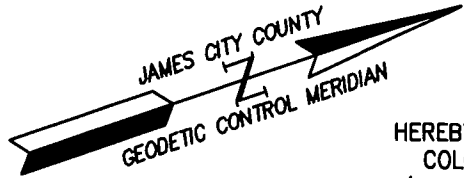


GRAPHIC SCALE



SCALE: 1" = 30'



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

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

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)

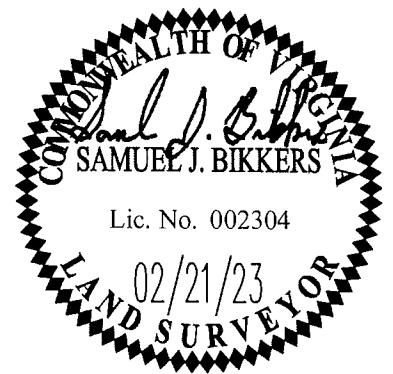
YARMOUTH RUN

(INSTR. #170012238)

← 395'± TO C 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



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CONSULTING ENGINEERS

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Hampton Roads | Central Virginia | Middle Peninsula

S:\08588816-1-Phase VI-Section\SurfPlats\Phase VI-1B Plat (59 Lots)\888161-French Drain Easement Plat.dwg, 22/02/23 2:31:55 PM, Jesse Behmeyer