

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:

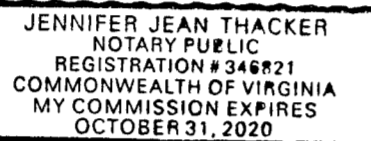
I, Jennifer Jean Thacker A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

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

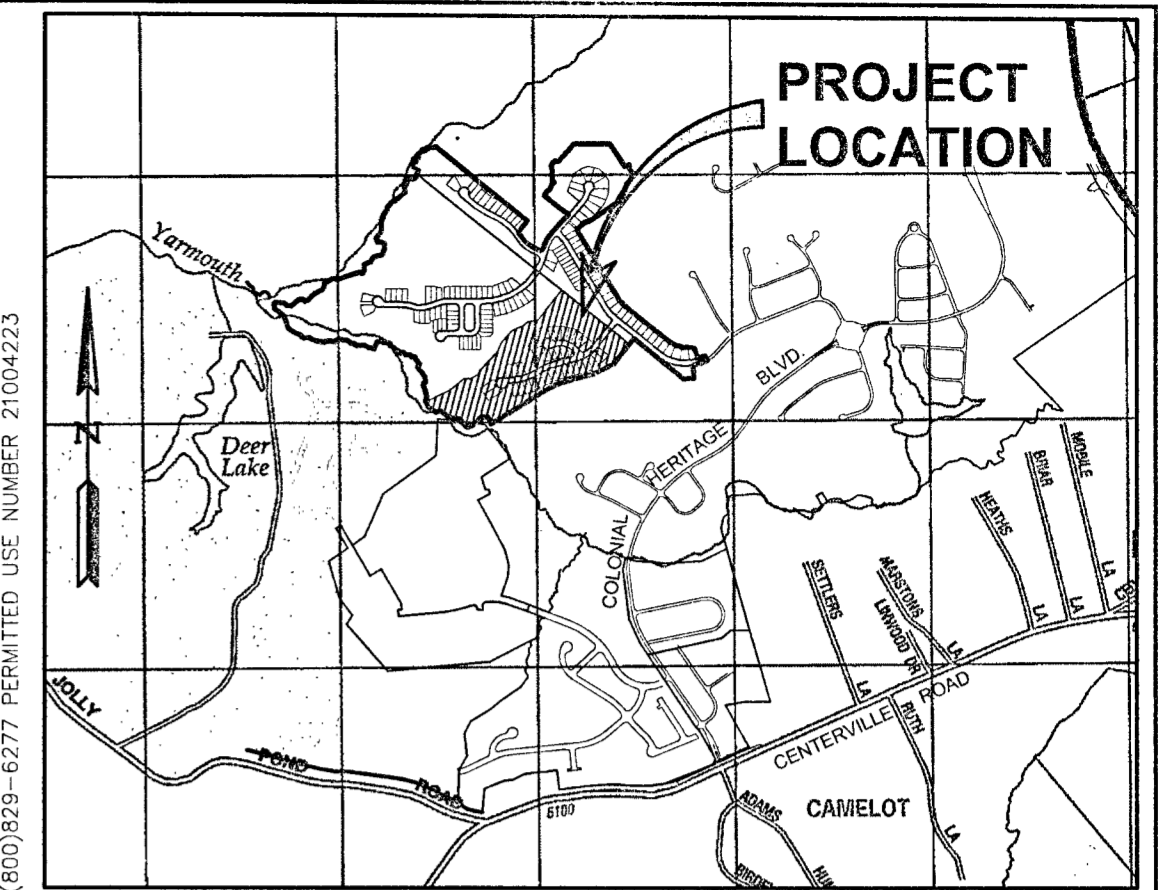
CERTIFICATE OF APPROVAL

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.

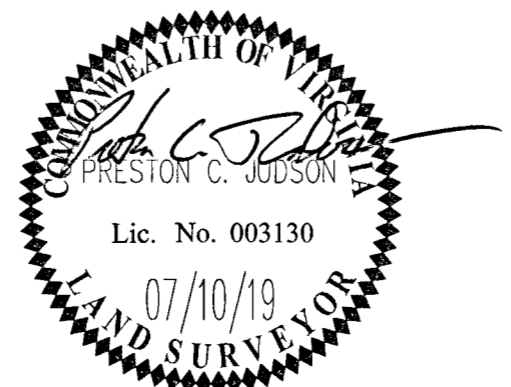
AREA TABULATION
COLONIAL HERITAGE - PHASE III, SECTION 2C (JCC CASE NO. S-19-0023)
LOTS 123 THRU 156 AND COS #1H

Table with 4 columns: Description, Area in S.F., Area in AC±, and Additional Info. 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. Includes entry for 07/10/19 revised per JCC comments.



AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

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

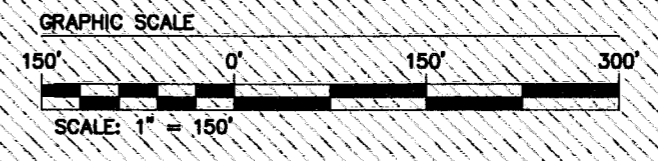
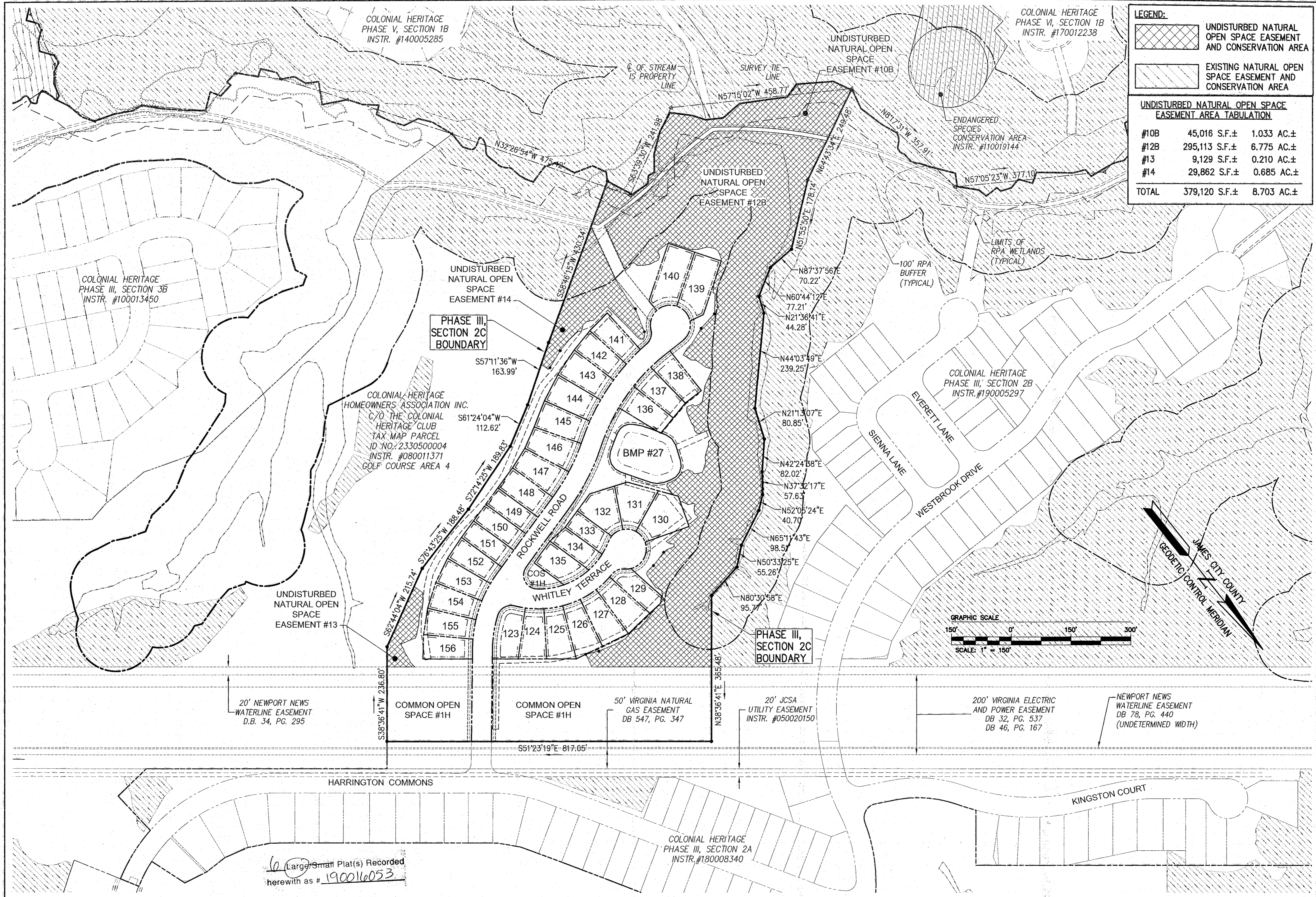
190016053

LEGEND:

- UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
- EXISTING NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA

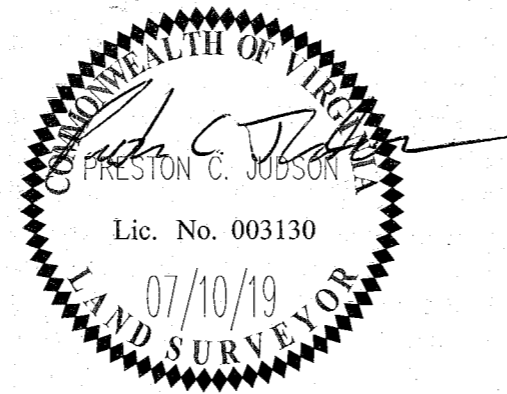
UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA TABULATION

#10B	45,016 S.F.±	1.033 AC.±
#12B	295,113 S.F.±	6.775 AC.±
#13	9,129 S.F.±	0.210 AC.±
#14	29,862 S.F.±	0.685 AC.±
TOTAL	379,120 S.F.±	8.703 AC.±



6 Large/Small Plat(s) Recorded
herewith as # 190016053

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
November 1, 2019
at 11:16 AM PM, PB PG
Document # 190016053
MONA A. FOLEY, CLERK
Mona A. Foley Clerk



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Williamsburg, Virginia 23188
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www.aesva.com

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

Project Contacts: PCJ/TRS
Project Number: 8881-32C
Scale: 1"=150' Date: 03/12/19

Sheet Number
2 of 6

1	07/10/19	REVISED PER JCC COMMENTS DATED 04/2019	RMS
Rev.	Date	Description	Revised By

S:\080886\1350 Phase III Sec 2C\Survey\Phase III, Section 2C\Map\2019\JCC\PCJ\AES\190016053.dwg

190016053

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C31	8°09'06"	500.00'	71.14'	35.63'	71.08'	S70°45'21"W
C32	8°52'14"	500.00'	77.41'	38.78'	77.33'	S62°14'41"W
C33	0°39'51"	500.00'	5.79'	2.90'	5.79'	S57°28'38"W
C34	17°41'11"	500.00'	154.34'	77.79'	153.73'	S65°59'19"W
C35	5°38'58"	550.00'	54.23'	27.14'	54.21'	S59°58'12"W
C36	6°15'13"	550.00'	60.03'	30.04'	60.00'	S65°55'18"W
C37	6°15'13"	550.00'	60.03'	30.04'	60.00'	S72°10'31"W
C38	5°18'53"	550.00'	51.02'	25.53'	51.00'	S77°57'34"W
C39	5°18'53"	550.00'	51.02'	25.53'	51.00'	S83°16'27"W
C40	2°07'52"	550.00'	20.46'	10.23'	20.46'	S86°59'49"W
C41	30°55'02"	550.00'	296.79'	152.10'	293.20'	S72°36'14"W
C42	63°59'38"	35.00'	39.09'	21.87'	37.09'	S56°03'56"W
C43	61°26'59"	50.00'	53.63'	29.72'	51.09'	S54°47'37"W
C44	61°33'05"	50.00'	53.71'	29.78'	51.17'	N63°42'21"W
C45	60°02'37"	50.00'	52.40'	28.89'	50.03'	N2°54'31"W
C46	62°53'12"	50.00'	54.88'	30.57'	52.17'	N58°33'24"E
C47	245°55'53"	50.00'	214.62'	77.09'	83.90'	N32°57'56"W
C48	5°17'47"	500.00'	46.22'	23.13'	46.20'	N87°21'07"E
C49	7°20'20"	500.00'	64.04'	32.07'	64.00'	N81°02'03"E
C50	7°33'57"	500.00'	66.03'	33.06'	65.98'	N73°34'55"E
C51	12°39'13"	500.00'	110.42'	55.44'	110.20'	N63°28'20"E
C52	32°51'17"	500.00'	286.71'	147.42'	282.80'	N73°34'21"E
C53	17°41'11"	550.00'	169.78'	85.57'	169.10'	N65°59'19"E

LEGEND:

UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA

EXISTING NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA

BMP LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°28'52"W	20.29'
L2	S63°12'01"W	6.07'
L3	S72°49'56"W	11.14'
L4	N88°41'41"W	11.14'
L5	N70°13'18"W	11.14'
L6	N51°44'56"W	11.14'
L7	N42°30'44"W	23.50'
L8	N33°10'03"W	26.10'
L9	N29°32'39"W	11.82'
L10	N29°32'39"W	15.74'
L11	N29°32'39"W	12.87'
L12	N17°12'53"W	16.95'
L13	N7°26'39"E	16.95'
L14	N21°22'37"E	15.11'
L15	N21°26'26"E	26.67'
L16	N32°20'57"E	15.02'
L17	N54°10'00"E	15.02'
L18	N75°59'03"E	15.02'
L19	S82°11'55"E	15.02'
L20	S71°17'24"E	18.50'
L21	S61°23'24"E	15.67'
L22	S42°24'00"E	15.67'
L23	S32°30'00"E	53.49'
L24	S32°30'00"E	16.00'
L25	S32°30'00"E	13.50'
L26	S21°20'33"E	15.75'
L27	S0°58'20"W	15.75'
L28	S23°17'13"W	15.75'
L29	S45°36'07"W	15.75'
L30	S58°27'31"W	26.05'

GRAPHIC SCALE

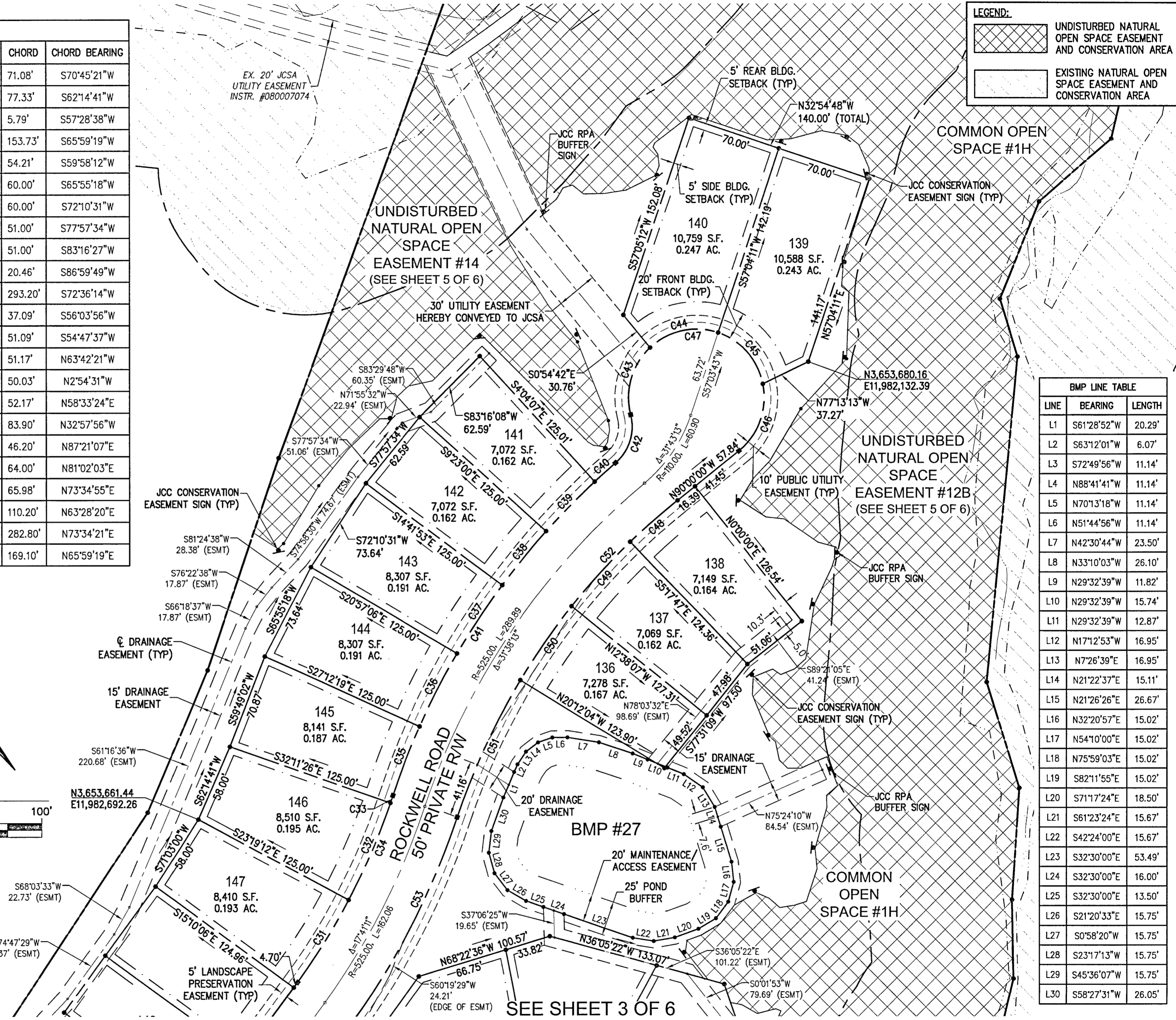
50' 0' 50' 100'

SCALE: 1" = 50'

JAMES CITY COUNTY
GEODETIC CONTROL MERIDIAN

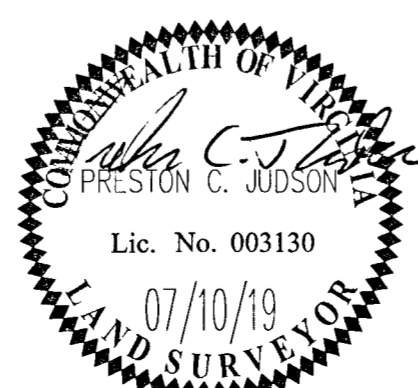
COLONIAL HERITAGE HOMEOWNERS ASSOCIATION INC.
 C/O THE COLONIAL HERITAGE CLUB
 TAX MAP PARCEL ID NO.: 2330500004
 INSTR. #080011371
 GOLF COURSE AREA 4

Large Small Plat(s) Recorded herewith as # 190016053



Rev.	Date	Description	RMS Revised By
1	07/10/19	REVISED PER JCC COMMENTS DATED 04/2019	

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



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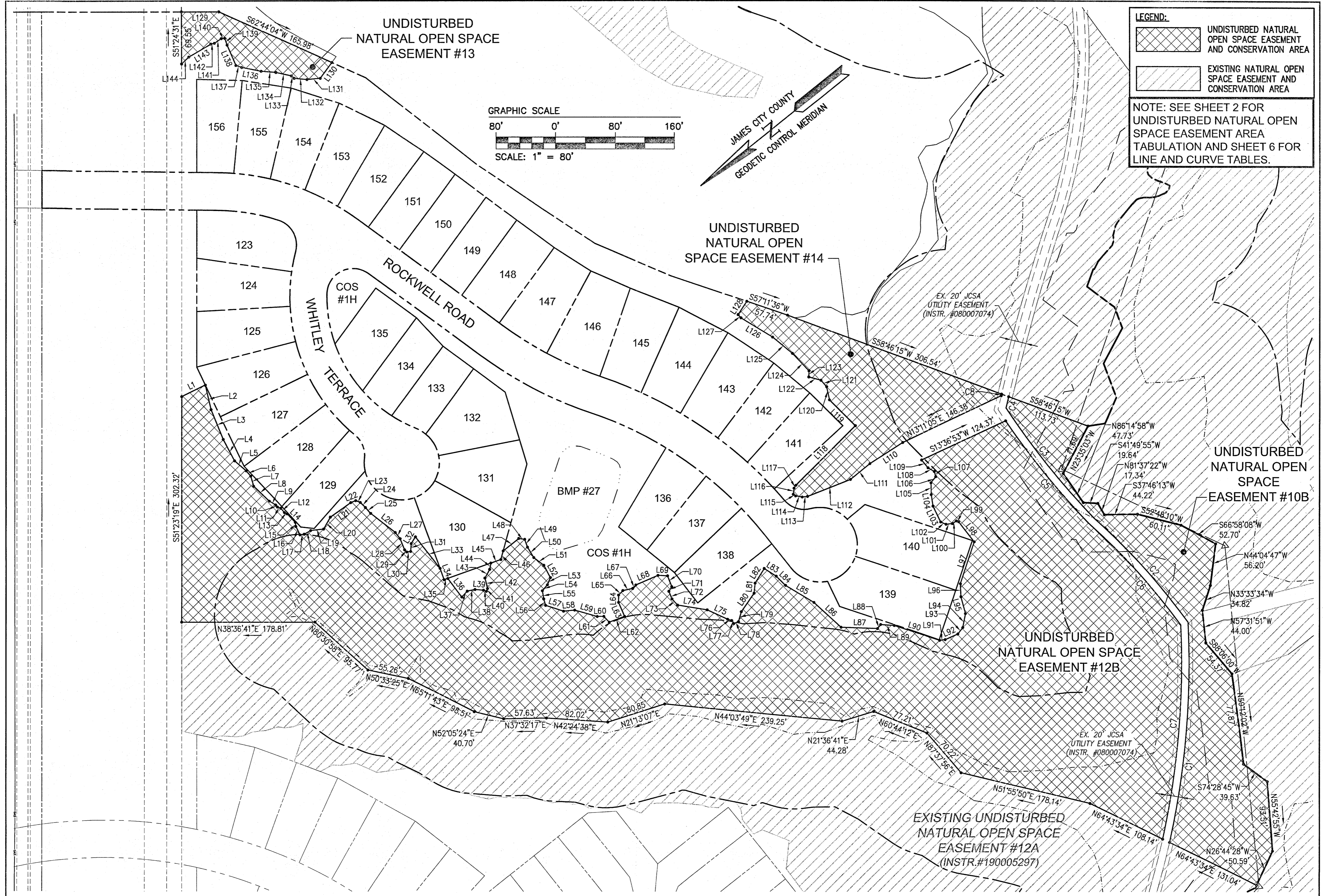
REF: JCC S-19-0023

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: 1"=50' Date: 03/12/19
 Sheet Number
4 of 6

190016053

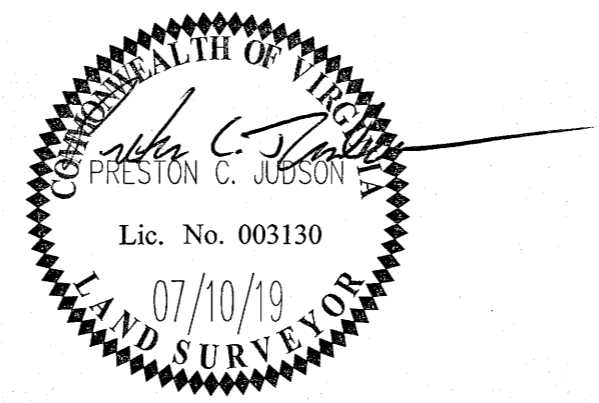


LEGEND:

- 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 6 FOR LINE AND CURVE TABLES.

City of Williamsburg & County of James City
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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: 1"=80'
 Date: 03/12/19
 Sheet Number
5 of 6

Rev.	Date	Description	RMS Revised By
1	07/10/19	REVISED PER JCC COMMENTS DATED 04/2019	RMS

190016053

UNDISTURBED NATURAL OPEN SPACE EASEMENT #10B

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	15°22'43"	1104.76'	296.53'	149.16'	295.64'	S46°37'48"E
C2	12°05'23"	892.84'	188.39'	94.55'	188.04'	N86°36'10"E
C3	10°54'40"	993.78'	189.25'	94.91'	188.97'	N89°46'10"E
C4	0°18'15"	2920.84'	15.50'	7.75'	15.50'	S38°14'19"E

UNDISTURBED NATURAL OPEN SPACE EASEMENT #12B

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C5	10°07'24"	1003.78'	177.35'	88.91'	177.12'	N89°21'24"E
C6	11°55'06"	882.84'	183.64'	92.15'	183.31'	S86°29'45"W
C7	15°05'46"	1094.76'	288.44'	145.06'	287.61'	N46°36'58"W

UNDISTURBED NATURAL OPEN SPACE EASEMENT #14

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C8	0°02'30"	2930.84'	2.14'	1.07'	2.14'	N38°05'02"W

UNDISTURBED NATURAL OPEN SPACE EASEMENT #12B

LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°40'13"W	35.02'
L2	N64°35'50"W	33.63'
L3	N73°44'45"W	43.33'
L4	N79°25'21"W	32.27'
L5	S79°21'07"W	20.66'
L6	S88°08'01"W	9.36'
L7	N67°02'10"W	14.13'
L8	S82°26'13"W	28.91'
L9	S69°48'46"W	9.96'
L10	S86°49'36"W	3.56'
L11	S58°25'48"W	4.84'
L12	S88°52'25"W	7.56'
L13	S64°54'34"W	4.09'
L14	S84°01'55"W	15.69'
L15	N58°40'48"W	5.60'
L16	N77°51'33"W	12.58'
L17	S30°27'32"W	5.77'
L18	S9°00'46"W	10.09'
L19	S32°16'25"W	17.58'
L20	S21°52'10"E	18.26'
L21	S3°19'14"W	33.61'
L22	S16°59'10"W	7.20'
L23	S59°57'46"W	6.60'

LINE TABLE		
LINE	BEARING	LENGTH
L24	S83°06'16"W	9.68'
L25	S86°18'49"W	10.58'
L26	S76°25'28"W	41.49'
L27	N89°15'39"W	10.71'
L28	N72°51'44"W	16.08'
L29	S84°06'34"W	4.10'
L30	S31°29'54"W	5.21'
L31	S47°44'12"E	10.64'
L32	S19°35'46"E	10.71'
L33	N88°57'02"W	53.42'
L34	N71°09'42"W	16.10'
L35	S19°10'35"W	5.19'
L36	N88°51'22"W	31.18'
L37	S8°28'08"E	10.86'
L38	S26°46'27"W	10.56'
L39	S42°55'37"W	11.54'
L40	S60°13'27"W	4.10'
L41	S29°00'40"E	4.16'
L42	S65°39'32"E	14.21'
L43	S22°29'46"E	13.17'
L44	S40°29'49"E	8.49'
L45	S19°10'35"W	14.24'
L46	S36°05'22"E	12.21'

LINE TABLE		
LINE	BEARING	LENGTH
L47	S0°01'53"W	26.80'
L48	S46°48'35"W	8.06'
L49	N71°17'24"W	11.16'
L50	N82°11'55"W	16.46'
L51	S75°59'03"W	16.95'
L52	N80°11'00"W	18.62'
L53	N28°13'57"W	10.38'
L54	N10°59'53"W	10.41'
L55	N60°33'07"W	11.11'
L56	N68°26'35"W	8.95'
L57	S56°43'12"W	25.29'
L58	S32°54'48"W	14.81'
L59	S54°44'24"W	31.26'
L60	S36°49'38"W	8.87'
L61	S86°27'31"W	10.87'
L62	S17°53'49"W	22.21'
L63	S75°24'10"E	13.86'
L64	S51°01'15"E	9.72'
L65	S7°05'38"E	8.33'
L66	S26°33'13"W	13.56'
L67	S8°22'37"E	6.20'
L68	S15°42'48"W	32.82'
L69	S41°14'35"W	12.98'

LINE TABLE		
LINE	BEARING	LENGTH
L70	N73°00'35"W	15.57'
L71	N17°53'58"W	7.17'
L72	N73°33'40"W	10.97'
L73	S85°59'46"W	11.18'
L74	S47°45'29"W	40.31'
L75	S63°37'42"W	30.16'
L76	S55°50'27"W	5.70'
L77	N84°24'58"W	5.05'
L78	S15°10'55"W	6.86'
L79	S36°00'22"E	14.00'
L80	S16°45'20"E	30.06'
L81	S45°29'59"E	13.52'
L82	S19°02'02"E	22.84'
L83	S70°38'13"W	19.11'
L84	S82°40'53"W	17.40'
L85	S69°25'01"W	44.44'
L86	S81°12'26"W	49.61'
L87	S40°37'05"W	48.92'
L88	S13°48'38"E	6.81'
L89	S42°55'26"W	18.49'
L90	S56°25'36"W	64.01'
L91	S31°35'20"W	7.59'
L92	S15°04'50"W	18.54'

LINE TABLE		
LINE	BEARING	LENGTH
L93	S13°43'12"E	10.82'
L94	S40°51'47"E	19.27'
L95	S66°18'54"E	23.38'
L96	S54°04'15"E	17.28'
L97	S33°05'16"E	59.01'
L98	S89°08'14"E	34.00'
L99	N60°45'51"E	3.25'
L100	N5°08'59"E	6.57'
L101	N32°29'12"E	8.52'
L102	N62°12'34"E	7.79'
L103	S77°22'59"E	23.61'
L104	S60°18'05"E	15.61'
L105	S52°34'00"E	15.83'
L106	S13°13'06"E	10.40'
L107	S67°34'14"E	7.21'
L108	N69°07'13"E	9.78'
L109	N88°50'57"E	13.59'

UNDISTURBED NATURAL OPEN SPACE EASEMENT #14

LINE TABLE		
LINE	BEARING	LENGTH
L110	N5°58'50"E	52.29'
L111	N0°23'32"W	33.70'
L112	N17°01'51"E	61.92'
L113	N31°59'32"E	7.18'
L114	N49°29'58"E	4.14'
L115	N73°50'33"E	3.85'
L116	S44°18'19"E	8.31'
L117	S19°07'27"E	4.42'
L118	S6°24'54"E	112.96'
L119	N83°24'06"E	49.10'

LINE TABLE		
LINE	BEARING	LENGTH
L120	S63°40'09"E	17.97'
L122	N53°31'42"E	16.85'
L123	S49°51'56"E	8.29'
L125	N77°50'37"E	34.51'
L126	N69°55'25"E	49.67'
L127	N87°18'37"E	5.64'
L128	S18°18'08"E	21.10'

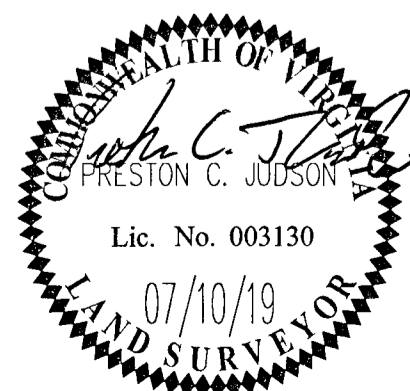
UNDISTURBED NATURAL OPEN SPACE EASEMENT #13

LINE TABLE		
LINE	BEARING	LENGTH
L129	S38°36'41"W	50.13'
L130	N14°50'54"W	26.18'
L131	N33°59'34"E	9.05'
L132	N44°29'48"E	17.35'
L133	N79°05'07"E	4.93'
L134	N51°07'04"E	21.30'
L135	N43°19'28"E	19.77'
L136	N49°48'16"E	26.43'

LINE TABLE		
LINE	BEARING	LENGTH
L137	N57°57'49"E	8.27'
L138	S74°41'40"E	29.50'
L139	S69°55'19"E	9.43'
L140	N34°34'11"E	4.92'
L141	N4°42'33"E	11.11'
L142	N26°29'24"E	4.92'
L143	N8°09'31"E	34.36'
L144	N5°03'23"W	13.19'

6 (Large) Small Plat(s) Recorded
herewith as # 190016053

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
November 1, 2019
at 11:16 AM/PM, PB PG
Document # 190016053
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



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Hampton Roads | Central Virginia | Middle Peninsula

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

6 of 6

Rev.	Date	Description	Revised By
1	07/10/19	REVISED PER JCC COMMENTS DATED 04/2019	RMS

S:\2019\8881-32C-Phase III-Section 2C\8881-32C-Plat.dwg 08/20/19 12:31 PM, user: rps