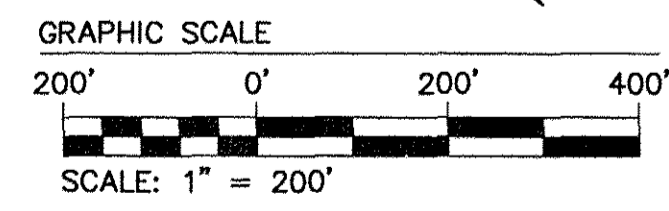
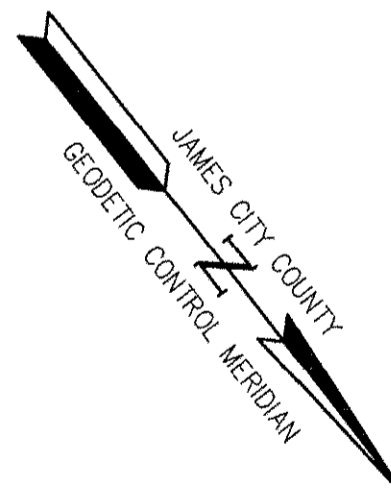
#8	740,805 S.F.±	17,006 AC.±
#9	121,428 S.F.±	2,787 AC.±
#10A	142,822 S.F.±	3,279 AC.±
#11	232,339 S.F.±	5,334 AC.±
#12A	268,188 S.F.±	6,157 AC.±
TOTAL	1,505,582 S.F.±	34,563 AC.±

LEGEND:

- UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
- EXISTING NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
- DENOTES THE PORTION OF JCSA UTILITY AND ACCESS EASEMENT EXTINGUISHED

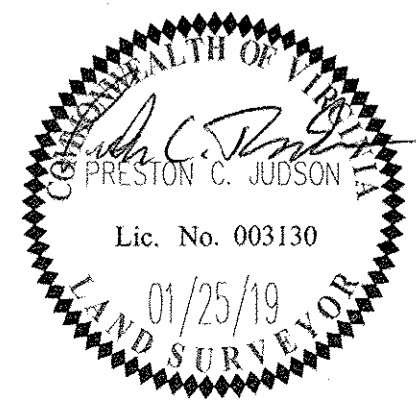
BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
L1	S80°30'58"W	95.77'
L2	S50°33'25"W	55.26'
L3	S65°11'43"W	98.51'
L4	S52°05'24"W	40.70'
L5	S37°32'17"W	57.63'
L6	S42°24'38"W	82.02'
L7	S21°13'07"W	80.85'
L8	S44°03'49"W	239.25'
L9	S21°36'41"W	44.28'
L10	S60°44'12"W	77.21'
L11	S87°37'56"W	70.22'
L12	S51°55'50"W	178.14'



NOTE: SEE SHEET 7 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY CURVE TABLES.

City of Williamsburg & County of James City Circuit Court; This PLAT was recorded on April 11 2019 at 2:45 AM/PM, PB PG Document # 190005297 MONA A. FOLEY, CLERK <i>Mona A. Foley</i> , Clerk			
1	01/25/19	REVISED PER COUNTY COMMENTS DATED 10/20/18	RMS
Rev.	Date	Description	Revised By



Large/Small Plat(s) Recorded
herewith as # **190005297**

AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

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

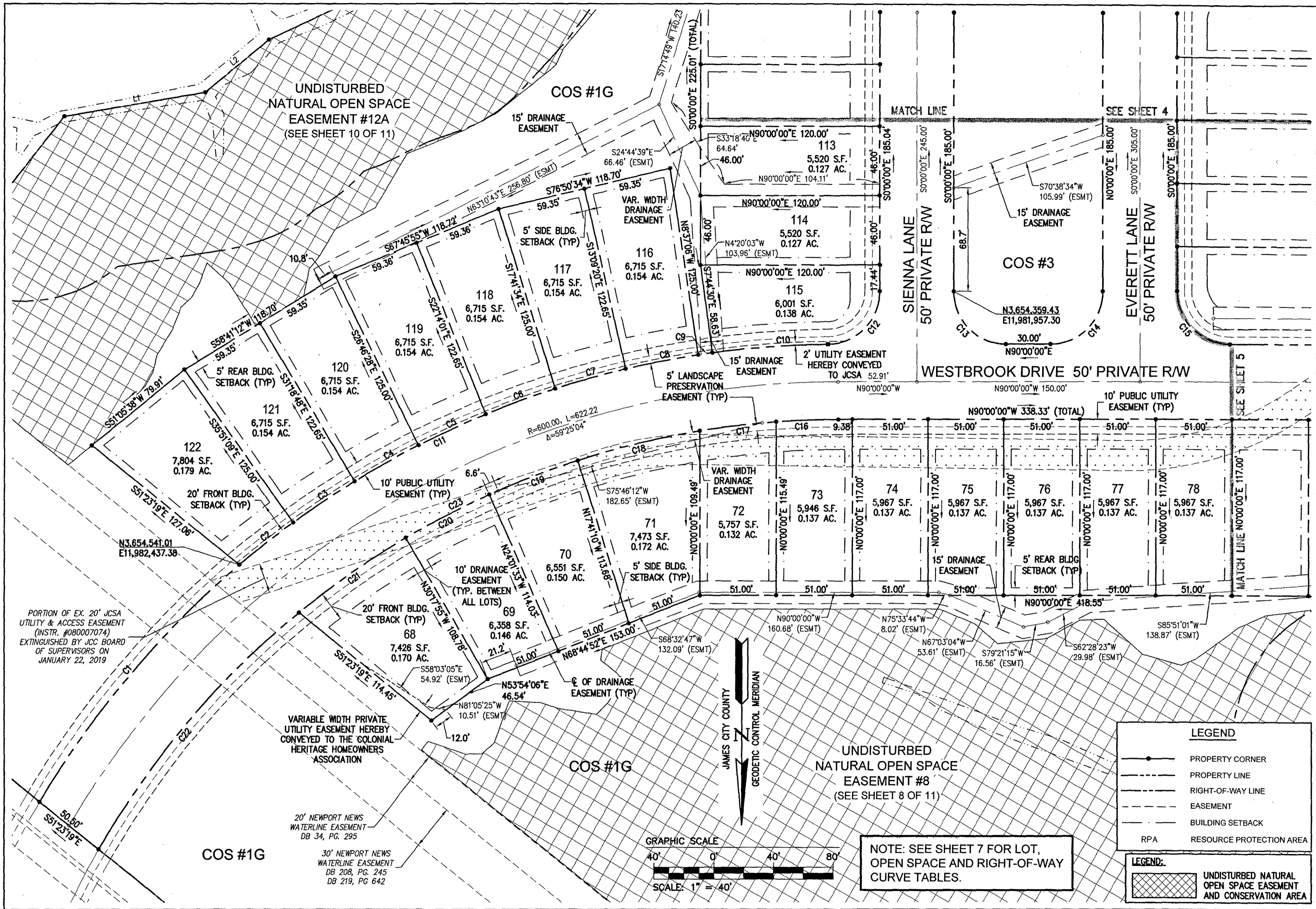
REF: JCC S-18-0053

PLAT OF SUBDIVISION
LOTS 68 THRU 122 & COS #1G, #3 AND #4
**COLONIAL HERITAGE
PHASE III - SECTION 2B**
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	PCJ/TRS
Project Number:	8881-32B
Scale:	Date:
1"=200'	08/28/18
Sheet Number	
2 of 11	

190005297



PORTION OF EX. 20' JCSA UTILITY & ACCESS EASEMENT (INSTR. #080007074) EXTINGUISHED BY JCC BOARD OF SUPERVISORS ON JANUARY 22, 2019

VARIABLE WIDTH PRIVATE UTILITY EASEMENT HEREBY CONVEYED TO THE COLONIAL HERITAGE HOMEOWNERS ASSOCIATION

NOTE: SEE SHEET 7 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY CURVE TABLES.

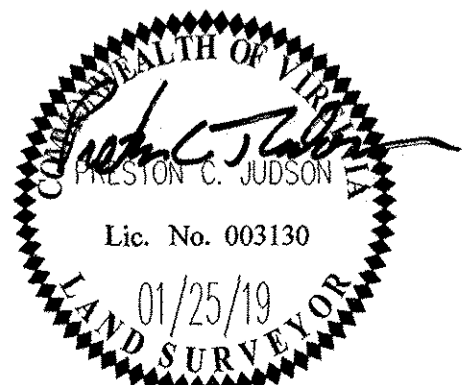
LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- BUILDING SETBACK
- RPA RESOURCE PROTECTION AREA

LEGEND:

- UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on April 11 2019 at 2:45 PM, PB PG Document # 190005297 MONA A. FOLEY, CLERK		
1	01/25/19	REVISED PER COUNTY COMMENTS DATED 10/2018
Rev.	Date	Description
		RMS Revised By



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REF: JCC S-18-0053

PLAT OF SUBDIVISION
LOTS 68 THRU 122 & COS #1G, #3 AND #4
**COLONIAL HERITAGE
PHASE III - SECTION 2B**
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	PCJ/TRS
Project Number:	8881-32B
Scale:	1"=40'
Date:	08/28/18
Sheet Number	3 of 11

SHEET 3 OF 11

LOT AND R/W CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	19°02'36"	625.00'	207.73'	104.83'	206.78'	S40°25'38"W
C2	4°11'56"	625.00'	45.80'	22.91'	45.79'	S52°02'54"W
C3	4°32'20"	625.00'	49.51'	24.77'	49.50'	S56°25'02"W
C4	4°32'20"	625.00'	49.51'	24.77'	49.50'	S60°57'22"W
C5	4°32'20"	625.00'	49.51'	24.77'	49.50'	S65°29'43"W
C6	4°32'20"	625.00'	49.51'	24.77'	49.50'	S70°02'03"W
C7	4°32'20"	625.00'	49.51'	24.77'	49.50'	N74°34'23"E
C8	4°32'20"	625.00'	49.51'	24.77'	49.50'	N79°06'44"E
C9	0°52'36"	625.00'	9.56'	4.78'	9.56'	N81°49'12"E
C10	7°07'34"	625.00'	77.73'	38.92'	77.68'	S85°49'17"W
C11	58°28'42"	625.00'	637.88'	349.87'	610.58'	S60°08'42"W
C12	89°23'04"	35.00'	54.60'	34.63'	49.23'	S44°41'32"W
C13	90°00'00"	35.00'	54.98'	35.00'	49.50'	N45°00'00"W
C14	90°00'00"	35.00'	54.98'	35.00'	49.50'	S45°00'00"W
C15	90°00'00"	35.00'	54.98'	35.00'	49.50'	N45°00'00"W
C16	4°09'02"	575.00'	41.65'	20.84'	41.65'	N87°55'29"E
C17	5°07'07"	575.00'	51.37'	25.70'	51.35'	N83°17'24"E
C18	8°25'01"	575.00'	84.47'	42.31'	84.39'	N76°31'20"E
C19	6°20'23"	575.00'	63.62'	31.84'	63.59'	N69°08'38"E
C20	6°16'22"	575.00'	62.95'	31.51'	62.92'	N62°50'16"E
C21	8°45'07"	575.00'	87.83'	44.00'	87.75'	N55°19'32"E
C22	20°43'07"	575.00'	207.93'	105.11'	206.79'	N40°35'25"E
C23	59°46'09"	575.00'	599.82'	330.43'	572.99'	N60°06'55"E

SHEET 5 OF 11

LOT AND R/W CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C39	4°23'49"	125.00'	9.59'	4.80'	9.59'	S87°48'05"W
C40	13°09'38"	125.00'	28.71'	14.42'	28.65'	S79°01'22"W
C41	17°33'27"	125.00'	38.30'	19.30'	38.16'	S81°13'16"W
C42	8°21'51"	275.00'	40.15'	20.11'	40.11'	S76°37'28"W
C43	10°39'55"	275.00'	51.19'	25.67'	51.12'	S86°08'21"W
C44	10°43'02"	275.00'	51.44'	25.80'	51.36'	N83°10'10"W
C45	8°44'37"	275.00'	41.97'	21.02'	41.93'	N73°26'20"W
C46	38°29'25"	275.00'	184.75'	96.01'	181.29'	N88°18'45"W
C47	19°33'45"	125.00'	42.68'	21.55'	42.47'	N78°50'54"W
C48	5°18'12"	175.00'	16.20'	8.10'	16.19'	S85°58'41"E
C49	14°15'33"	175.00'	43.55'	21.89'	43.44'	S76°11'49"E
C50	19°33'45"	175.00'	59.75'	30.17'	59.46'	S78°50'54"E
C51	34°09'19"	225.00'	134.13'	69.12'	132.15'	S86°08'41"E
C52	4°20'06"	225.00'	17.02'	8.52'	17.02'	N74°36'36"E
C53	38°29'25"	225.00'	151.15'	78.55'	148.32'	S88°18'45"E
C54	8°19'57"	175.00'	25.45'	12.75'	25.43'	N76°36'31"E
C55	9°13'30"	175.00'	28.18'	14.12'	28.15'	N85°23'15"E
C56	17°33'27"	175.00'	53.63'	27.03'	53.42'	N81°13'16"E

SHEET 6 OF 11

LOT AND R/W CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C57	20°52'45"	50.00'	18.22'	9.21'	18.12'	N78°11'24"W
C58	40°58'30"	50.00'	35.76'	18.68'	35.00'	N47°15'47"W
C59	25°30'07"	50.00'	22.25'	11.31'	22.07'	N14°01'29"W
C60	69°56'20"	50.00'	61.03'	34.97'	57.31'	N33°41'45"E
C61	93°14'01"	50.00'	81.36'	52.90'	72.68'	S64°43'04"E
C62	250°31'44"	50.00'	218.62'	70.71'	81.65'	N36°38'05"E
C63	70°31'44"	25.00'	30.77'	17.68'	28.87'	S53°21'55"E

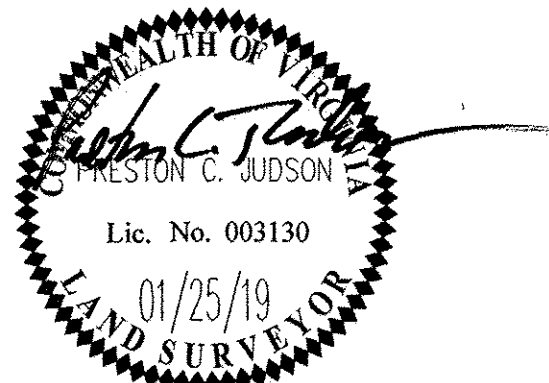
SHEET 4 OF 11

LOT AND R/W CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C24	4°19'00"	85.00'	6.40'	3.20'	6.40'	S2°09'30"W
C25	20°34'40"	85.00'	30.53'	15.43'	30.36'	S14°36'20"W
C26	18°41'53"	85.00'	27.74'	13.99'	27.62'	S34°14'36"W
C27	16°48'55"	85.00'	24.95'	12.56'	24.86'	S52°00'00"W
C28	22°15'27"	85.00'	33.02'	16.72'	32.81'	S71°32'12"W
C29	7°20'05"	85.00'	10.88'	5.45'	10.87'	S86°19'58"W
C30	90°00'00"	85.00'	133.52'	85.00'	120.21'	N45°00'00"E
C31	65°41'03"	35.00'	40.12'	22.59'	37.96'	S57°09'28"W
C32	183°06'04"	50.00'	159.79'	1847.08'	99.96'	N64°08'01"W
C33	35°20'18"	50.00'	30.84'	15.93'	30.35'	N45°05'10"E
C34	27°14'41"	50.00'	23.78'	12.12'	23.55'	N76°22'39"E
C35	245°41'03"	50.00'	214.41'	77.46'	84.02'	N32°50'32"W
C36	90°00'00"	35.00'	54.98'	35.00'	49.50'	N45°00'00"E
C37	90°00'00"	35.00'	54.98'	35.00'	49.50'	S45°00'00"E
C38	90°00'00"	35.00'	54.98'	35.00'	49.50'	N45°00'00"E

11 Large/Small Plat(s) Recorded
herewith as # 190005297

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 11 2019
at 2:45 AM/PM, PB - PG -
Document # 190005297
MONA A. FOLEY, CLERK
Monica A. Foley, Clerk

Rev.	Date	Description	Revised By
1	01/25/19	REVISED PER COUNTY COMMENTS DATED 10/2018	RMS



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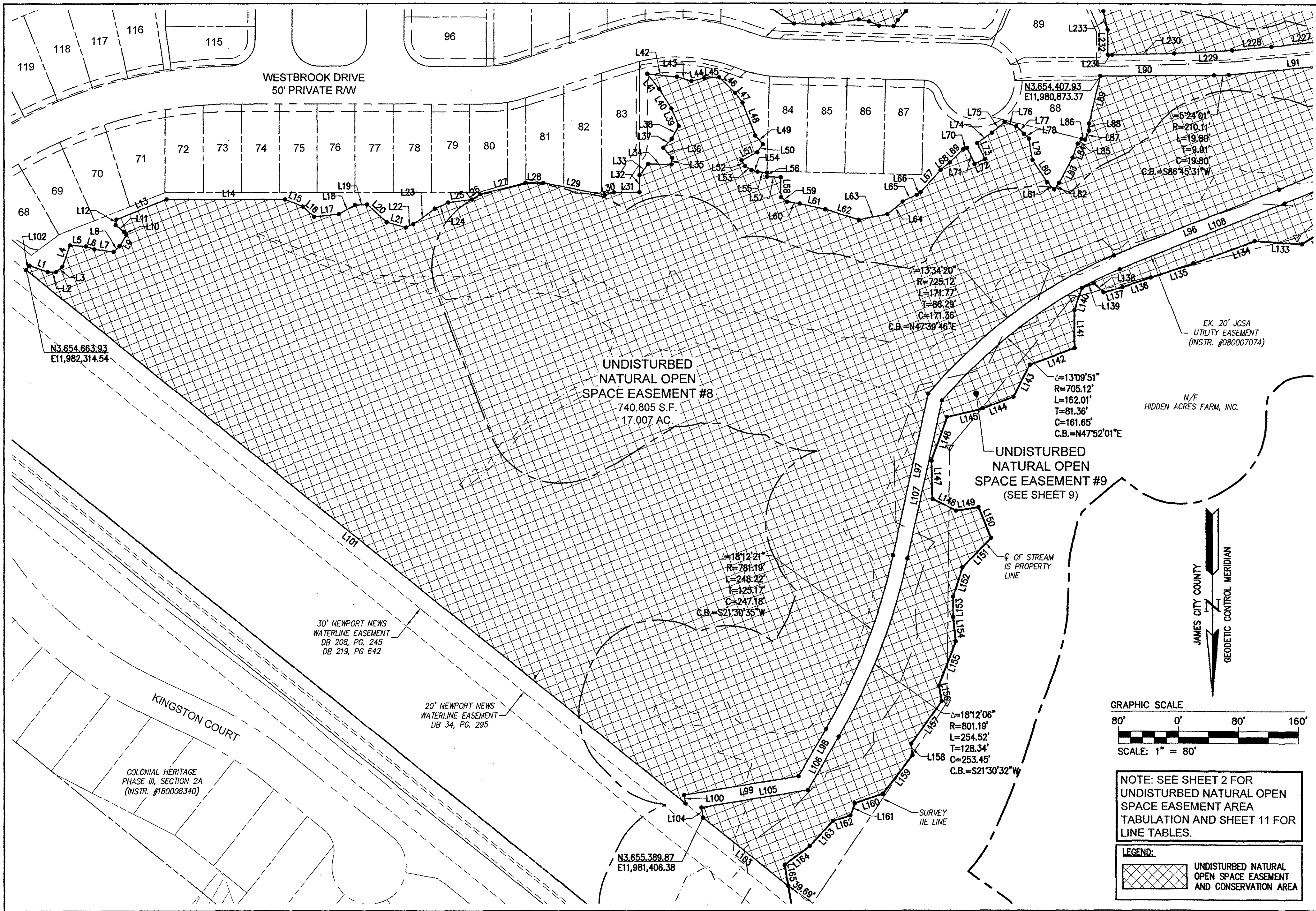
Hampton Roads | Central Virginia | Middle Peninsula

REF: JCC S-18-0053

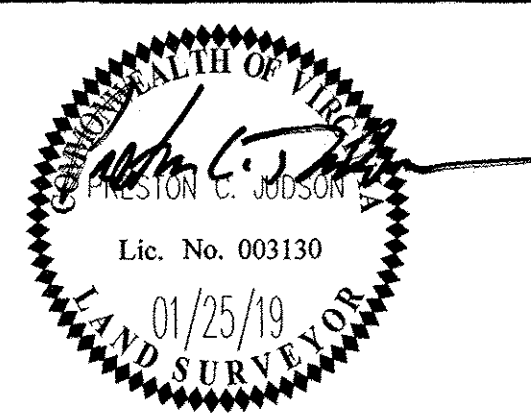
PLAT OF SUBDIVISION
LOTS 68 THRU 122 & COS #1G, #3 AND #4
**COLONIAL HERITAGE
PHASE III - SECTION 2B**
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	PCJ/TRS
Project Number:	8881-32B
Scale:	Date:
1"=40'	08/28/18
Sheet Number	
7 of 11	

190005297



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on April 11 2019 at 2:45 AM/PM, PB - PG - Document # 190005297 MONA A. FOLEY, CLERK <i>Mon A Foley</i> , Clerk			
1	01/25/19	REVISED PER COUNTY COMMENTS DATED 10/2018	RMS
Rev.	Date	Description	Revised By



Large/Small Plat(s) Recorded herewith as # **190005297**

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

REF: JCC S-18-0053

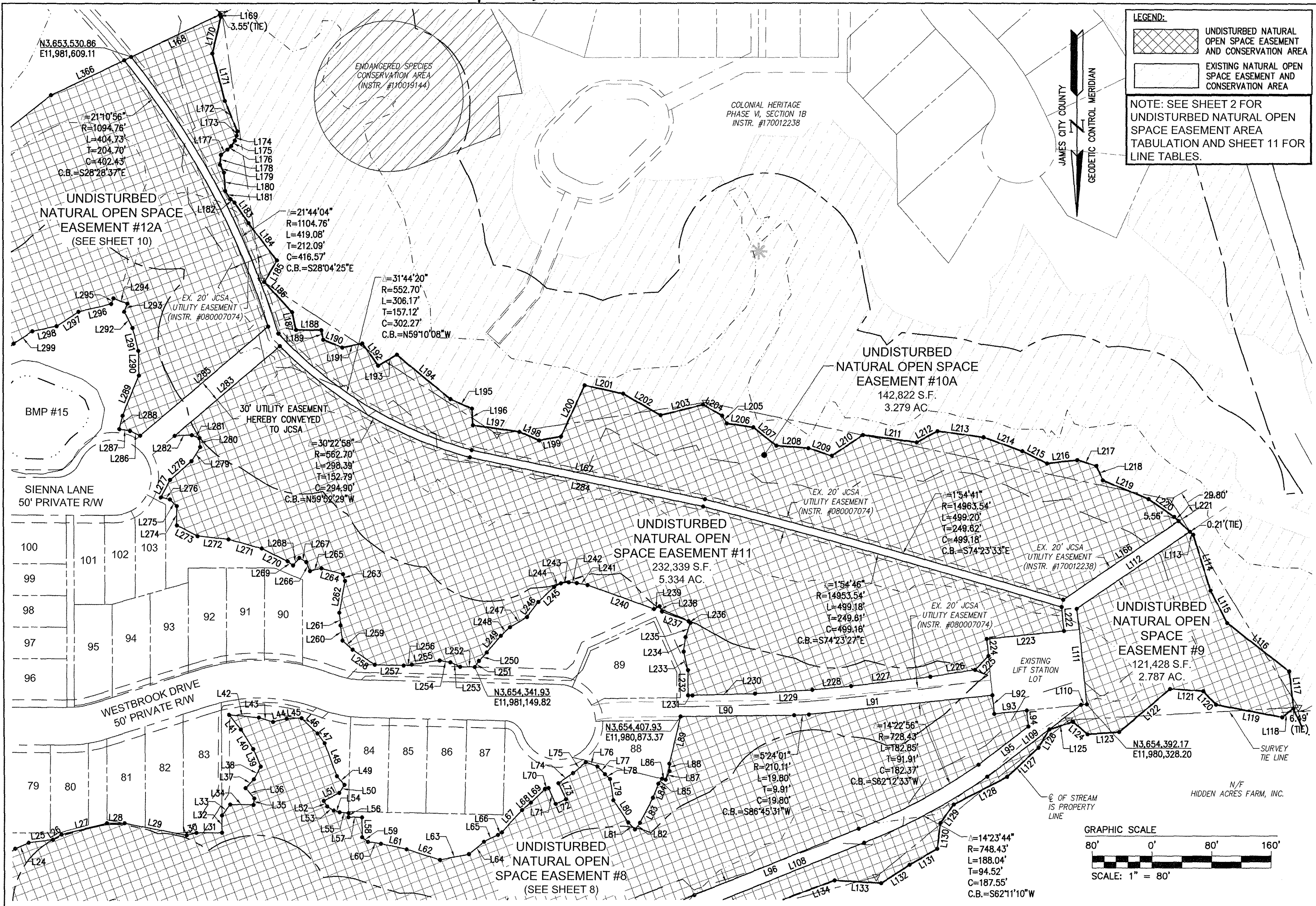
PLAT OF SUBDIVISION
LOTS 68 THRU 122 & COS #1G, #3 AND #4
**COLONIAL HERITAGE
PHASE III - SECTION 2B**
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	PCJ/TRS
Project Number:	8881-32B
Scale:	Date:
1"=80'	08/28/18
Sheet Number	
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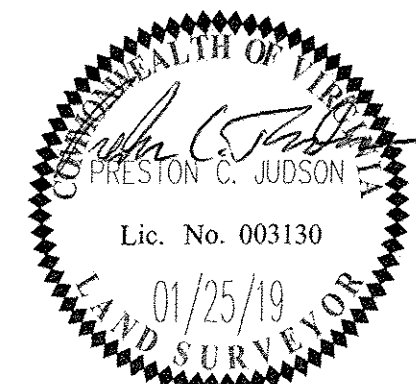
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190005297



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City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on APR 11 2019 at 2:45 AM/PM, PB PG Document # 190005297 MONA A. FOLEY, CLERK <i>Mona A. Foley</i> , Clerk			
1	01/25/19	REVISED PER COUNTY COMMENTS DATED 10/2018	RMS
Rev.	Date	Description	Revised By


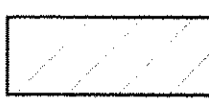


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 herewith as # **190005297**

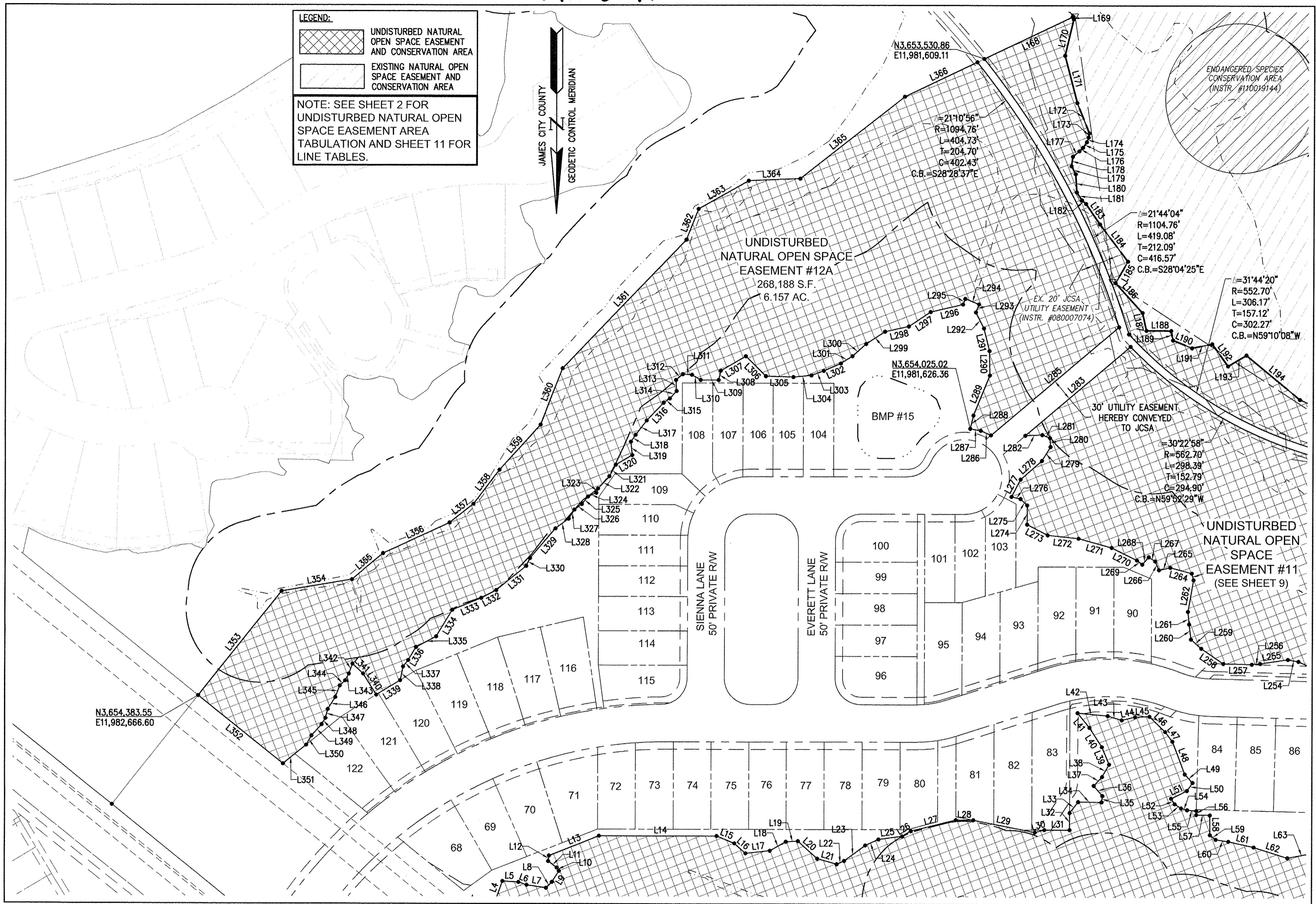
REF: JCC S-18-0053
 PLAT OF SUBDIVISION
 LOTS 68 THRU 122 & COS #1G, #3 AND #4
COLONIAL HERITAGE PHASE III - SECTION 2B
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA


Project Contacts:	PC/JTRS
Project Number:	8881-32B
Scale:	Date:
1"=80'	08/28/18
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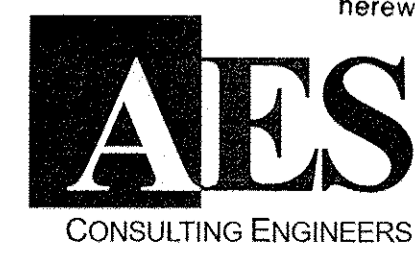
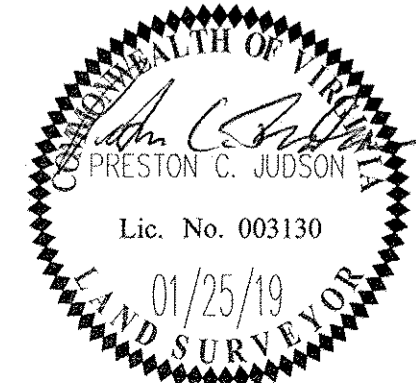
190005297

LEGEND:
 UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
 EXISTING NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
NOTE: SEE SHEET 2 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA TABULATION AND SHEET 11 FOR LINE TABLES.

JAMES CITY COUNTY
 GEODETIC CONTROL MERIDIAN



City of Williamsburg & County of James City		
Circuit Court: This PLAT was recorded on		
April 11 2019		
at 2:45 PM PB PG		
Document # 190005297		
MONA A. FOLEY, CLERK		
		Clerk
		
1	01/25/19	REVISED PER COUNTY COMMENTS DATED 10/20/18
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 PLAT OF SUBDIVISION
 LOTS 68 THRU 122 & COS #1G, #3 AND #4
**COLONIAL HERITAGE
 PHASE III - SECTION 2B**
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ/TRS	
Project Number: 8881-32B	
Scale: 1"=80'	Date: 08/28/18
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S:\056868132D Phase III Sec 2B\City Plat\Final\Phase III Section 2B\Plan\0302.Plt (12/29/18) 11:47:39 AM .dws.rvt

UNDISTURBED NATURAL OPEN SPACE EASEMENT #8

UNDISTURBED NATURAL OPEN SPACE EASEMENT #8

Table with 6 columns: LINE TABLE (LINE, BEARING, LENGTH) for easement #8, containing 17 lines of data.

Table with 6 columns: LINE TABLE (LINE, BEARING, LENGTH) for easement #8, containing 17 lines of data.

UNDISTURBED NATURAL OPEN SPACE EASEMENT #10A

UNDISTURBED NATURAL OPEN SPACE EASEMENT #11

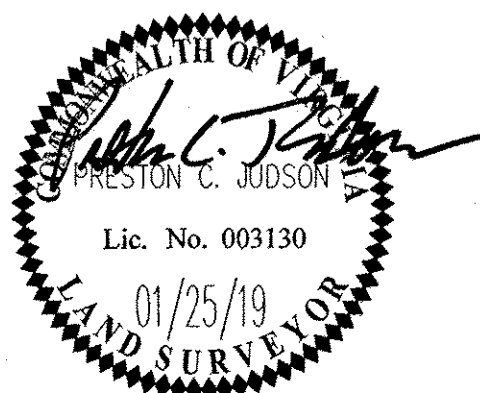
UNDISTURBED NATURAL OPEN SPACE EASEMENT #12A

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Table with 6 columns: LINE TABLE (LINE, BEARING, LENGTH) for easement #11, containing 17 lines of data.

Table with 6 columns: LINE TABLE (LINE, BEARING, LENGTH) for easement #12A, containing 17 lines of data.

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PLAT OF SUBDIVISION LOTS 68 THRU 122 & COS #1G, #3 AND #4 COLONIAL HERITAGE PHASE III - SECTION 2B OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

Project Contacts: PCJ/TRS Project Number: 8881-32B

Scale: 1"=80' Date: 08/28/18

Sheet Number

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