

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAN 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 PLAN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] 2/21/19 DATE
 FOR COLONIAL HERITAGE - LLC
DAVID DEWEAR PRINTED NAME

CERTIFICATE OF NOTARIZATION

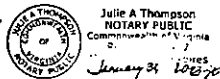
STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY
 TO-WIT:

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 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 PLAN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

FOR COLONIAL HERITAGE HOMEOWNER'S ASSOCIATION, INC. DATE
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

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

I, _____ 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 _____ DAY OF _____, 20____

MY COMMISSION EXPIRES _____
 NOTARY PUBLIC
 NOTARY REGISTRATION NUMBER: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

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

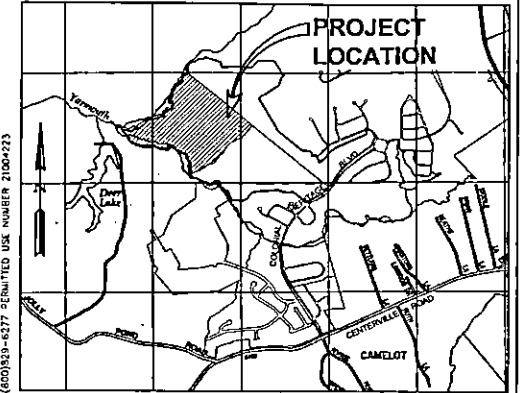
CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

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 (HOMEOWNERS 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.
- 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.
- 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.



- 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.
- 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 51095001060, PANEL 01060, AND MAP NUMBER 5109501070, PANEL 01070 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 PLAN IS BASED ON DEED AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
- THIS PLAN 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 II, 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 2B (JCC CASE NO. S-18-0053)
 LOTS 68 THRU 122 & COS #1G, #3 AND #4

AREA OF RESIDENTIAL LOTS	340,081 S.F.	7.807 AC.±
AREA OF RIGHT OF WAY	138,044 S.F.	3.169 AC.±
AREA OF COMMON OPEN SPACE #1G	2,070,460 S.F.	47.531 AC.±
AREA OF COMMON OPEN SPACE #3	24,448 S.F.	0.561 AC.±
AREA OF COMMON OPEN SPACE #4	2,549 S.F.	0.059 AC.±
TOTAL AREA SUBDIVIDED (PHASE III, SECTION 2B)	2,575,582 S.F.	59.127 AC.±
TOTAL AREA OF PHASE III, SECTION 2	5,010,461 S.F.	115.024 AC.±
TOTAL AREA OF PHASE III-SECTION 2A (INSTR. #180008340)	1,427,402 S.F.	32.768 AC.±
REMAINING AREA (FUTURE PHASE III, SECTION 2)	1,007,477 S.F.	23.128 AC.±
TOTAL NUMBER OF PROPOSED LOTS IN PHASE III, SECTION 2	156	
NUMBER OF LOTS (PHASE III, SECTION 2B)	55	
AVERAGE LOT SIZE	6,183 S.F.	0.106 AC.±
SMALLEST LOT (LOTS 97-99)	4,620 S.F.	0.118 AC.±
LARGEST LOT (LOT 50)	13,295	0.305 AC.±
GROSS LOTS PER ACRE	0.93	

- NOTES:**
- SEE SHEET 2 FOR SECTION 2B OVERALL BOUNDARY.
 - SEE SHEETS 3 THRU 6 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
 - SEE SHEET 7 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY CURVE TABLES.
 - 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 _____ DAY OF _____ 201____
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ _____ AM/PM
 INSTRUMENT # _____
 TESTE: _____
 MONA A. FOLEY, CLERK

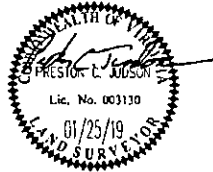
REF: JCC S-18-0053

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/ITRS
Project Number	8881-320
Scale	Date
NA	09/07/18
Sheet Number	
1 of 11	

Rev	Date	Description	Drawn By
1	01/25/19	REVISED PER COUNTY COMMENTS DATED 10/20/18	PKS



AES
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3/20/2018 10:43 AM C:\Users\pkj\Documents\Projects\18-0053\18-0053.dwg Plot Date: 01/25/2019 10:43 AM

UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA TABULATION

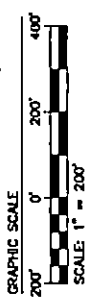
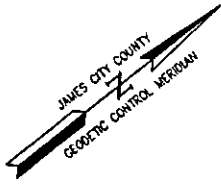
#	740,805 SF ±	17,006 AC ±
#	174,428 SF ±	2,787 AC ±
#10A	142,822 SF ±	3,278 AC ±
#11	204,389 SF ±	4,734 AC ±
#12A	204,188 SF ±	4,717 AC ±
TOTAL	1,450,532 SF ±	34,563 AC ±

LEGEND:

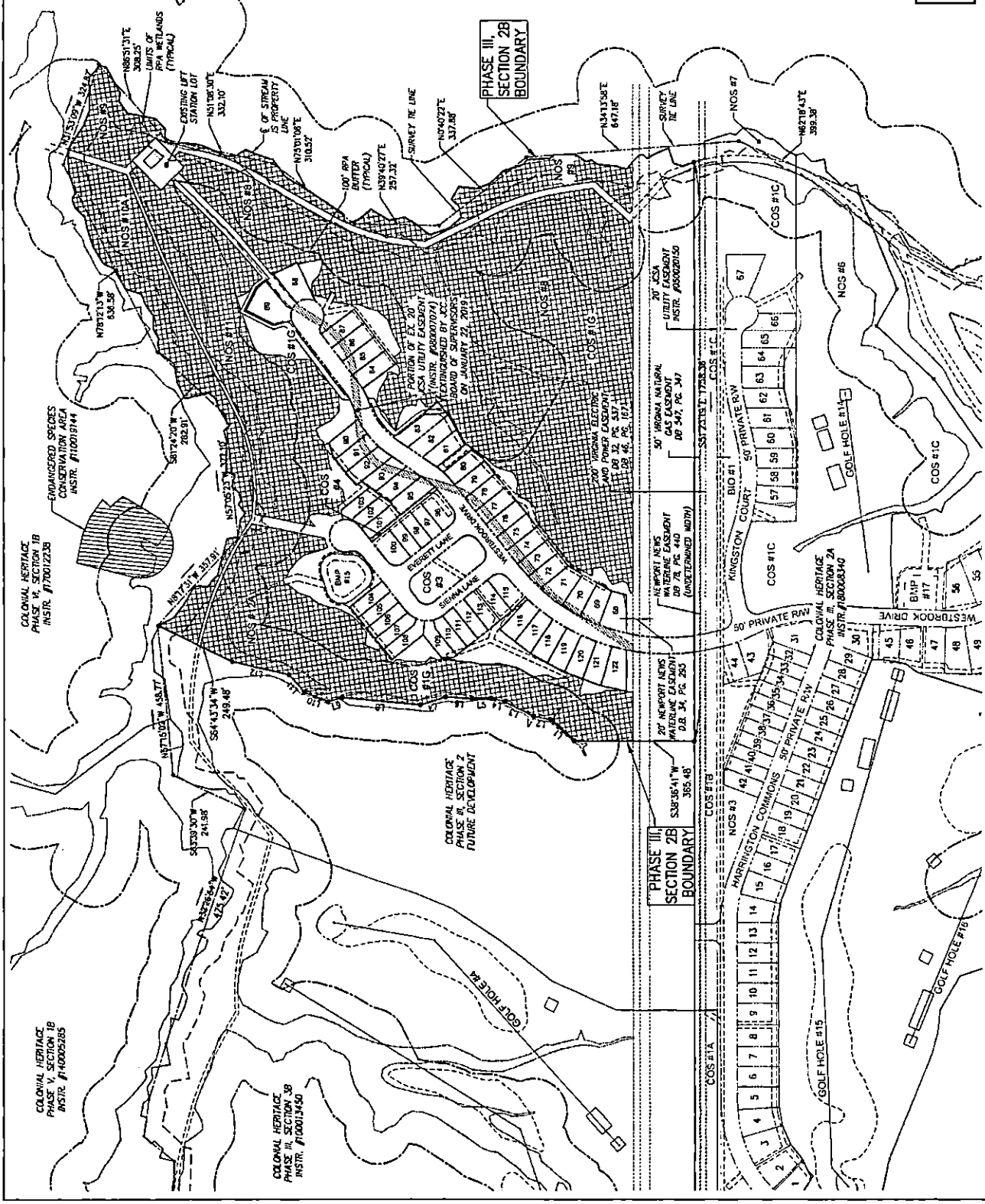
- UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA AND CONSERVATION AREA
- EXISTING NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
- DEMOTES THE PORTION OF JCSA UTILITY AND ACCESS EASEMENT EXTINGUISHED

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
L1	S89°30'38"W	85.77
L2	S50°33'25"W	55.26
L3	S65°11'45"W	38.51
L4	S20°05'24"W	42.70
L5	S73°21'17"W	57.63
L6	S42°24'36"W	82.02
L7	S71°31'07"W	60.85
L8	S44°03'49"W	239.25
L9	S71°36'41"W	44.28
L10	S69°44'12"W	77.21
L11	S87°37'56"W	70.22
L12	S81°55'50"W	178.14



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



Project Controls: PC/PLMS
 Project Number: 8881-028
 Scale: 1"=200'
 Date: 06/29/18
 Sheet Number: 2 of 11

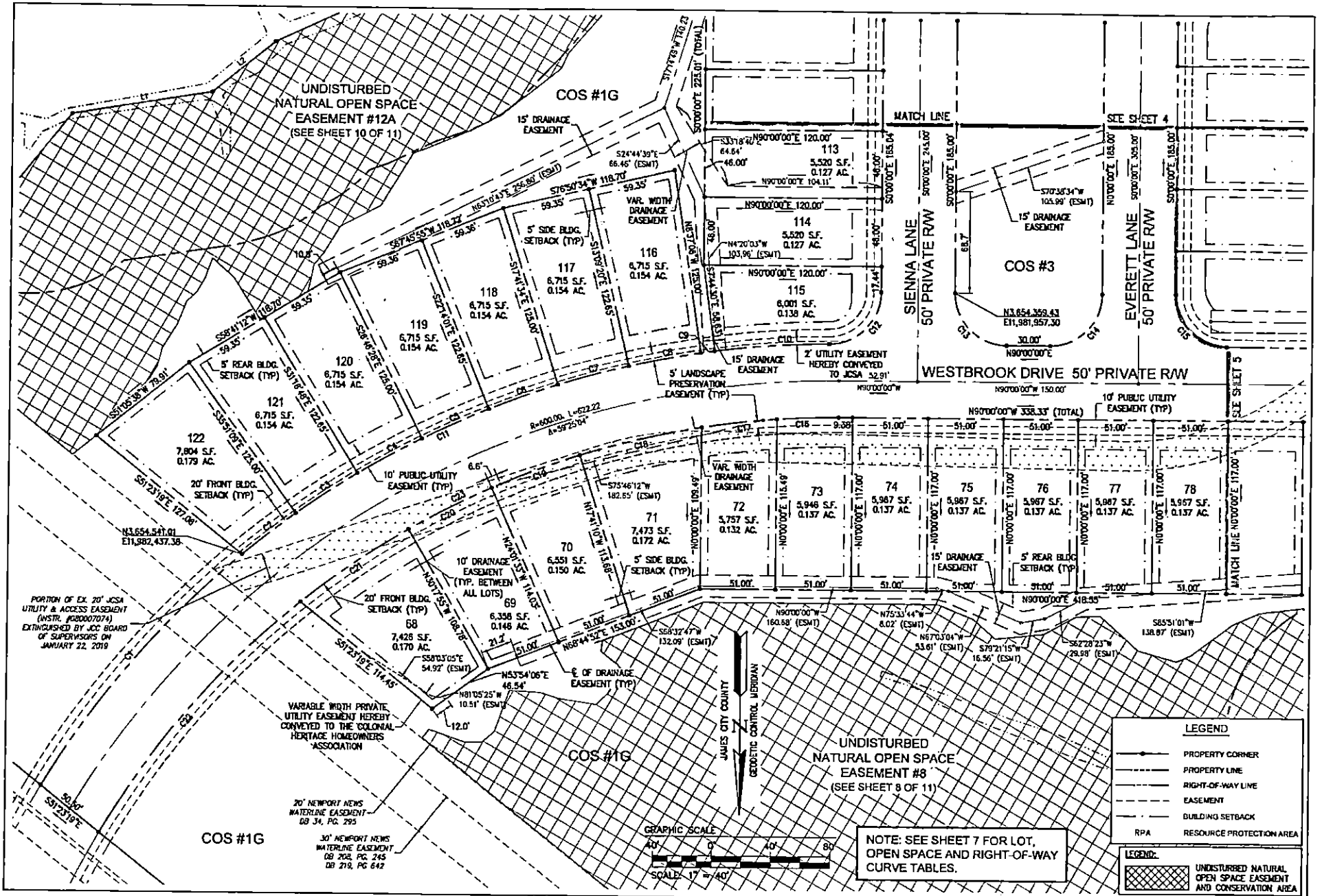
REF: JCC S-18-0053
 PLAT OF SUBDIVISION
 LOTS 68 THRU 122 & COS #1G, #3, AND #4
COLONIAL HERITAGE
 PHASE III - SECTION 2B
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

314 Old Towne Road, Suite 1
 Williamsburg, Virginia 23166
 Phone: (757) 233-0200
 Fax: (757) 233-0201
 www.aes-engineers.com

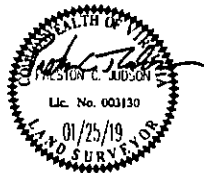
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Date	Description	Revised By
1 5/17/2018	REVISED PER COUNTY COMMENTS DATED 1/20/18	RMS



No.	Date	Description	Revised by
1	01/25/19	REVISED PER COUNTY COMMENTS DATED 10/20/18	RMS



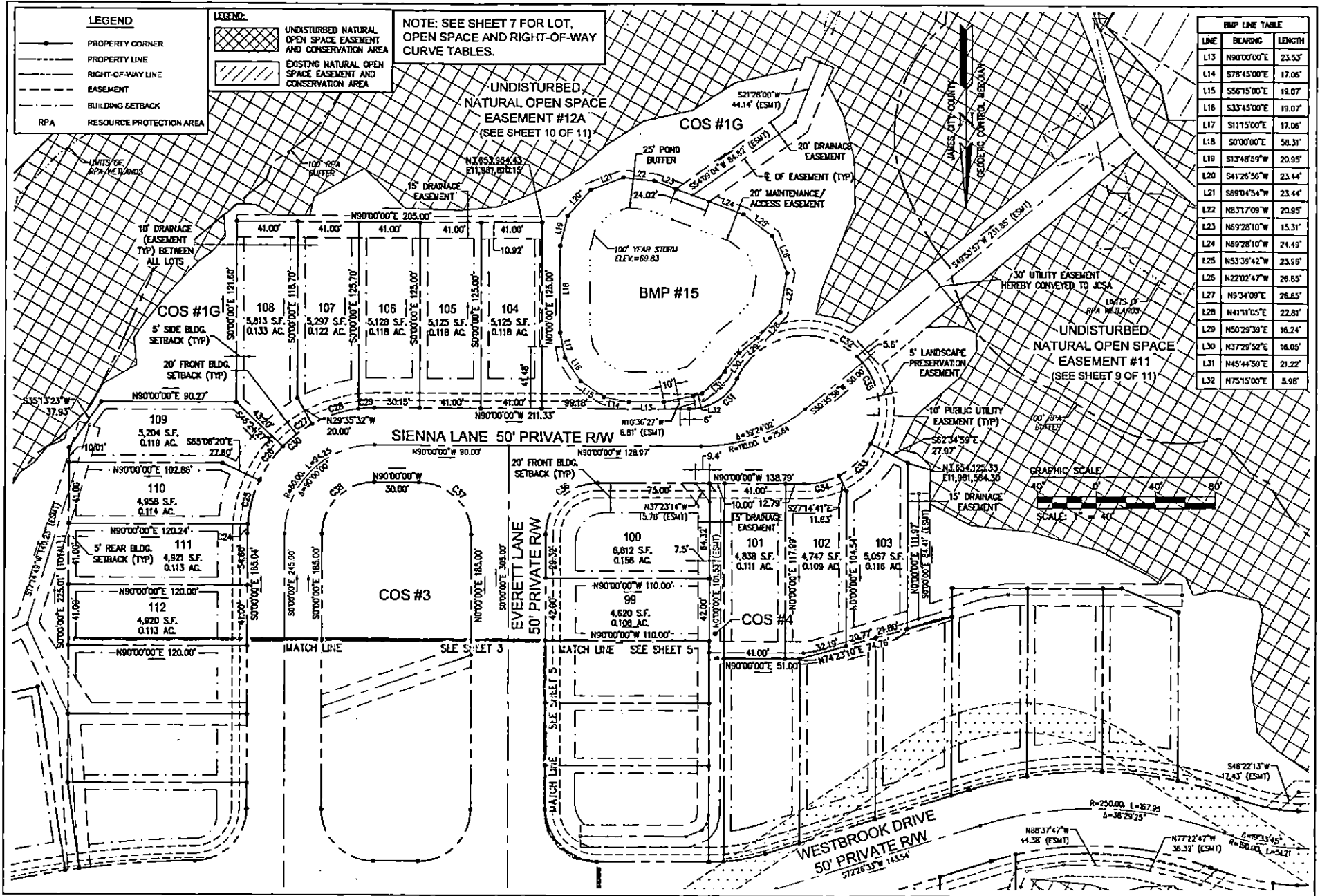
5248 One Towne Road, Suite 1
Williamsburg, Virginia 23182
Phone: (757) 233-0940 Fax: (757) 220-8994
www.aesve.com

Hampton Roads | Central Virginia | Middle Peninsula

Project Contact: PC/JRRS
Project Number: 0831-226
Scale: 1"=40' Date: 06/29/18
E-mail: E-mail Member

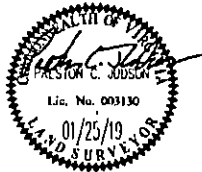
3 of 11

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



BMP LINE TABLE		
LINE	BEARING	LENGTH
L13	N90°00'00"E	23.53'
L14	S78°45'00"E	17.06'
L15	S56°15'00"E	19.07'
L16	S33°45'00"E	19.07'
L17	S11°50'00"E	17.06'
L18	S0°00'00"E	58.31'
L19	S13°48'59"W	20.95'
L20	S41°28'56"W	23.44'
L21	S69°04'54"W	23.44'
L22	N83°17'09"W	20.95'
L23	N69°28'10"W	15.31'
L24	N69°28'10"W	24.49'
L25	N53°39'42"W	23.99'
L26	N22°02'47"W	26.85'
L27	N9°34'09"E	26.65'
L28	N41°11'05"E	22.81'
L29	N50°29'59"E	16.24'
L30	N37°29'52"E	16.05'
L31	N45°44'59"E	21.22'
L32	N75°15'00"E	5.98'

Rev	Date	Description	Revised By
1	01/25/19	REVISED PER COUNTY COMMENTS DATED 10/20/18	RMS



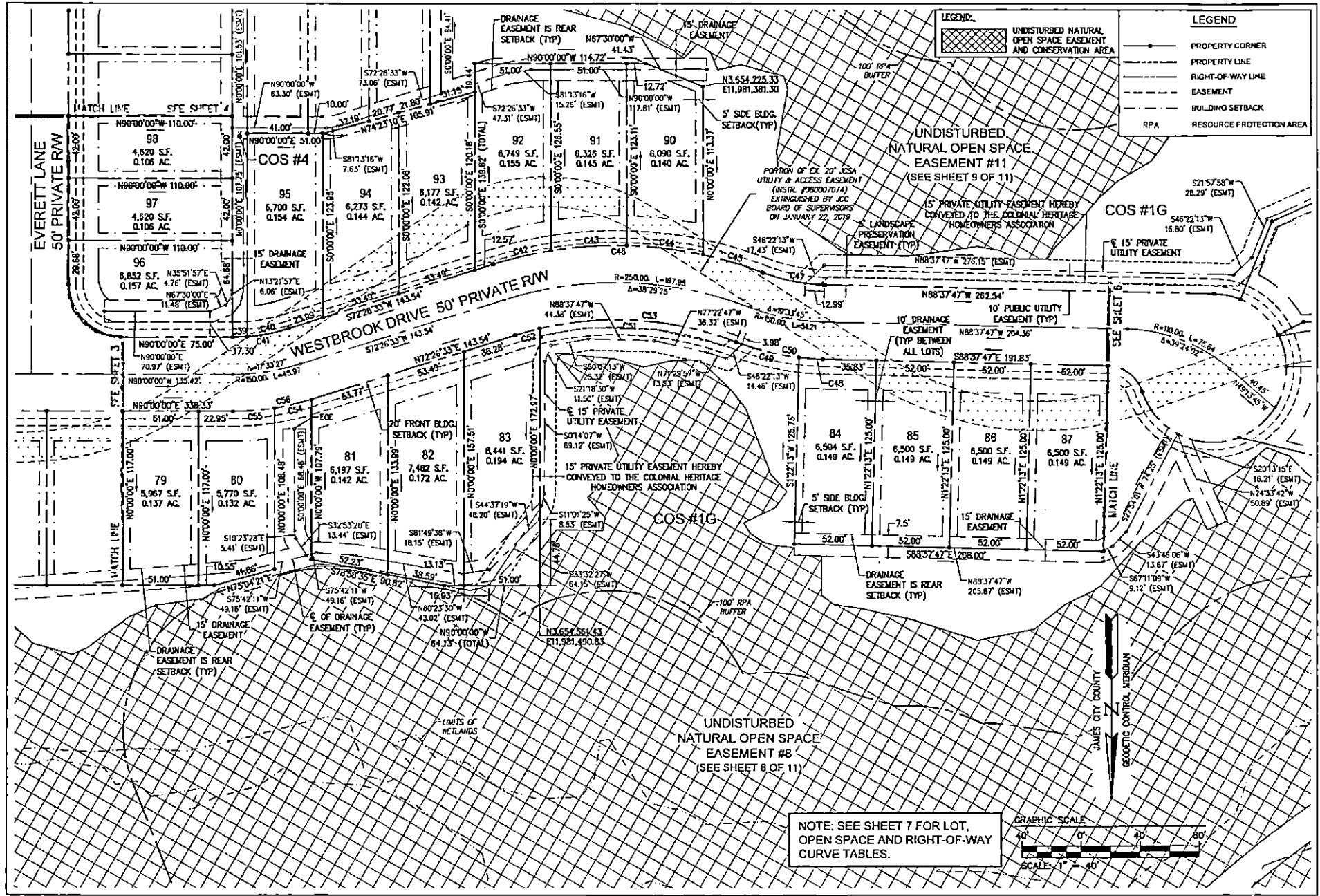
3248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23186
 Phone: (757) 253-2040
 Fax: (757) 220-8994
 www.aesve.com

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

STONHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

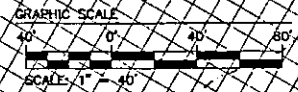
Project Contacts: PCLMRS	
Project Number: 8881-32D	
Scale: 1"=40'	Date: 06/29/19
Sheet Number: 4 of 11	



LEGEND:

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

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



1	01/25/18	REVISED PER COUNTY COMMENTS DATED 10/20/18	RMS
Rev	Date	Description	Revised By



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Harrison Roads | Central Virginia | Middle Peninsula

REF: JCC S-18-0053

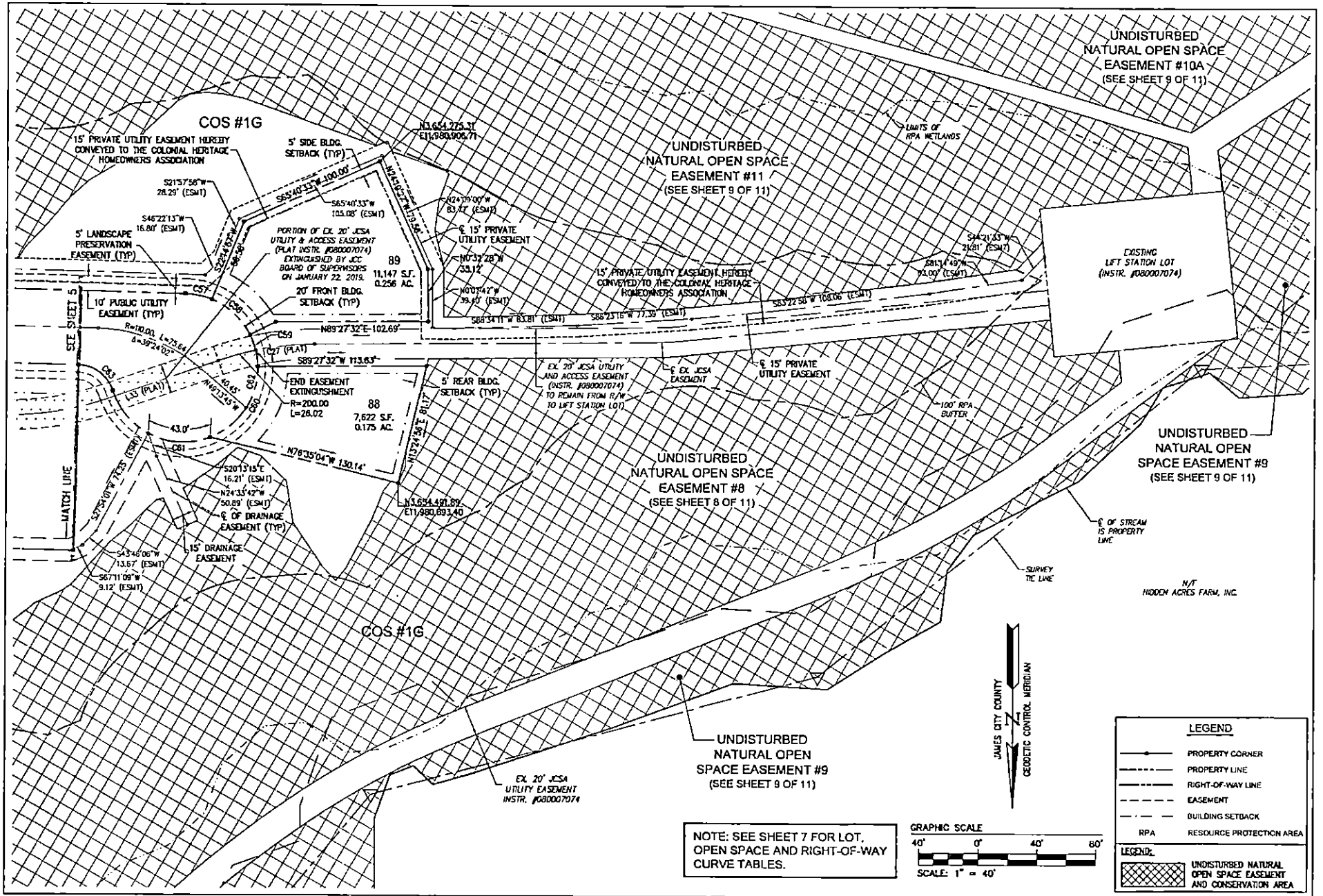
PLAT OF SUBDIVISION
 LOTS 68 THRU 122 & COS #1G, #3 AND #4

**COLONIAL HERITAGE
 PHASE III - SECTION 2B**

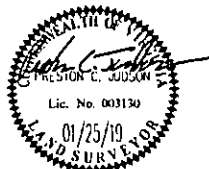
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONE HOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts	PCJ/TRS
Project Number:	0881-320
Scale	Date
1"=40'	08/28/18
Sheet Number	
5 of 11	



No.	Date	Description	Revised By
1	01/25/19	REVISED PER COUNTY COMMENTS DATED 10/20/18	RLCS



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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: PCLMTRS
Project Number: 6681-320
Scale: 1"=40' Date: 05/29/18
Sheet Number: 6 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°25'36"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'	34.65'	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'	41.63'	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	28°43'07"	575.00'	207.93'	105.11'	206.78'	N40°35'25"E
C23	59°46'09"	575.00'	599.82'	330.43'	572.99'	N60°06'55"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°35'20"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'	10.86'	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	85°41'03"	35.00'	40.12'	22.59'	37.96'	S57°09'28"W
C32	183°06'04"	50.00'	159.79'	1647.08'	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'	N75°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

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°31'16"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'	S66°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°16'45"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°16'45"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°31'16"E

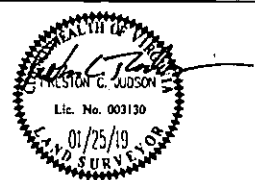
SHEET 6 OF 11

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'	17.66'	28.67'	S53°21'55"E

1. The information on this drawing was prepared by the undersigned professional engineer, architect, or other professional person, or by a person under the direct supervision and control of the undersigned professional engineer, architect, or other professional person, and the undersigned professional engineer, architect, or other professional person is a duly licensed professional engineer, architect, or other professional person in the State of Virginia.

Rev	Date	Description	Revised By
1	01/25/18	REVISED PER COUNTY COMMENTS DATED 10/26/16	RMS



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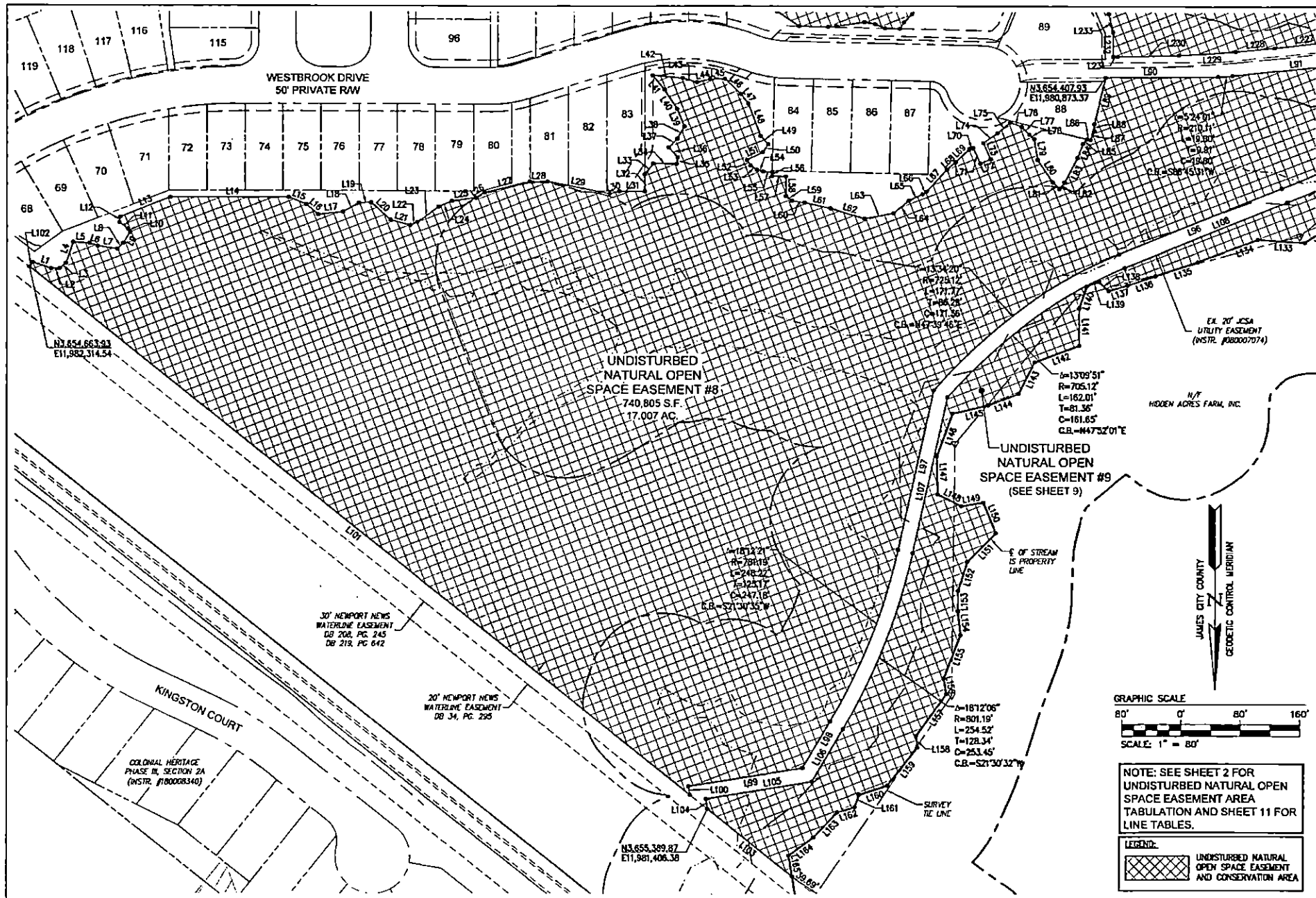
Houston Roads | Central Virginia | Middle Peninsula

REF: JCC S-18-0053

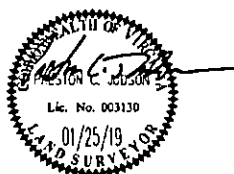
PLAT OF SUBDIVISION
LOTS 68 THRU 122 & COS #1G, #3 AND #4
**COLONIAL HERITAGE
PHASE III - SECTION 2B**
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ/UTS
Project Number: 8881-328
Scale: 1"=40' Date: 02/26/18
Sheet Number:
7 of 11



Rev	Date	Description	Drawn By
1	01/25/19	REVISED PER COUNTY COMMENTS DATED 10/20/18	RWS



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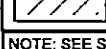
PLAT OF SUBDIVISION
LOTS 68 THRU 122 & COS #1G, #3 AND #4
COLONIAL HERITAGE PHASE III - SECTION 2B
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

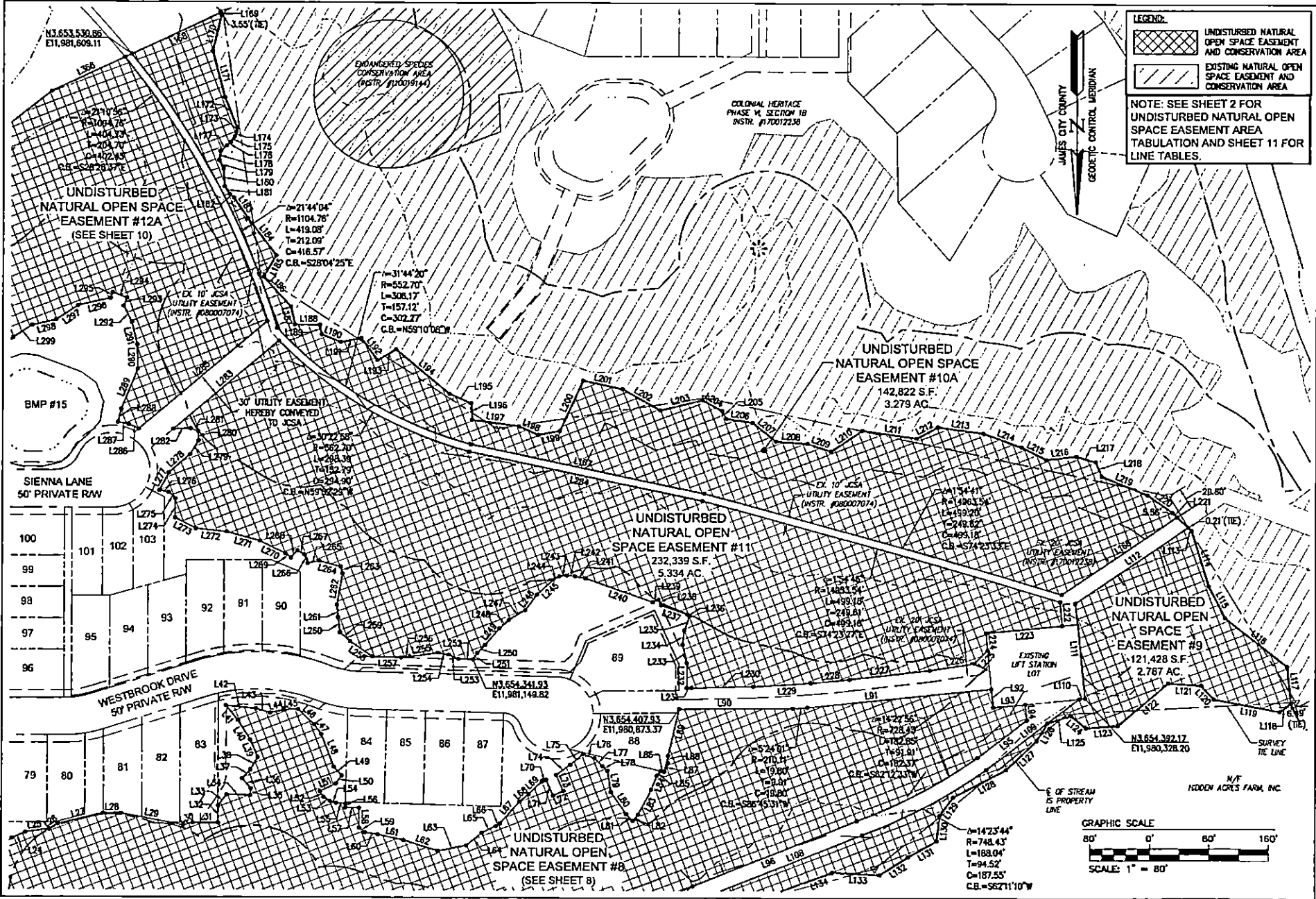
Project Contacts: PC/JRS
Project Number: 5881-32B
Scale: 1"=80'
Date: 08/28/18
Sheet Number: 8 of 11

LEGEND:

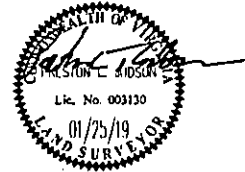
 UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA

 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.



Rev	Date	Description	Prepared By
1	01/25/19	REVISED PER COUNTY COMMENTS DATED 10/20/18	RMS



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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: PC/JTRS
Project Number: 8281-328
Scale: 1"=80'
Date: 08/29/18
Sheet Number: 9 of 11

UNDISTURBED NATURAL OPEN SPACE EASEMENT #9

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH			
L1	N71°02'41"W	25.93'	L18	S60°52'38"W	24.78'	L35	S63°57'59"W	8.67'	L52	N32°39'08"W	8.87'	L69	S45°46'59"W	25.80'	L86	N76°35'04"W	5.00'			
L2	S69°20'56"W	11.05'	L19	S87°15'24"W	18.41'	L36	S40°36'42"E	17.81'	L53	N57°19'06"W	10.33'	L54	N74°05'20"W	8.54'	L71	N24°33'42"W	23.16'	L87	S2°15'43"W	12.63'
L3	S50°08'09"W	11.05'	L20	N48°01'11"W	34.94'	L37	S43°15'02"W	16.25'	L54	N74°05'20"W	8.54'	L71	N24°33'42"W	23.16'	L88	S0°39'17"E	9.78'	L88	S0°39'17"E	9.78'
L4	S19°40'58"W	29.88'	L21	N74°23'43"W	27.19'	L38	S29°27'00"W	19.07'	L55	N85°27'37"W	12.46'	L72	S66°11'07"W	15.00'	L89	S132°45'56"W	64.43'	L89	S132°45'56"W	64.43'
L5	N86°30'19"W	21.55'	L22	S65°57'08"W	10.86'	L39	S22°57'42"E	25.39'	L56	N1°22'15"E	5.36'	L73	S24°33'42"E	23.71'	L90	S89°27'32"W	152.10'	L90	S89°27'32"W	152.10'
L6	N71°34'09"W	11.87'	L23	S53°35'27"W	35.07'	L40	S32°50'45"E	30.78'	L57	N88°37'47"W	18.44'	L74	S55°17'15"W	23.34'	L91	S84°07'03"W	247.75'	L91	S84°07'03"W	247.75'
L7	N81°27'44"W	26.23'	L24	S65°56'33"W	19.40'	L41	S39°07'34"E	25.25'	L58	N0°20'17"W	26.45'	L75	S60°09'09"W	22.38'	L92	N5°46'00"W	24.87'	L92	N5°46'00"W	24.87'
L8	S45°16'59"W	11.12'	L25	S82°23'44"W	32.18'	L42	N84°27'29"W	40.49'	L59	N51°57'12"W	9.99'	L76	N70°33'56"W	16.34'	L93	S84°24'29"W	43.76'	L93	S84°24'29"W	43.76'
L9	S32°06'31"W	17.60'	L26	S58°22'01"W	13.60'	L43	N73°35'23"W	19.80'	L60	N81°16'34"W	17.28'	L77	N44°58'38"W	14.82'	L94	N5°33'31"W	21.30'	L94	N5°33'31"W	21.30'
L10	S34°40'09"E	5.36'	L27	S75°57'17"W	44.42'	L44	S76°53'33"W	18.46'	L61	N77°49'06"W	34.94'	L78	N47°46'09"W	9.31'	L95	N52°47'23"E	83.60'	L95	N52°47'23"E	83.60'
L11	S52°36'39"E	14.27'	L28	N89°29'41"W	23.60'	L45	S88°14'04"W	19.77'	L62	N72°29'20"W	47.52'	L79	N90°14'14"W	28.51'	L96	N68°10'25"E	237.24'	L96	N68°10'25"E	237.24'
L12	S73°42'24"W	7.45'	L29	N78°58'35"W	84.35'	L46	N46°17'42"W	29.52'	L63	S79°04'31"W	39.30'	L80	N34°09'09"W	35.93'	L97	N12°30'33"E	219.58'	L97	N12°30'33"E	219.58'
L13	S68°28'00"W	72.38'	L30	S75°15'58"W	13.23'	L47	N37°11'52"W	18.20'	L64	S50°57'52"W	26.45'	L81	N43°51'30"W	12.87'	L98	N30°23'15"E	72.50'	L98	N30°23'15"E	72.50'
L14	N90°00'00"W	158.88'	L31	N90°00'00"W	34.07'	L48	N20°54'59"W	46.93'	L65	S64°23'09"W	20.88'	L82	S38°33'55"W	11.06'	L99	N80°48'10"E	154.77'	L99	N80°48'10"E	154.77'
L15	N67°56'59"W	25.80'	L32	S00°00'00"E	22.82'	L49	N43°04'58"W	15.51'	L66	S56°31'22"W	6.52'	L83	S27°31'36"W	37.83'	L100	N92°14'9"W	11.58'	L100	N92°14'9"W	11.58'
L16	N48°49'43"W	20.27'	L33	S37°35'34"W	18.58'	L50	N35°07'16"E	13.25'	L67	S42°15'15"W	39.95'	L84	S21°39'23"W	19.97'	L101	S51°21'46"E	113.75'	L101	S51°21'46"E	113.75'
L17	S83°56'01"W	33.32'	L34	N89°14'08"W	31.44'	L51	N64°08'55"E	23.73'	L68	S50°47'17"W	15.53'	L85	S38°07'21"W	8.21'	L102	S38°38'14"W	7.29'	L102	S38°38'14"W	7.29'

UNDISTURBED NATURAL OPEN SPACE EASEMENT #8

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L103	S51°21'46"E	145.47'	L120	S43°14'09"E	24.92'	L137	N74°01'04"E	26.40'	L154	N67°15'57"W	32.22'
L104	S92°13'30"E	13.73'	L121	S86°19'11"E	44.68'	L138	S46°53'21"E	17.94'	L155	N21°06'39"E	82.67'
L105	S80°48'10"W	144.21'	L122	N49°44'20"E	88.82'	L139	N68°51'35"E	17.05'	L156	N107°16'59"W	20.86'
L106	S30°20'39"W	81.82'	L123	N85°58'26"E	42.65'	L140	N19°30'59"E	31.38'	L157	N35°49'17"E	69.26'
L107	S12°30'33"W	214.47'	L124	S49°52'04"E	25.79'	L141	N01°8'26"W	49.74'	L158	N5°34'53"W	15.62'
L108	S68°10'23"W	236.97'	L125	N72°26'35"E	33.42'	L142	N69°28'58"E	63.74'	L159	N38°06'53"E	65.00'
L109	S52°47'23"W	157.77'	L126	N31°20'00"E	28.21'	L143	N27°30'22"E	47.69'	L160	N72°02'13"E	39.38'
L110	S84°14'00"W	7.92'	L127	N47°07'07"E	57.40'	L144	N89°25'10"E	43.74'	L161	N20°43'24"E	17.60'
L111	S5°46'00"E	100.00'	L128	N62°43'55"E	79.91'	L145	N76°27'37"E	49.04'	L162	N73°00'36"E	24.39'
L112	S55°55'36"W	183.18'	L129	N36°17'11"E	30.17'	L146	N20°14'44"E	61.59'	L163	N43°17'58"E	45.89'
L113	N47°00'00"W	6.34'	L130	N7°06'32"E	34.74'	L147	N1°47'01"W	50.52'	L164	N53°22'53"E	41.56'
L114	N17°21'10"W	77.65'	L131	N60°27'32"E	43.30'	L148	N63°20'07"W	35.14'	L165	N9°28'21"W	28.43'
L115	N27°30'39"W	48.53'	L132	N57°20'34"E	45.24'	L149	S80°52'30"W	30.18'			
L116	N52°15'36"W	105.51'	L133	S86°46'06"E	63.31'	L150	N22°16'20"W	44.35'			
L117	N6°29'23"W	49.53'	L134	N69°43'35"E	85.39'	L151	N44°34'16"E	54.44'			
L118	N52°36'58"E	19.07'	L135	N71°52'22"E	60.40'	L152	N17°52'44"E	41.05'			
L119	S79°20'19"E	90.46'	L136	N71°45'15"E	39.77'	L153	N0°20'31"E	27.18'			

UNDISTURBED NATURAL OPEN SPACE EASEMENT #10A

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L168	N55°55'36"E	186.81'	L185	N30°15'22"E	33.28'	L204	N60°22'41"W	29.67'
L167	S78°09'19"E	319.50'	L186	N42°47'37"W	54.23'	L205	N30°05'18"W	11.89'
L168	S64°43'34"W	131.04'	L187	N12°42'56"W	24.41'	L206	N81°35'36"W	35.80'
L169	N26°44'28"W	3.53'	L188	N89°34'38"W	33.68'	L207	N51°31'22"W	39.59'
L170	N13°29'39"E	49.57'	L189	N11°06'09"W	12.88'	L208	N85°45'37"W	42.95'
L171	N14°44'04"W	65.18'	L190	N67°37'24"W	27.73'	L209	N71°44'01"W	33.07'
L172	N22°02'56"W	43.63'	L191	S78°31'53"W	27.82'	L210	S56°23'22"W	50.54'
L173	N9°32'56"E	5.66'	L192	N35°56'32"W	36.69'	L211	N82°03'59"W	72.89'
L174	N20°38'06"E	6.76'	L193	S59°21'37"W	28.87'	L212	S62°20'09"W	32.17'
L175	N34°52'10"E	9.02'	L194	N50°30'54"W	93.14'	L213	N82°17'29"W	61.65'
L176	N45°47'58"E	6.89'	L195	N66°24'54"W	31.51'	L214	N70°17'06"W	55.45'
L177	N50°24'57"E	11.29'	L196	N32°51'17"W	22.12'	L215	N63°41'22"W	36.88'
L178	N7°36'24"E	13.01'	L197	N82°08'07"W	63.34'	L216	S83°38'44"W	40.80'
L179	N28°19'10"W	11.97'	L198	N66°34'14"W	28.59'	L217	N73°29'09"W	27.20'
L180	N34°42'32"W	24.47'	L199	S79°49'21"W	29.59'	L218	N23°48'44"W	21.02'
L181	N33°44'20"W	12.57'	L200	S45°27'31"W	74.55'	L219	N67°56'15"W	66.00'
L182	N48°56'46"W	7.25'	L201	N77°57'50"W	53.51'	L220	N55°13'34"W	41.57'
L183	N34°29'23"W	33.37'	L202	N60°27'33"W	58.14'	L221	N47°00'00"W	8.23'
L184	N37°29'48"W	62.44'	L203	S76°08'02"W	58.42'			

UNDISTURBED NATURAL OPEN SPACE EASEMENT #11

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L222	N5°45'43"W	31.98'	L243	N83°34'41"E	10.30'	L264	S75°07'23"E	29.96'
L223	N84°14'00"E	103.98'	L244	N61°01'58"E	10.36'	L265	N77°44'32"E	15.85'
L224	N5°46'00"W	22.76'	L245	N47°02'12"E	28.90'	L266	S23°01'57"E	12.93'
L225	N44°21'33"E	25.58'	L246	N36°59'14"E	25.52'	L267	S58°06'06"E	10.36'
L226	S81°14'49"W	60.36'	L247	N59°06'07"E	26.29'	L268	N42°15'19"E	13.21'
L227	S83°22'58"W	107.85'	L248	N48°17'17"E	16.80'	L269	S52°39'46"E	8.94'
L228	S84°26'21"W	52.26'	L249	N40°05'51"E	29.20'	L270	S63°45'50"E	38.31'
L229	N66°23'16"E	77.12'	L250	N44°23'28"E	15.48'	L271	S74°42'27"E	46.12'
L230	N88°34'11"E	83.55'	L251	N33°29'28"E	9.96'	L272	S83°55'03"E	41.82'
L231	N89°33'13"W	5.87'	L252	N88°37'47"W	19.77'	L273	S62°42'30"W	31.19'
L232	S20°07'42"E	33.57'	L253	S66°35'31"E	14.44'	L274	S0°00'00"E	25.65'
L233	S13°34'29"E	25.13'	L254	S79°38'51"E	14.46'	L275	S46°26'17"E	12.46'
L234	S72°04'37"W	19.53'	L255	N81°36'13"E	37.59'	L276	S77°01'37"E	12.48'
L235	S19°26'49"W	20.20'	L256	N84°46'01"E	11.29'	L277	S27°41'29"W	26.29'
L236	S48°14'55"E	3.38'	L257	N88°57'47"W	38.43'	L278	S48°54'53"W	37.84'
L237	N70°32'59"W	37.79'	L258	S55°52'24"E	36.07'	L279	S31°46'00"W	21.95'
L238	N24°09'00"W	7.76'	L259	S48°58'53"E	18.57'	L280	S33°52'77"E	11.86'
L239	S65°40'33"W	8.12'	L260	S70°33'36"E	20.31'	L281	S68°23'48"E	11.21'
L240	S70°32'59"E	95.45'	L261	S53°44'37"E	16.93'	L282	N87°39'36"E	22.90'
L241	S78°32'25"E	14.52'	L262	S10°03'02"W	42.93'	L283	S49°53'57"W	184.76'
L242	S85°42'20"E	10.74'	L263	S15°12'39"E	9.23'	L284	N78°09'19"W	319.52'

UNDISTURBED NATURAL OPEN SPACE EASEMENT #12A

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L285	N49°53'57"E	224.67'	L306	S45°53'25"E	36.31'	L327	N32°19'32"E	14.22'	L348	N31°07'43"E	10.01'
L286	S85°59'11"E	14.89'	L307	N60°05'46"E	38.95'	L328	N53°52'27"E	22.05'	L349	N42°16'19"E	20.12'
L287	S79°37'19"E	14.61'	L308	N12°39'40"E	12.76'	L329	N40°35'20"E	52.41'	L350	N29°34'33"E	14.39'
L288	S13°44'14"W	18.33'	L309	S89°58'23"E	18.19'	L330	N25°13'10"E	11.62'	L351	N51°05'38"E	39.68'
L289	N22°16'00"E	57.77'	L310	S59°38'30"E	13.65'	L331	N51°23'27"E	52.04'	L352	S51°23'19"E	145.88'
L290	S10°33'30"E	32.79'	L311	S66°12'02"E	12.29'	L332	N62°35'46"E	22.80'	L353	S38°36'41"W	178.81'
L291	S14°01'48"E	31.10'	L312	N50°02'07"E	12.19'	L333	N67°36'24"E	41.91'	L354	S80°30'58"W	95.77'
L292	S27°01'57"E	24.13'	L313	N37°45'57"W	14.74'	L334	N31°09'46"E	41.78'	L355	S50°33'25"W	55.26'
L293	S21°28'00"W	11.46'	L314	N41°57'43"E	11.50'	L335	N62°03'03"E	30.55'	L356	S65°11'43"W	98.51'
L294	S68°32'00"E	20									