

190016053

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.

FOR COLONIAL HERITAGE LLC

Timothy M Bates
PRINTED NAME

8/30/19
DATE

CERTIFICATE OF NOTARIZATION

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

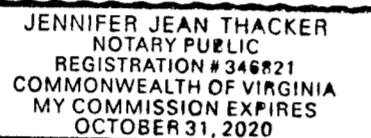
I, Jennifer Jean Thacker A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 30 DAY OF August, 2019.

MY COMMISSION EXPIRES October 31, 2020

Jennifer Jean Thacker
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 346821



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 HOMEOWNER'S ASSOCIATION, INC.

Wesley Dollins
PRINTED NAME

8/21/19
DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City
TO-WIT:

I, Dayle Marie Brittain 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 21 DAY OF August, 2019.

MY COMMISSION EXPIRES 10/31/2021

Dayle Marie Brittain
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7746883



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
07/10/2019
DATE

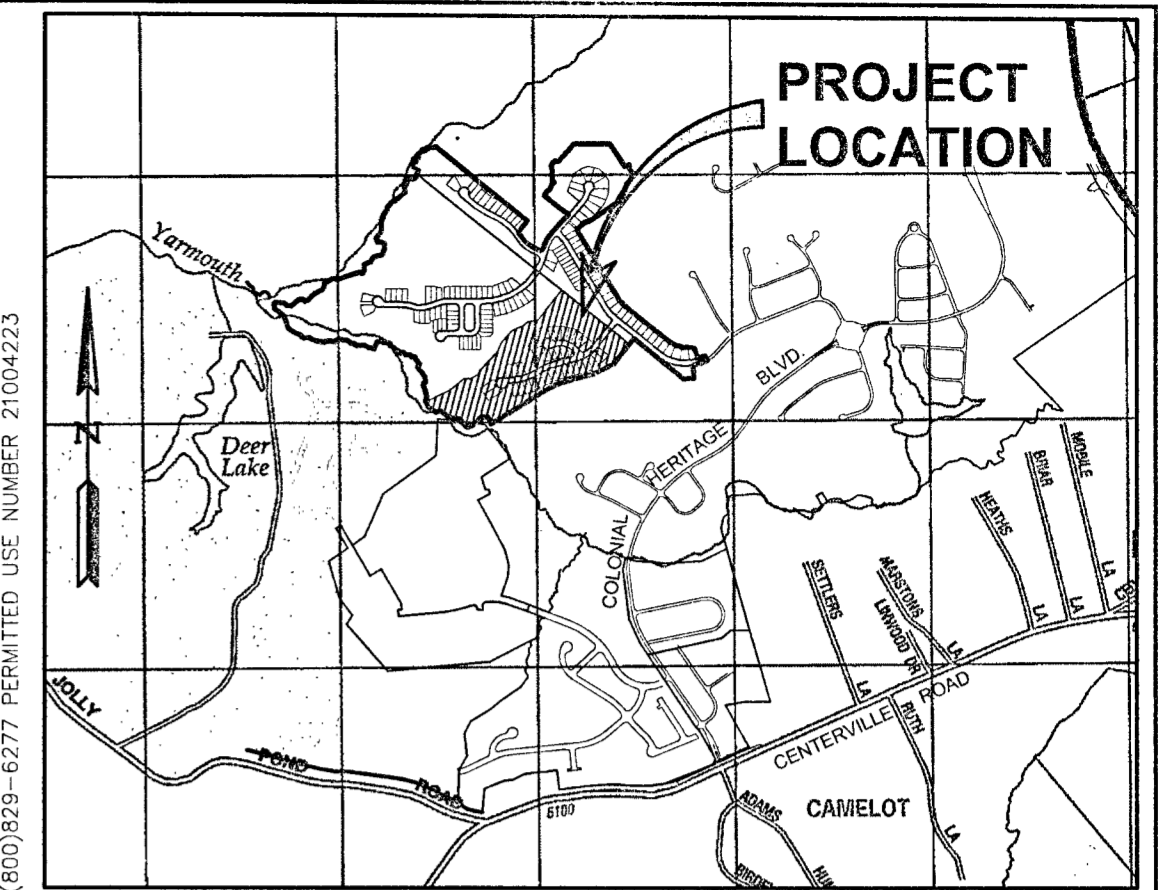
CERTIFICATE OF APPROVAL

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

Ellen Cook
SUBDIVISION AGENT OF
JAMES CITY COUNTY
10/30/19
DATE

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 (c) 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.



LOCATION MAP SCALE: 1"=2000'

- 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.

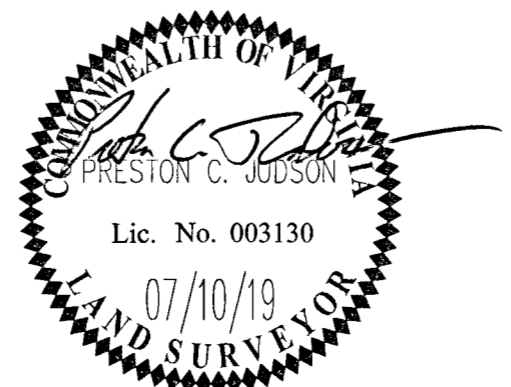
AREA TABULATION
COLONIAL HERITAGE - PHASE III, SECTION 2C (JCC CASE NO. S-19-0023)
LOTS 123 THRU 156 AND COS #1H

Table with 4 columns: Description, Area in S.F., Area in AC±, and other metrics. Includes rows for Residential Lots, Right of Way, Common Open Space, Total Area Subdivided, Phase III Section 2, and Lot Statistics.

- NOTES:
1. SEE SHEET 2 FOR SECTION 2C OVERALL BOUNDARY.
2. SEE SHEETS 3 AND 4 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS, DESCRIPTIONS & CURVE TABLES.
3. SEE SHEET 5 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENTS.
4. SEE SHEET 6 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT LINE AND CURVE TABLES.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 1st DAY OF November, 2019
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:16 AM/PM
INSTRUMENT # 190016053
TESTE: MONA A. FOLEY, CLERK
MONA A. FOLEY, CLERK

Revision table with columns: Rev., Date, Description, Revised By.



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REF: JCC S-19-0023
PLAT OF SUBDIVISION
LOTS 123 THRU 156 AND COS #1H
COLONIAL HERITAGE
PHASE III - SECTION 2C
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ/TRS
Project Number: 8881-32C
Scale: NA Date: 03/12/19
Sheet Number
1 of 6