

200020019

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] 9/23/20
 FOR COLONIAL HERITAGE LLC DATE
Ryan Smith
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

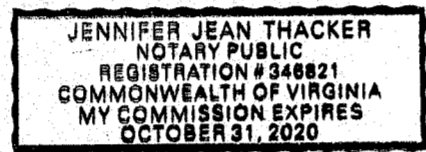
STATE OF VIRGINIA, CITY/COUNTY OF FAIRFAX
 TO-WIT:

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 23 DAY OF September, 2020.

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.

Wesley Dollins 10/2/2020
 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 2nd DAY OF OCTOBER, 2020.

MY COMMISSION EXPIRES 6-30-2024

Anne Mary Ingram
 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.

Samuel J. Bickers 04/01/20
 SAMUEL J. BICKERS, L.S. #002304 DATE

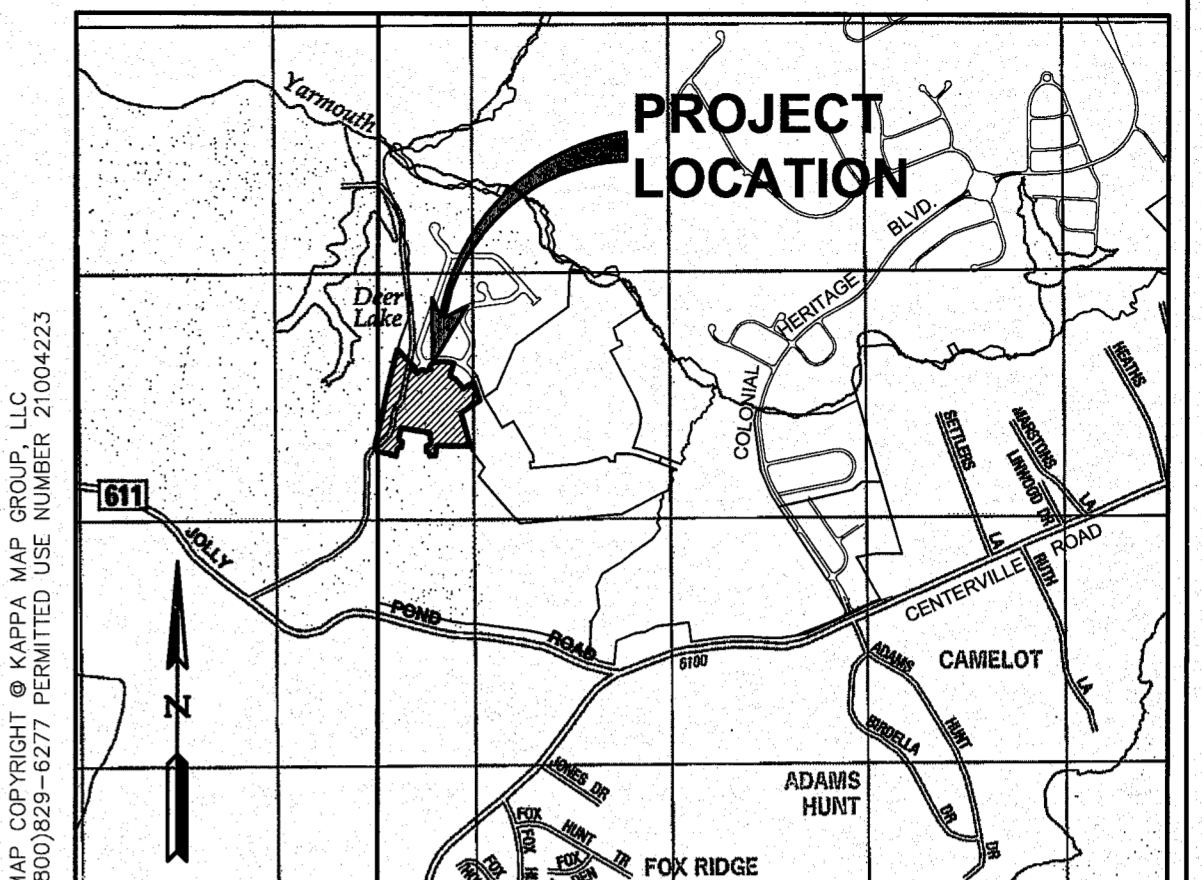
CERTIFICATE OF APPROVAL

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

[Signature] 12 Nov 2020
 SUBDIVISION AGENT OF DATE
 JAMES CITY COUNTY

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL ID# 2240100007, INSTRUMENT #040024552. PROPERTY ADDRESS: 499 JOLLY POND ROAD, WILLIAMSBURG, VA 23188
- TAX MAP PARCEL ID# 2240100007 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 (c) 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 RERERENCED 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, COX COMMUNICATIONS, 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 ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PANEL 0108D, COMMUNITY NUMBER 51095C, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY.
- 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-0008-2015) FOR PHASE VI, SECTION 2 WERE APPROVED ON 09/16/2019.

4 Large Small Plat(s) Recorded
 herewith as # 200020019

AREA TABULATION
 COLONIAL HERITAGE - PHASE VI, SECTION 2A (JCC CASE NO. S-20-0006)
 LOTS 1-9, 15-36, 83-97 AND COS #1, #2, #4A, AND #5A

AREA OF RESIDENTIAL LOTS	324,826 S.F.	7.457 AC.±
AREA OF RIGHT OF WAY	85,685 S.F.	1.967 AC.±
AREA OF COMMON OPEN SPACE #1	7,361 S.F.	0.169 AC.±
AREA OF COMMON OPEN SPACE #2	13,466 S.F.	0.309 AC.±
AREA OF COMMON OPEN SPACE #4A	121,027 S.F.	2.778 AC.±
AREA OF COMMON OPEN SPACE #5A	17,816 S.F.	0.409 AC.±
TOTAL AREA SUBDIVIDED (SECTION 2A)	570,181 S.F.	13.089 AC.±
TOTAL NUMBER OF PROPOSED LOTS IN PHASE VI-2	97	
NUMBER OF LOTS (SECTION 2A)	46	
AVERAGE LOT SIZE	7,061 S.F.	0.162 AC.±
SMALLEST LOT (LOT 23)	5,074 S.F.	0.116 AC.±
LARGEST LOT (LOT 94)	9,474 S.F.	0.217 AC.±
GROSS LOTS PER ACRE	3.51	

NOTES:

- SEE SHEET 2 FOR SECTION 2A OVERALL BOUNDARY AND UNDISTURBED NATURAL OPEN SPACE EASEMENTS.
- SEE SHEET 3 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
- SEE SHEET 4 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY CURVE TABLES.

COMMONWEALTH OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19th DAY OF NOV., 2020
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:29 AM PM
 INSTRUMENT # 200020019
 TESTE: MONA A. FOLEY, CLERK
 MONA A. FOLEY, CLERK

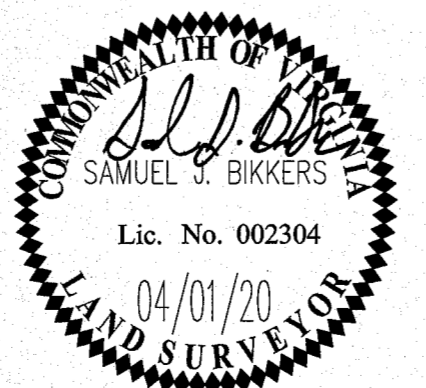
REF: S-20-0006

PLAT OF SUBDIVISION
 LOTS 1-9, 15-36, 83-97 & COS #1, #2, #4A & #5A
COLONIAL HERITAGE
PHASE VI - SECTION 2A
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/TRS
Project Number:	8881-62A
Scale:	NA
Date:	05/22/19
Sheet Number	1 of 4

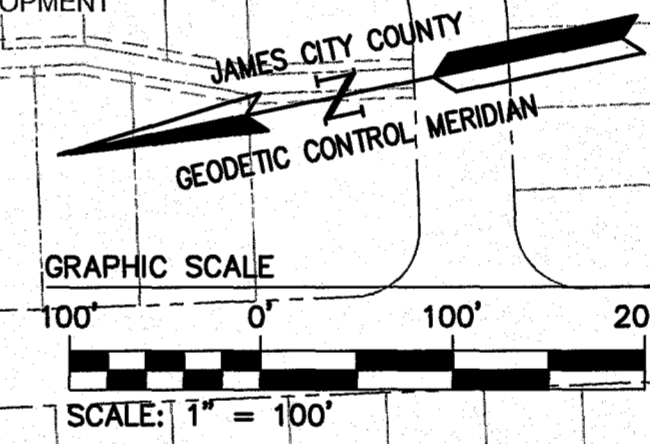
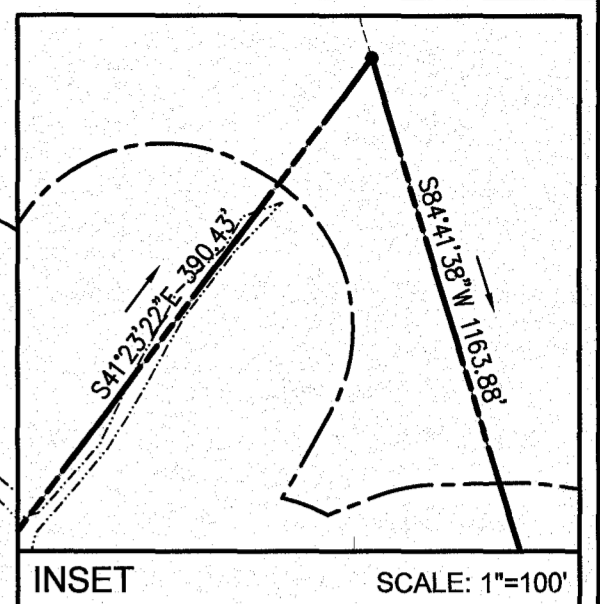
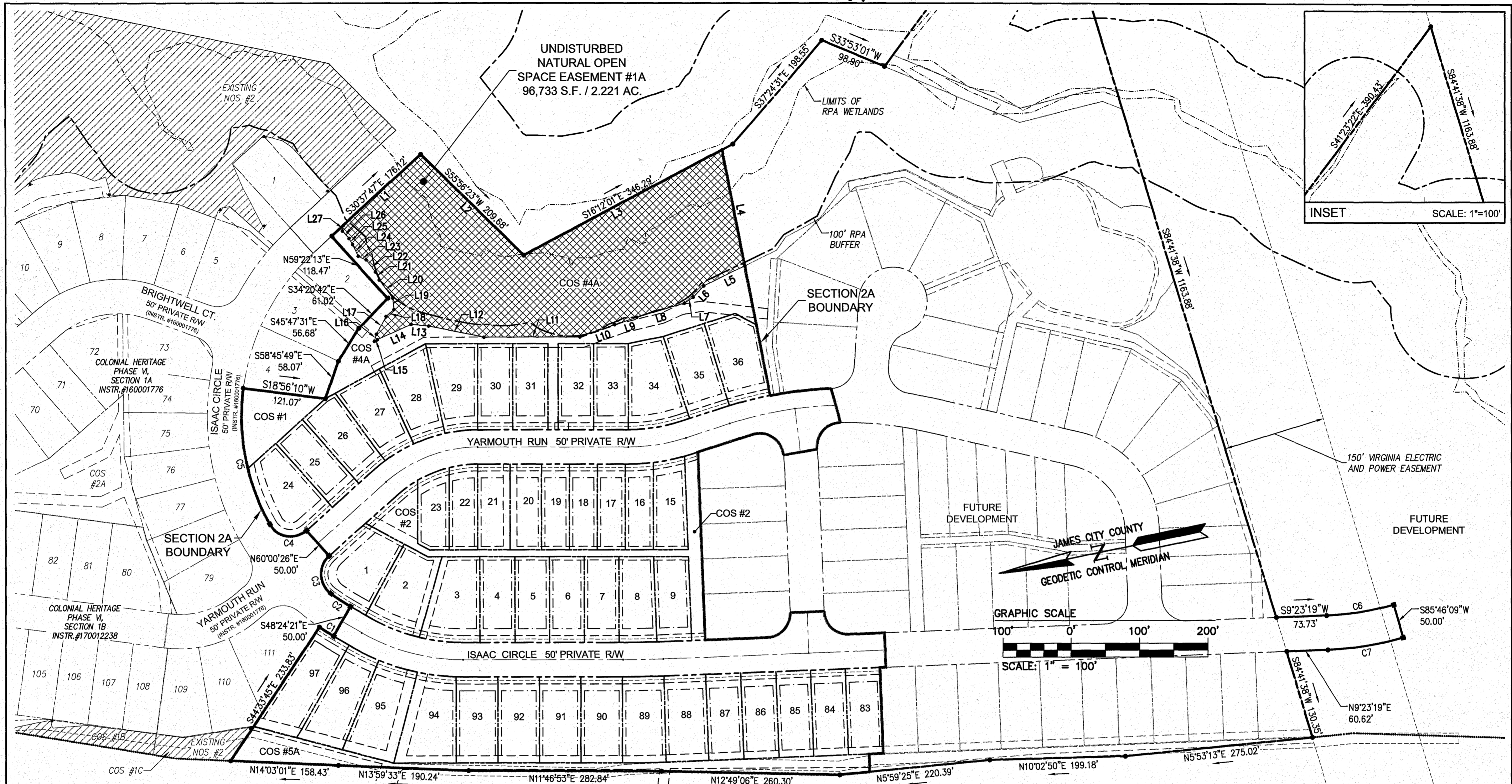
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Rev.	Date	Description	Revised By
1	04/01/20	REVISED PER COUNTY COMMENTS DATED 03/2020	DFG



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

20020019



4 Large Small Plat(s) Recorded herewith as # 20020019

BOUNDARY CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	3°50'35"	370.00'	24.82'	12.41'	24.81'	S43°30'57"W
C2	6°15'35"	320.00'	34.96'	17.50'	34.94'	S44°43'27"W
C3	102°09'12"	35.00'	62.40'	43.34'	54.46'	N81°04'10"W
C4	102°09'12"	35.00'	62.40'	43.34'	54.46'	S21°05'02"W
C5	36°46'32"	320.00'	205.39'	106.37'	201.89'	N89°27'06"W
C6	13°37'10"	420.00'	99.84'	50.15'	99.60'	S2°34'44"W
C7	13°37'10"	470.00'	111.72'	56.12'	111.46'	S2°34'44"W

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S30°37'47"E	152.89'	L9	N6°53'52"W	34.17'	L17	S50°07'24"E	29.49'	L25	N70°05'43"E	10.39'
L2	S55°56'23"W	209.68'	L10	N7°52'22"W	53.96'	L18	S30°17'50"E	15.60'	L26	N59°31'30"E	14.79'
L3	S16°12'01"E	328.78'	L11	N11°28'41"E	140.70'	L19	S84°23'27"E	16.70'	L27	S67°52'02"E	8.33'
L4	N89°23'09"W	172.06'	L12	N23°10'33"E	82.36'	L20	N64°42'39"E	32.73'			
L5	N14°26'34"W	66.47'	L13	N16°57'34"E	25.65'	L21	N76°43'42"E	12.83'			
L6	N34°16'47"W	22.64'	L14	N12°56'34"W	53.55'	L22	N63°24'32"E	22.37'			
L7	N22°41'31"W	15.42'	L15	N16°49'25"W	4.97'	L23	N35°48'01"E	12.59'			
L8	N4°53'10"W	72.63'	L16	S62°17'24"E	10.65'	L24	N75°45'58"E	18.99'			

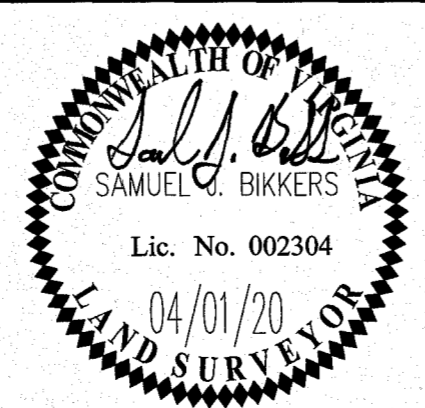
UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA TABULATION

#1A 96,733 S.F. ± 2.221 AC. ±

LEGEND:

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

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on **Nov. 14, 2020** at **10:29 AM** P.M. PG. Document # **20020019** MONA A. FOLEY, CLERK



AES CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
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REF: S-20-0006

PLAT OF SUBDIVISION
LOTS 1-9, 15-36, 83-97 & COS #1, #2, #4A & #5A

COLONIAL HERITAGE PHASE VI - SECTION 2A

OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

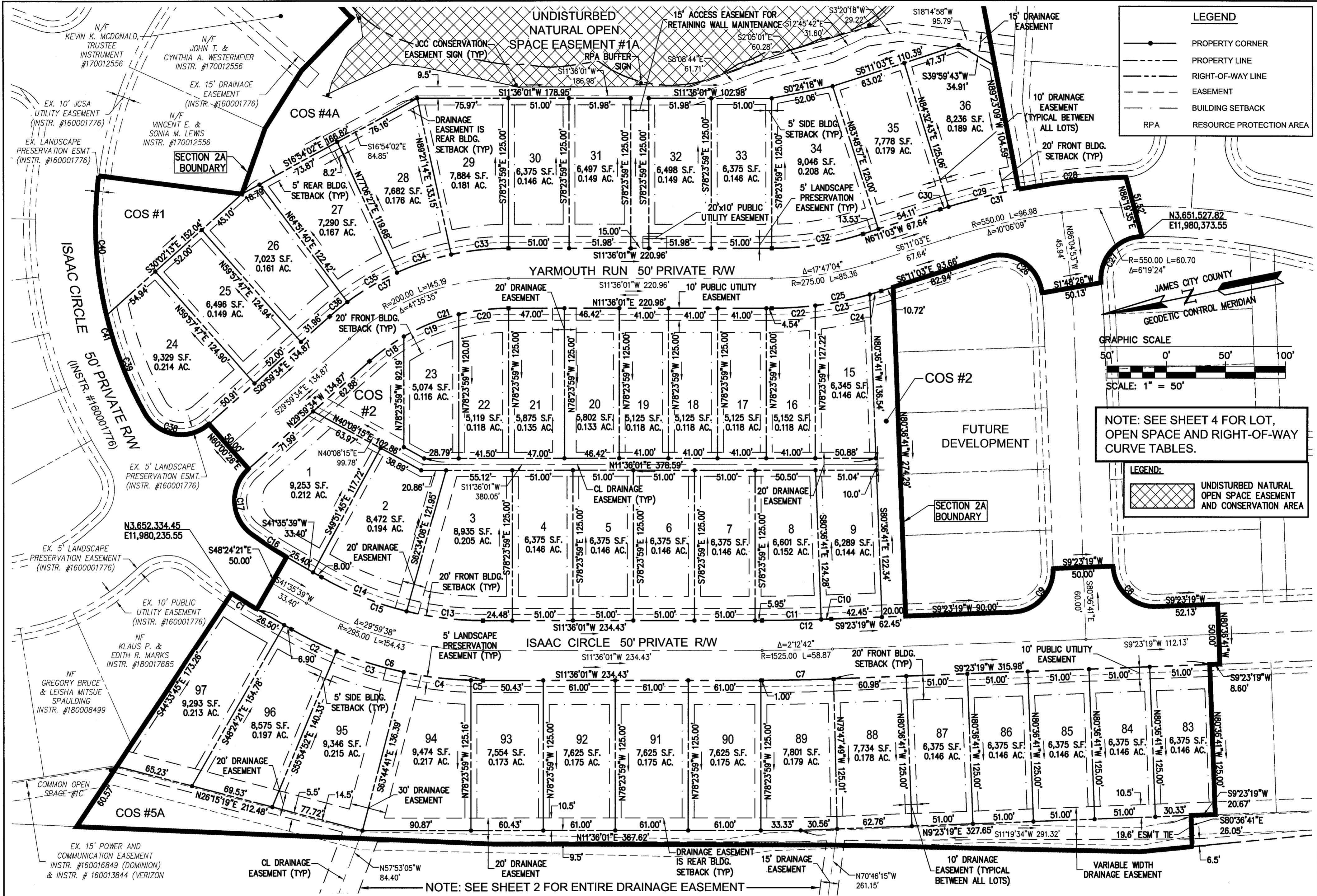
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/TRS
Project Number: 8881-62A
Scale: 1"=100' Date: 05/22/19
Sheet Number: **2 of 4**

Rev.	Date	Description	Revised By
1	04/01/20	REVISED PER COUNTY COMMENTS DATED 03/2020	DFG

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20020019



LEGEND

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

JAMES CITY COUNTY
 GEODETIC CONTROL MERIDIAN

GRAPHIC SCALE
 50' 0' 50' 100'

SCALE: 1" = 50'

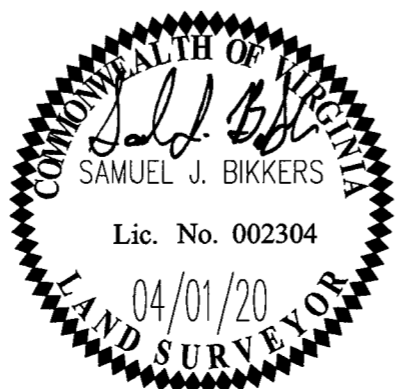
NOTE: SEE SHEET 4 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY CURVE TABLES.

LEGEND:

- UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA

NOTE: SEE SHEET 2 FOR ENTIRE DRAINAGE EASEMENT

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 Nov. 17, 2020
 at 10:29 AM PM, PB PG
 Document # 200020019
 MONA A. FOLEY, CLERK
 Clerk



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 PLAT OF SUBDIVISION
 LOTS 1-9, 15-36, 83-97 & COS #1, #2, #4A & #5A
COLONIAL HERITAGE
PHASE VI - SECTION 2A
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/TRS
Project Number:	8881-62A
Scale:	1"=50'
Date:	05/22/19
Sheet Number	

3 of 4

Large/Small Plat(s) Recorded herewith as # 200020019

Rev.	Date	Description	DFG Revised By
1	04/01/20	REVISED PER COUNTY COMMENTS DATED 03/2020	

200020019

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	3°50'35"	370.00'	24.82'	12.41'	24.81'	S43°30'57"W
C2	7°30'31"	320.00'	41.94'	21.00'	41.91'	S37°50'24"W
C3	10°31'01"	320.00'	58.74'	29.45'	58.66'	S28°49'37"W
C4	10°10'39"	320.00'	56.84'	28.50'	56.77'	S18°28'47"W
C5	1°47'27"	320.00'	10.00'	5.00'	10.00'	S12°29'44"W
C6	29°59'38"	320.00'	167.52'	85.73'	165.61'	S26°35'50"W
C7	2°12'42"	1550.00'	59.83'	29.92'	59.83'	S10°29'40"W
C8	90°00'00"	35.00'	54.98'	35.00'	49.50'	N54°23'19"E
C9	90°00'00"	35.00'	54.98'	35.00'	49.50'	N35°36'41"W
C10	0°19'35"	1500.00'	8.55'	4.27'	8.55'	N9°33'07"E
C11	1°53'07"	1500.00'	49.36'	24.68'	49.35'	N10°39'28"E
C12	02°12'42"	1500.00'	57.91'	29.95'	57.90'	N10°29'40"E
C13	13°41'36"	270.00'	64.53'	32.42'	100.67'	N18°26'49"E
C14	16°18'03"	270.00'	76.82'	38.67'	108.87'	N33°26'38"E
C15	29°59'38"	270.00'	141.34'	72.33'	139.73'	N26°35'50"E
C16	6°15'35"	320.00'	34.96'	17.50'	34.94'	N44°43'27"E
C17	102°09'12"	35.00'	62.40'	43.34'	54.46'	S81°04'10"E
C18	11°35'29"	175.00'	35.40'	17.76'	157.47'	S24°11'49"E
C19	16°17'01"	175.00'	49.74'	25.04'	91.91'	S10°15'34"E
C20	13°43'05"	175.00'	41.90'	21.05'	86.78'	S4°44'29"W
C21	41°35'35"	175.00'	127.04'	66.46'	124.27'	S9°11'46"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C22	6°58'45"	300.00'	36.54'	18.29'	36.52'	S8°06'39"W
C23	8°53'48"	300.00'	46.58'	23.34'	46.54'	S0°10'23"W
C24	1°54'31"	300.00'	9.99'	5.00'	9.99'	S5°13'47"E
C25	17°47'04"	300.00'	93.11'	46.94'	92.75'	S2°42'29"W
C26	102°19'46"	35.00'	62.51'	43.48'	54.53'	S44°58'50"W
C27	95°11'15"	35.00'	58.15'	38.32'	51.69'	S36°40'29"E
C28	9°00'41"	575.00'	90.43'	45.31'	90.34'	N5°07'12"E
C29	6°04'09"	575.00'	60.91'	30.48'	60.88'	N2°25'13"W
C30	0°43'45"	575.00'	7.32'	3.66'	7.32'	N5°49'10"W
C31	15°48'35"	575.00'	158.66'	79.84'	158.16'	N1°43'15"E
C32	17°47'04"	250.00'	77.60'	39.11'	77.29'	N2°42'29"E
C33	12°14'47"	225.00'	48.09'	24.14'	48.00'	N5°28'38"E
C34	12°14'47"	225.00'	48.09'	24.14'	48.00'	N6°46'09"W
C35	12°14'47"	225.00'	48.09'	24.14'	48.00'	N19°00'57"W
C36	4°51'14"	225.00'	19.06'	9.54'	19.06'	N27°33'57"W
C37	41°35'35"	225.00'	163.33'	85.45'	159.77'	N9°11'46"W
C38	102°09'12"	35.00'	62.40'	43.34'	54.46'	N21°05'02"E
C39	15°46'17"	320.00'	88.08'	44.32'	87.81'	N80°02'46"E
C40	21°00'15"	320.00'	117.31'	59.32'	116.65'	S81°33'58"E
C41	36°46'32"	320.00'	205.39'	106.37'	201.89'	S89°27'06"E

4 Large/Small Plat(s) Recorded
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City of Williamsburg & County of James City
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MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

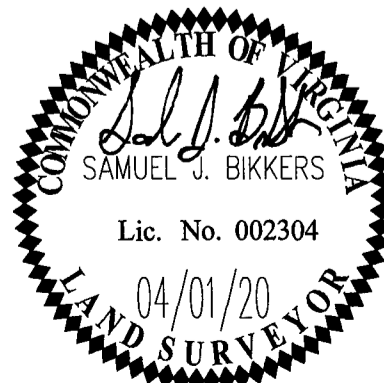
REF: S-20-0006

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LOTS 1-9, 15-36, 83-97 & COS #1, #2, #4A & #5A
COLONIAL HERITAGE
PHASE VI - SECTION 2A
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/TRS
Project Number:	8881-62A
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NA	05/22/19
Sheet Number	
4 of 4	

Rev.	Date	Description	Revised By
1	04/01/20	REVISED PER COUNTY COMMENTS DATED 03/2020	DFG



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