

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.

COLONIAL HERITAGE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: J.M.M. DATE 5/1/2023

PRINTED NAME: JEFFREY M. EDGMAN

TITLE: VICE PRESIDENT

CERTIFICATE OF NOTARIZATION

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

I, Kathleen P. Hanrahan 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.

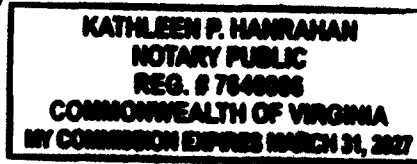
GIVEN UNDER MY HAND THIS 1st DAY OF May, 2023

MY COMMISSION EXPIRES March 31, 2027

Kathleen P. Hanrahan

NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7646086



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.

Wes Dolins DATE 5/3/2023

FOR COLONIAL HERITAGE HOMEOWNER'S ASSOCIATION, INC.

Wes Dolins

PRINTED NAME

CERTIFICATE OF NOTARIZATION

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

I, Crystal R. Smith 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.

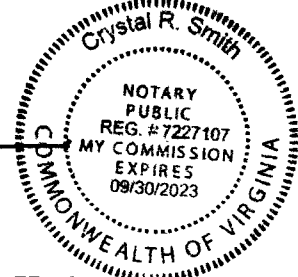
GIVEN UNDER MY HAND THIS 3 DAY OF May, 2023

MY COMMISSION EXPIRES 9/30/2023

Crystal R. Smith

NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7827107



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.

S.J. Bickers DATE 03/24/2023
SAMUEL J. BICKERS, L.S. #002304

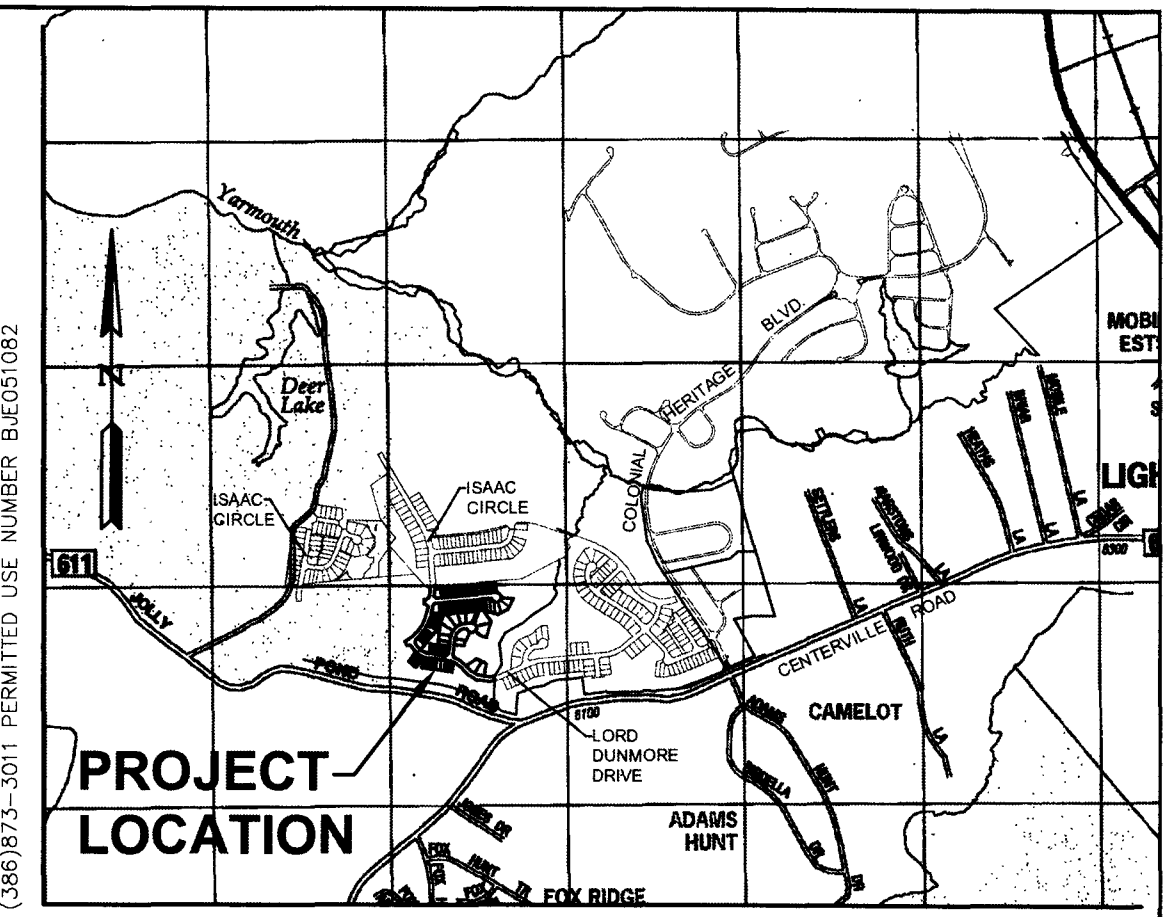
CERTIFICATE OF APPROVAL

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

Abbas DATE 10 May 2023
SUBDIVISION AGENT OF 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 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.



LOCATION MAP SCALE: 1"=2000'

- 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 20' 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 BASE FLOOD INSURANCE RATE MAP 51095C0108D, EFFECTIVE 12/16/2015.
- 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 AND PREVIOUS SURVEYS PERFORMED BY AES CONSULTING ENGINEERS.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- CONSTRUCTION PLANS (SPLN-21-0012) FOR PHASE V - SECTION 2 COLONIAL HERITAGE WERE GRANTED PRELIMINARY APPROVAL ON SEPTEMBER 02, 2022. PHASE V - SECTION 2 IS ALSO SUBJECT TO AMENDMENT #1 (SPLN-22-0010).

AREA TABULATION
COLONIAL HERITAGE - PHASE V, SECTION 2A
LOTS 43-128 AND COS #1, #5, AND #6

AREA OF RESIDENTIAL LOTS	401,541 S.F.	9.219 AC.±
AREA OF RIGHT OF WAY	155,477 S.F.	3.569 AC.±
AREA OF COMMON OPEN SPACE #1	165,025 S.F.	3.788 AC.±
(INCLUDES UNDISTURBED NATURAL OPEN SPACE #3 AREA= 117,038 S.F.± OR 2.687 AC.±)		
AREA OF COMMON OPEN SPACE #5	1,794 S.F.	0.041 AC.±
AREA OF COMMON OPEN SPACE #6	459,158 S.F.	10.541 AC.±
(INCLUDES UNDISTURBED NATURAL OPEN SPACE #5 AREA= 274,122 S.F.± OR 6.293 AC.±)		
TOTAL AREA SUBDIVIDED (PHASE V SECTION 2A)	1,182,995 S.F.	27.158 AC.±
TOTAL PROPOSED AREA (PHASE V SECTION 2)	2,561,601 S.F.	58.806 AC.±
TOTAL REMAINING AREA (PHASE V SECTION 2)	1,378,606 S.F.	31.648 AC.±
TOTAL NUMBER OF PROPOSED LOTS IN PHASE V, SECTION 2	176	
NUMBER OF LOTS (PHASE V SECTION 2A)	86	
AVERAGE LOT SIZE	4,668 S.F.	0.107 AC.±
SMALLEST LOT (LOT 84)	2,718 S.F.	0.062 AC.±
LARGEST LOT (LOT 61)	17,400 S.F.	0.399 AC.±
GROSS LOTS PER ACRE	3.17	

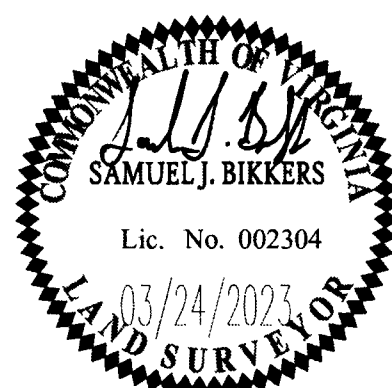
5 Large Small Plat(s) Recorded
herewith as # 202304514

NOTES:

- SEE SHEET 2 FOR PHASE V SECTION 2 OVERALL BOUNDARY.
- SEE SHEETS 3 AND 4 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
- SEE SHEET 5 FOR LINE AND CURVE TABLES

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 17 DAY OF May, 2023.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:13 AM/PM
INSTRUMENT # 202304514
TESTE: Amber Deal, DC
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	3/24/23	REVISED PER COUNTY COMMENTS DATED MARCH 21, 2023	JFS



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

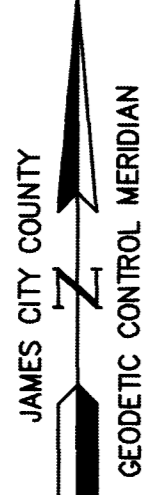
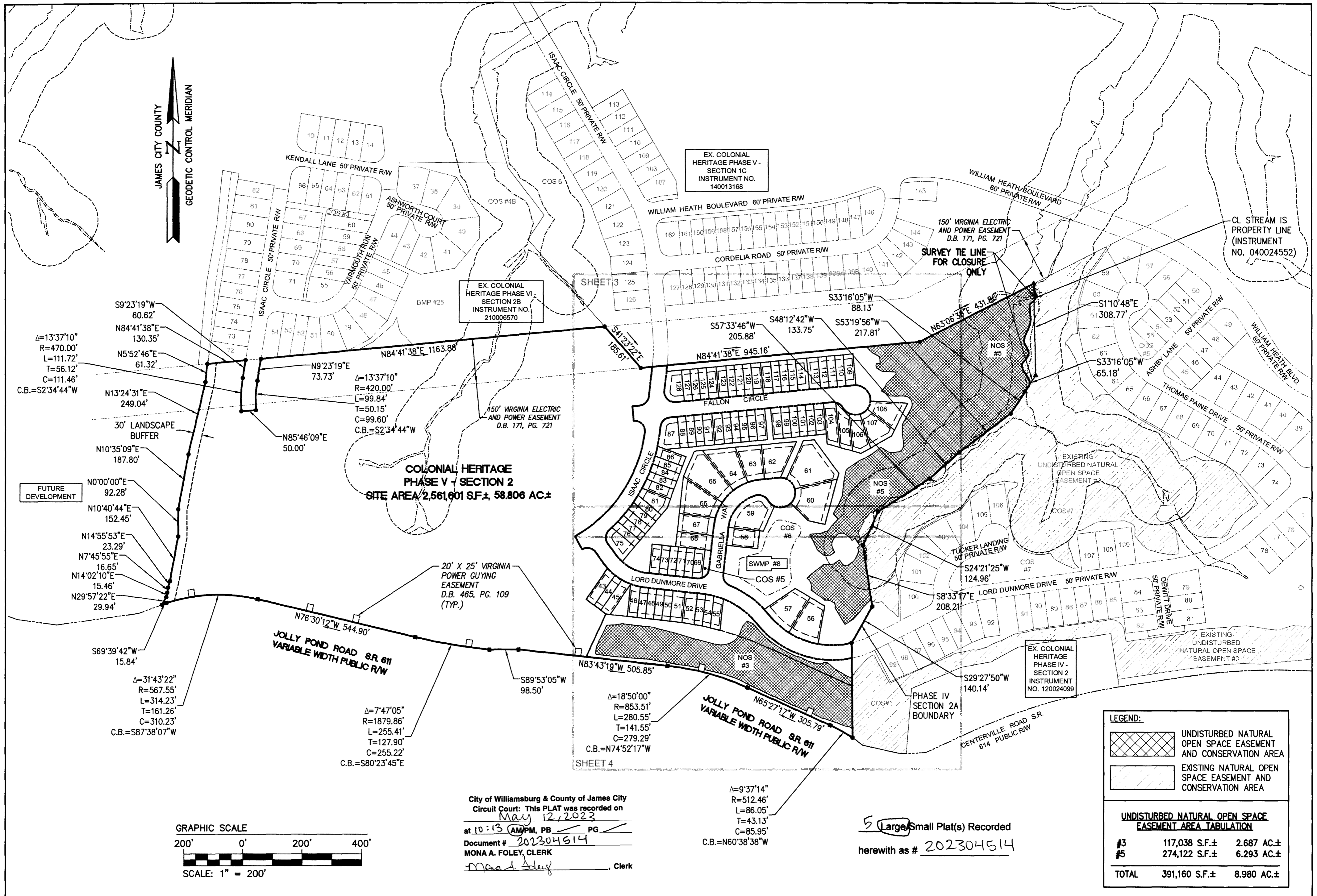
JCC CASE NO. 8-23-0003

PLAT OF SUBDIVISION
LOTS 43-128 & COS #1, #5 AND #6
**COLONIAL HERITAGE
PHASE V - SECTION 2A**

OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	8881-52C
Scale:	NA
Date:	01/27/23
Sheet Number	1 of 5



$\Delta=13^{\circ}37'10''$
 $R=470.00'$
 $L=111.72'$
 $T=56.12'$
 $C=111.46'$
 $C.B.=S2^{\circ}34'44''W$

$S9^{\circ}23'19''W$ 60.62'
 $N84^{\circ}41'38''E$ 130.35'
 $N5^{\circ}52'46''E$ 61.32'

$N13^{\circ}24'31''E$ 249.04'
 30' LANDSCAPE BUFFER
 $N10^{\circ}35'09''E$ 187.80'

FUTURE DEVELOPMENT

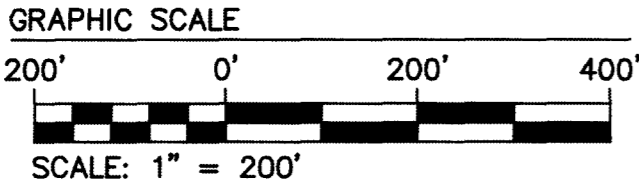
$N0^{\circ}00'00''E$ 92.28'
 $N10^{\circ}40'44''E$ 152.45'
 $N14^{\circ}55'53''E$ 23.29'
 $N7^{\circ}45'55''E$ 16.65'
 $N14^{\circ}02'10''E$ 15.46'
 $N29^{\circ}57'22''E$ 29.94'

$\Delta=31^{\circ}43'22''$
 $R=567.55'$
 $L=314.23'$
 $T=161.26'$
 $C=310.23'$
 $C.B.=S87^{\circ}38'07''W$

$\Delta=7^{\circ}47'05''$
 $R=1879.86'$
 $L=255.41'$
 $T=127.90'$
 $C=255.22'$
 $C.B.=S80^{\circ}23'45''E$

$\Delta=18^{\circ}50'00''$
 $R=853.51'$
 $L=280.55'$
 $T=141.55'$
 $C=279.29'$
 $C.B.=N74^{\circ}52'17''W$

$\Delta=9^{\circ}37'14''$
 $R=512.46'$
 $L=86.05'$
 $T=43.13'$
 $C=85.95'$
 $C.B.=N60^{\circ}38'38''W$



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 May 12, 2023
 at 10:13 AM PM, PB PG
 Document # 202304514
 MONA A. FOLEY, CLERK
 Clerk

5 Large Small Plat(s) Recorded
 herewith as # 202304514

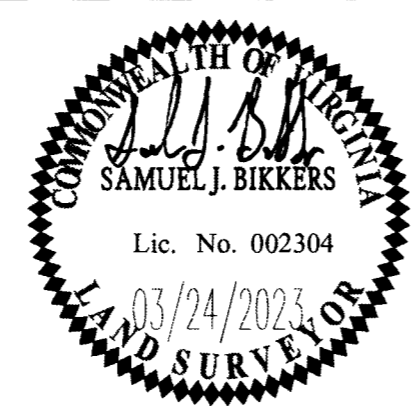
LEGEND:

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

UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA TABULATION

#	S.F. ±	AC ±
#3	117,038 S.F. ±	2.687 AC ±
#5	274,122 S.F. ±	6.293 AC ±
TOTAL	391,160 S.F. ±	8.980 AC ±

Rev.	Date	Description	Revised By
1	3/24/23	REVISED PER COUNTY COMMENTS DATED MARCH 21, 2023	JFS



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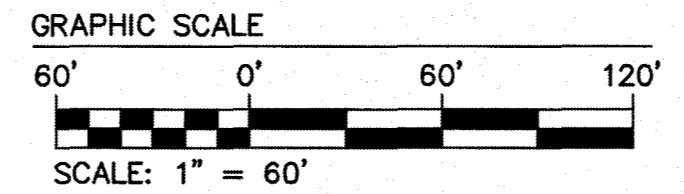
JCC CASE NO. 9-23-0003
 PLAT OF SUBDIVISION
 LOTS 43-128 & COS #1, #5 AND #6
COLONIAL HERITAGE PHASE V - SECTION 2A
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS
 Project Number: 8881-52C
 Scale: 1" = 200' Date: 01/27/23
 Sheet Number
2 of 5

202304514

SEE SHEET 5 FOR LINE AND CURVE TABLES

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 12, 2023
at 10:13 AM, PB PG
Document # 202304514
MONA A. FOLEY, CLERK

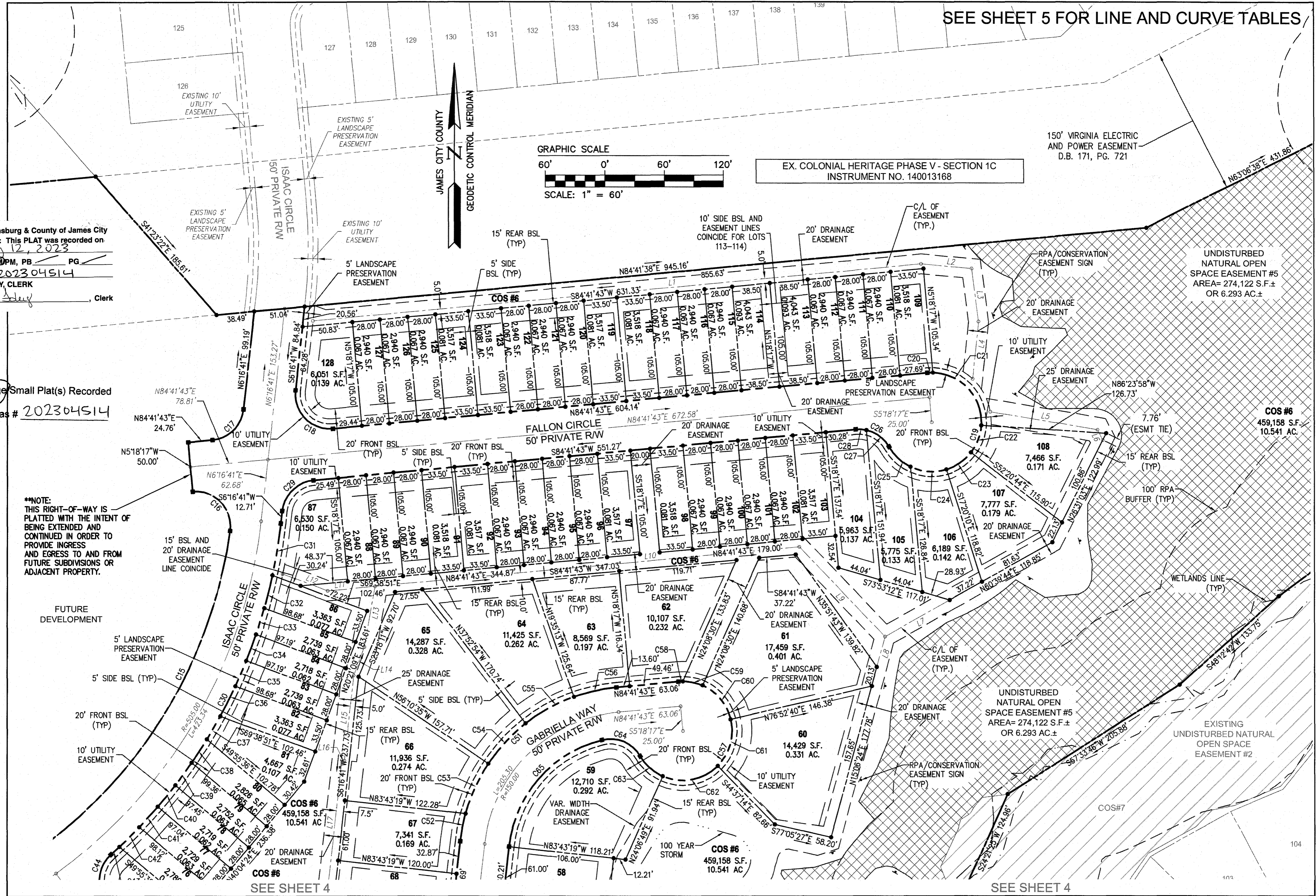


EX. COLONIAL HERITAGE PHASE V - SECTION 1C
INSTRUMENT NO. 140013168

150' VIRGINIA ELECTRIC
AND POWER EASEMENT
D.B. 171, PG. 721

5 Large Small Plat(s) Recorded
herewith as # 202304514

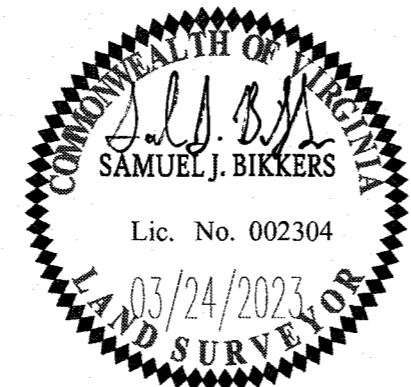
**NOTE:
THIS RIGHT-OF-WAY IS
PLATTED WITH THE INTENT OF
BEING EXTENDED AND
CONTINUED IN ORDER TO
PROVIDE INGRESS
AND EGRESS TO AND FROM
FUTURE SUBDIVISIONS OR
ADJACENT PROPERTY.



SEE SHEET 4

SEE SHEET 4

Rev.	Date	Description	Revised By
1	3/24/23	REVISED PER COUNTY COMMENTS DATED MARCH 21, 2023	JFS



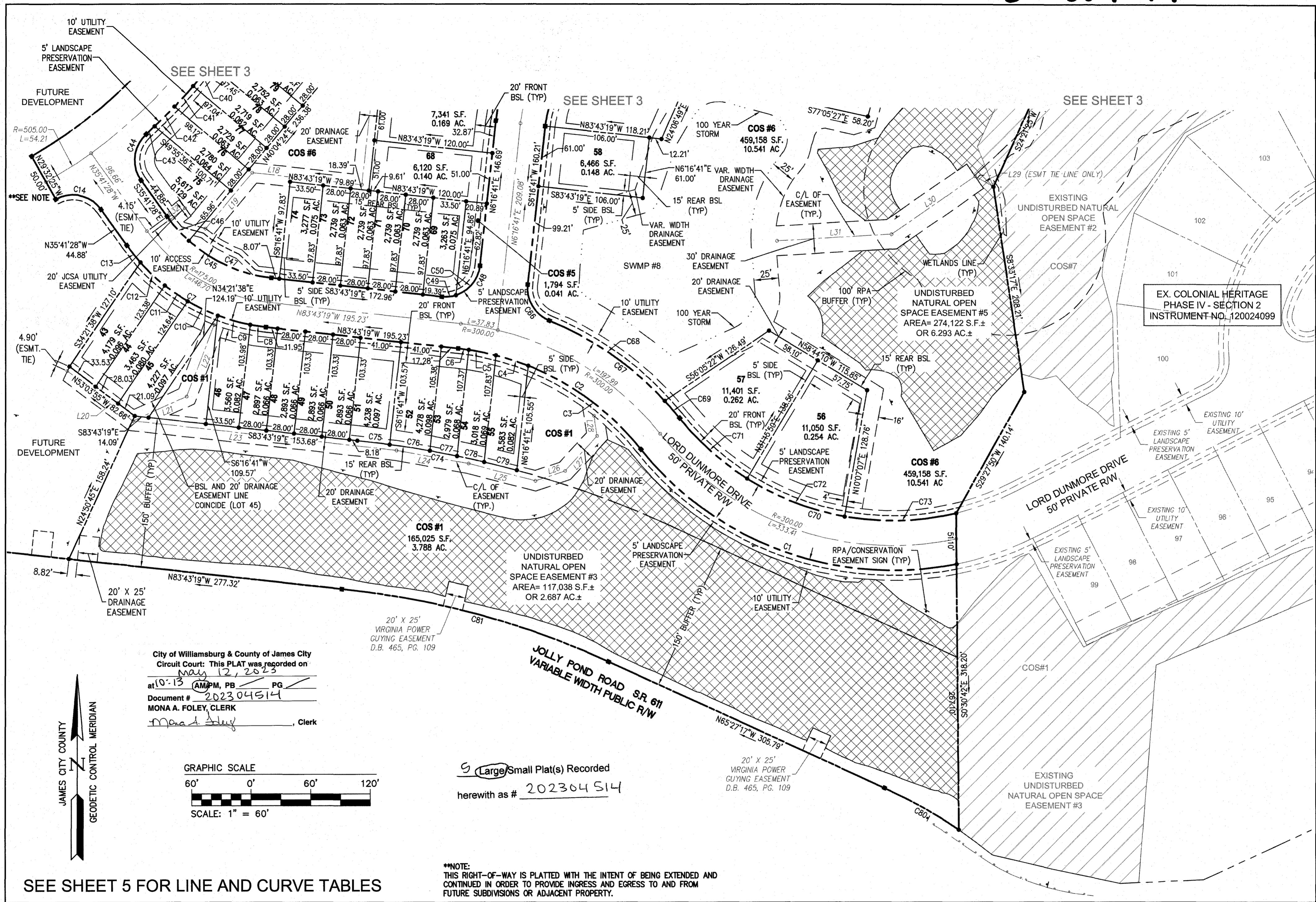
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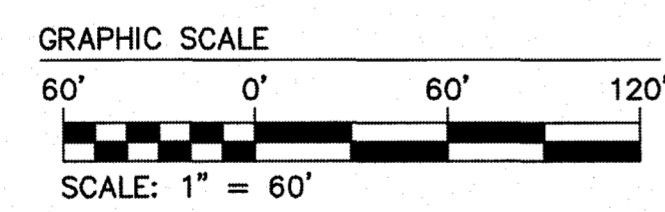
PLAT OF SUBDIVISION
LOTS 43-128 & COS #1, #5 AND #6
**COLONIAL HERITAGE
PHASE V - SECTION 2A**
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS	
Project Number: 8881-52C	
Scale: 1" = 60'	Date: 01/27/23
Sheet Number	
3 of 5	



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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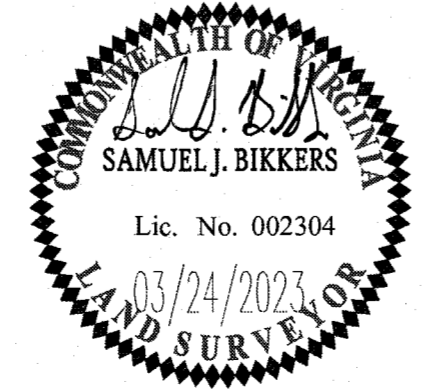


Large/Small Plat(s) Recorded
 herewith as # 202304514

**NOTE:
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SEE SHEET 5 FOR LINE AND CURVE TABLES

Rev.	Date	Description	Revised By
1	3/24/23	REVISED PER COUNTY COMMENTS DATED MARCH 21, 2023	JFS



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JCC CASE NO. S-23-0003
 PLAT OF SUBDIVISION
 LOTS 43-128 & COS #1, #5 AND #6
**COLONIAL HERITAGE
 PHASE V - SECTION 2A**
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	8881-52C
Scale:	1" = 60'
Date:	01/27/23
Sheet Number	4 of 5

S:\05888152C - Phase V Section 2A\05888152C Plat Ph. 5-2A1.dwg, 5/12/2023 2:16:58 PM, jay.hughes@aesva.com

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	62°45'16"	325.00'	355.96'	198.20'	338.44'	S70°03'36"E
C2	45°02'20"	275.00'	216.17'	114.02'	210.65'	N61°12'09"W
C3	29°48'47"	275.00'	143.09'	73.21'	141.48'	N53°35'22"W
C4	7°07'53"	275.00'	34.23'	17.14'	34.21'	N72°03'42"W
C5	5°51'36"	275.00'	28.13'	14.08'	28.11'	N78°33'26"W
C6	2°14'04"	275.00'	10.72'	5.36'	10.72'	N82°36'16"W
C7	48°01'51"	200.00'	167.66'	89.11'	162.79'	S59°42'23"E
C8	4°36'07"	200.00'	16.06'	8.04'	16.06'	S81°25'15"E
C9	9°44'29"	200.00'	34.00'	17.04'	33.96'	S74°14'57"E
C10	9°43'30"	200.00'	33.95'	17.01'	33.91'	S64°30'57"E
C11	8°01'41"	200.00'	28.02'	14.03'	28.00'	S55°38'22"E
C12	9°43'30"	200.00'	33.95'	17.01'	33.91'	S46°45'46"E
C13	6°12'34"	200.00'	21.67'	10.85'	21.66'	S38°47'44"E
C14	83°50'58"	35.00'	51.22'	31.43'	46.77'	N77°36'57"W
C15	52°37'44"	475.00'	436.31'	234.91'	421.13'	N34°08'43"E
C16	103°08'08"	35.00'	63.00'	44.11'	54.83'	N43°44'13"W
C17	78°25'02"	35.00'	47.90'	28.55'	44.25'	N45°29'12"E
C18	101°34'58"	35.00'	62.05'	42.90'	54.24'	S44°30'48"E
C19	245°41'03"	50.00'	214.40'	—	84.02'	N27°32'15"E
C20	6°40'14"	50.00'	5.82'	2.91'	5.82'	S88°01'51"W
C21	92°14'04"	50.00'	80.49'	51.99'	72.08'	N42°31'00"W
C22	34°03'13"	50.00'	29.72'	15.31'	29.28'	N20°37'39"E
C23	35°00'34"	50.00'	30.55'	15.77'	30.08'	N55°09'33"E
C24	43°01'07"	50.00'	37.54'	19.70'	36.67'	S85°49'36"E
C25	34°41'49"	50.00'	30.28'	15.62'	29.82'	S46°58'08"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C26	65°41'03"	35.00'	40.12'	22.59'	37.96'	N62°27'45"W
C27	47°51'12"	35.00'	29.23'	15.53'	28.39'	N53°32'49"W
C28	17°49'51"	35.00'	10.89'	5.49'	10.85'	N86°23'21"W
C29	78°25'02"	35.00'	47.90'	28.55'	44.25'	S45°29'12"W
C30	41°52'49"	525.00'	383.75'	200.90'	375.26'	N27°13'06"E
C31	5°48'21"	525.00'	53.20'	26.62'	53.18'	N9°10'52"E
C32	3°40'47"	525.00'	33.72'	16.86'	33.71'	N13°55'26"E
C33	3°03'38"	525.00'	28.04'	14.02'	28.04'	N17°17'39"E
C34	3°03'22"	525.00'	28.00'	14.00'	28.00'	N20°21'09"E
C35	3°03'38"	525.00'	28.04'	14.02'	28.04'	N23°24'39"E
C36	3°40'47"	525.00'	33.72'	16.86'	33.71'	N26°46'51"E
C37	2°56'33"	525.00'	26.96'	13.48'	26.96'	N30°05'31"E
C38	3°04'44"	525.00'	28.21'	14.11'	28.21'	N33°06'10"E
C39	3°03'48"	525.00'	28.07'	14.04'	28.06'	N36°10'26"E
C40	3°03'23"	525.00'	28.01'	14.01'	28.00'	N39°14'01"E
C41	3°03'30"	525.00'	28.02'	14.02'	28.02'	N42°17'28"E
C42	3°04'09"	525.00'	28.12'	14.06'	28.12'	N45°21'18"E
C43	1°16'08"	525.00'	11.63'	5.81'	11.63'	N47°31'26"E
C44	83°50'58"	35.00'	51.22'	31.43'	46.77'	S6°14'01"W
C45	48°01'51"	150.00'	125.74'	66.83'	122.09'	S59°42'23"E
C46	12°37'29"	150.00'	33.05'	16.59'	32.98'	S42°00'12"E
C47	35°24'22"	150.00'	92.69'	47.88'	91.23'	S66°01'08"E
C48	90°00'00"	35.00'	54.98'	35.00'	49.50'	N51°16'41"E
C49	23°46'25"	35.00'	14.52'	7.37'	14.42'	N84°23'29"E
C50	66°13'35"	35.00'	40.46'	22.83'	38.24'	N39°23'29"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C51	78°25'02"	175.00'	239.51'	142.77'	221.25'	S45°29'12"W
C52	9°15'03"	175.00'	28.26'	14.16'	28.22'	S10°54'13"W
C53	18°17'40"	175.00'	55.88'	28.18'	55.64'	S24°40'35"W
C54	18°17'41"	175.00'	55.88'	28.18'	55.64'	S42°58'15"W
C55	18°17'41"	175.00'	55.88'	28.18'	55.64'	S61°15'56"W
C56	14°16'57"	175.00'	43.62'	21.93'	43.51'	S77°33'15"W
C57	244°52'59"	50.00'	213.70'	—	84.39'	N27°08'13"E
C58	5°06'46"	50.00'	4.46'	2.23'	4.46'	S87°15'06"W
C59	23°38'36"	50.00'	20.63'	10.47'	20.49'	N78°22'13"W
C60	53°00'23"	50.00'	46.26'	24.93'	44.62'	N40°02'44"W
C61	58°39'12"	50.00'	51.18'	28.09'	48.98'	N15°47'03"E
C62	69°00'09"	50.00'	60.22'	34.37'	56.64'	N79°36'44"E
C63	35°27'54"	50.00'	30.95'	15.99'	30.46'	S48°09'15"E
C64	73°46'01"	35.00'	45.06'	26.26'	42.01'	N67°18'18"W
C65	69°31'59"	125.00'	151.70'	86.77'	142.56'	S41°02'41"W
C66	74°14'52"	35.00'	45.36'	26.49'	42.25'	S30°50'44"E
C67	29°17'12"	325.00'	166.12'	84.92'	164.32'	N53°19'34"W
C68	25°13'25"	325.00'	143.08'	72.72'	141.92'	N55°21'28"W
C69	4°03'47"	325.00'	23.05'	11.53'	23.04'	N40°42'52"W
C70	64°46'21"	275.00'	310.89'	174.43'	294.59'	S71°04'09"E
C71	19°00'41"	275.00'	91.25'	46.05'	90.83'	S48°11'19"E
C72	22°11'14"	275.00'	106.49'	53.92'	105.83'	S68°47'16"E
C73	23°34'27"	275.00'	113.15'	57.39'	112.35'	N88°19'54"E
C74	9°21'36"	1003.51'	163.94'	82.15'	163.75'	N79°33'51"W
C75	1°52'27"	1003.51'	32.83'	16.41'	32.82'	N83°18'25"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C76	2°20'36"	1003.51'	41.04'	20.52'	41.04'	N81°11'54"W
C77	1°36'13"	1003.51'	28.09'	14.04'	28.09'	N79°13'29"W
C78	1°36'28"	1003.51'	28.16'	14.08'	28.16'	N77°37'09"W
C79	1°55'52"	1003.51'	33.82'	16.91'	33.82'	N75°50'59"W
C80	9°37'14"	512.46'	86.05'	43.13'	85.95'	N60°38'38"W
C81	18°50'00"	853.51'	280.55'	141.55'	279.29'	N74°52'17"W

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N84°41'43"E	618.31'
L2	S84°39'26"E	51.27'
L3	S7°28'39"E	53.92'
L4	S6°01'09"W	58.13'
L5	S80°33'53"E	109.98'
L6	S27°00'10"E	11.78'
L7	S60°39'44"W	75.20'
L8	S15°06'24"W	31.49'
L9	N43°37'59"W	125.43'
L10	N84°41'43"E	431.15'
L11	N84°41'43"E	48.03'
L12	S69°38'51"E	48.70'

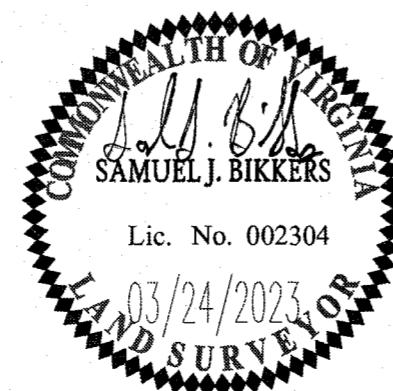
EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L13	N9°56'30"E	61.95'
L14	N20°21'09"E	30.51'
L15	N6°16'41"E	86.20'
L16	N83°43'19"W	2.50'
L17	N6°16'41"E	147.14'
L18	S83°43'19"E	111.10'
L19	N40°04'24"E	73.39'
L20	N52°54'47"W	83.01'
L21	N65°45'54"E	59.79'
L22	N21°08'15"E	77.15'
L23	N83°37'46"W	267.82'
L24	N79°48'29"W	74.31'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L25	N75°34'57"W	69.59'
L26	S71°34'05"W	31.45'
L27	S42°50'05"W	47.70'
L28	S9°08'09"E	20.68'
L29	N59°55'57"W	21.39'
L30	N55°26'45"E	102.63'
L31	N86°39'08"E	115.78'
L32	S52°43'20"W	19.61'

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
May 12, 2023
 at 10:13 AM/PM, PB PG
 Document # 202304514
 MONA A. FOLEY, CLERK
Monica Foley, Clerk

5 Large/Small Plat(s) Recorded
 herewith as # 202304514

Rev.	Date	Description	Revised By
1	3/24/23	REVISED PER COUNTY COMMENTS DATED MARCH 21, 2023	JFS



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 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

JCC CASE NO. S-23-0003

PLAT OF SUBDIVISION
 LOTS 43-128 & COS #1, #5 AND #6
**COLONIAL HERITAGE
 PHASE V - SECTION 2A**

OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT

JAMES CITY COUNTY

VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	8881-52C
Scale:	N/A
Date:	01/27/23
Sheet Number	5 OF 5