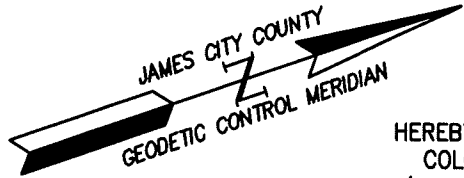


GRAPHIC SCALE



SCALE: 1" = 30'



EX. UNDISTURBED NATURAL  
OPEN SPACE EASEMENT #2  
(INSTR. #170012238)

VARIABLE WIDTH  
DRAINAGE EASEMENT  
HEREBY DEDICATED TO THE  
COLONIAL HERITAGE HOA  
(1,020 S.F. OR 0.023 AC.)

COMMON OPEN  
SPACE #1B  
(INSTR. #170012238)

N70°43'17"W 10.00'

N19°16'43"E 102.00'

10'

N70°43'17"W 10.00'

S19°16'43"W 102.00'

5' REAR BLDG.  
SETBACK (TYP)

EX. 25'  
DRAINAGE EASEMENT  
(INSTR. #170012238)

LOT  
106

LOT  
105

LOT  
104

LOT  
103

5' SIDE BLDG.  
SETBACK (TYP)

20' FRONT BLDG.  
SETBACK

EX. 10' PUBLIC  
UTILITY EASEMENT  
(INSTR. #170012238)

EX. 5' LANDSCAPE  
PRESERVATION EASEMENT  
(INSTR. #170012238)

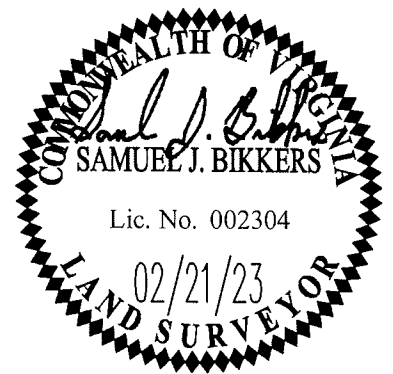
**YARMOUTH RUN**

(INSTR. #170012238)

← 395'± TO  $\phi$  OF ISAAC CIR

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
2. IMPROVEMENTS NOT SHOWN FOR CLARITY.
3. EASEMENT LOCATION IS BASED ON AS-BUILT FIELD SURVEY PERFORMED ON 02/24/2021.
4. THIS PLAT IS INTENDED FOR EASEMENT CONVEYANCE ONLY AND DOES NOT REPRESENT A LAND BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.



PLAT SHOWING VARIABLE WIDTH  
DRAINAGE EASEMENT LOCATED ON  
COMMON OPEN SPACE #1B WITHIN  
COLONIAL HERITAGE PHASE VI,  
SECTION 1B

Project Contacts:	TRS/SJB	Scale:	1"=30'
Project Number:	8881-61B	Date:	02/21/23



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
[www.aesva.com](http://www.aesva.com)

STONEHOUSE DISTRICT    JAMES CITY COUNTY    VIRGINIA

Hampton Roads | Central Virginia | Middle Peninsula

S:\085888116-1-Phase VI-Section1.dwg\SurfPlat\Phase VI-1B Plat (59 Lots)\888161-French Drain Easement Plat.dwg, 22/12/2023 2:31:55 PM, Jesse Behmeyer