

202310688

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: [Signature] 8/31/2023 DATE

PRINTED NAME: JEFFREY A. COLEMAN

TITLE: VICE PRESIDENT

CERTIFICATE OF NOTARIZATION

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

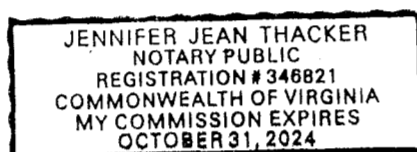
I, Jennifer Jean Thacker A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 31 DAY OF August, 2023

MY COMMISSION EXPIRES October 31, 2024

[Signature] 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.

[Signature] 9/11/23 DATE

FOR COLONIAL HERITAGE HOMEOWNER'S ASSOCIATION, INC.

PRINTED NAME Wesley Collins

CERTIFICATE OF NOTARIZATION

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

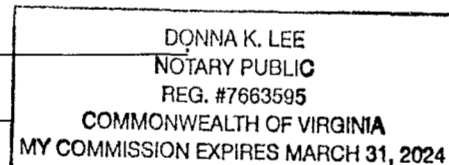
I, Donna K. Lee A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 11 DAY OF September, 2023

MY COMMISSION EXPIRES March 31, 2024

[Signature] NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 71663595



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.

[Signature] 08/28/2023 DATE

SAMUEL J. BIKKERS, L.S. #002304

CERTIFICATE OF APPROVAL

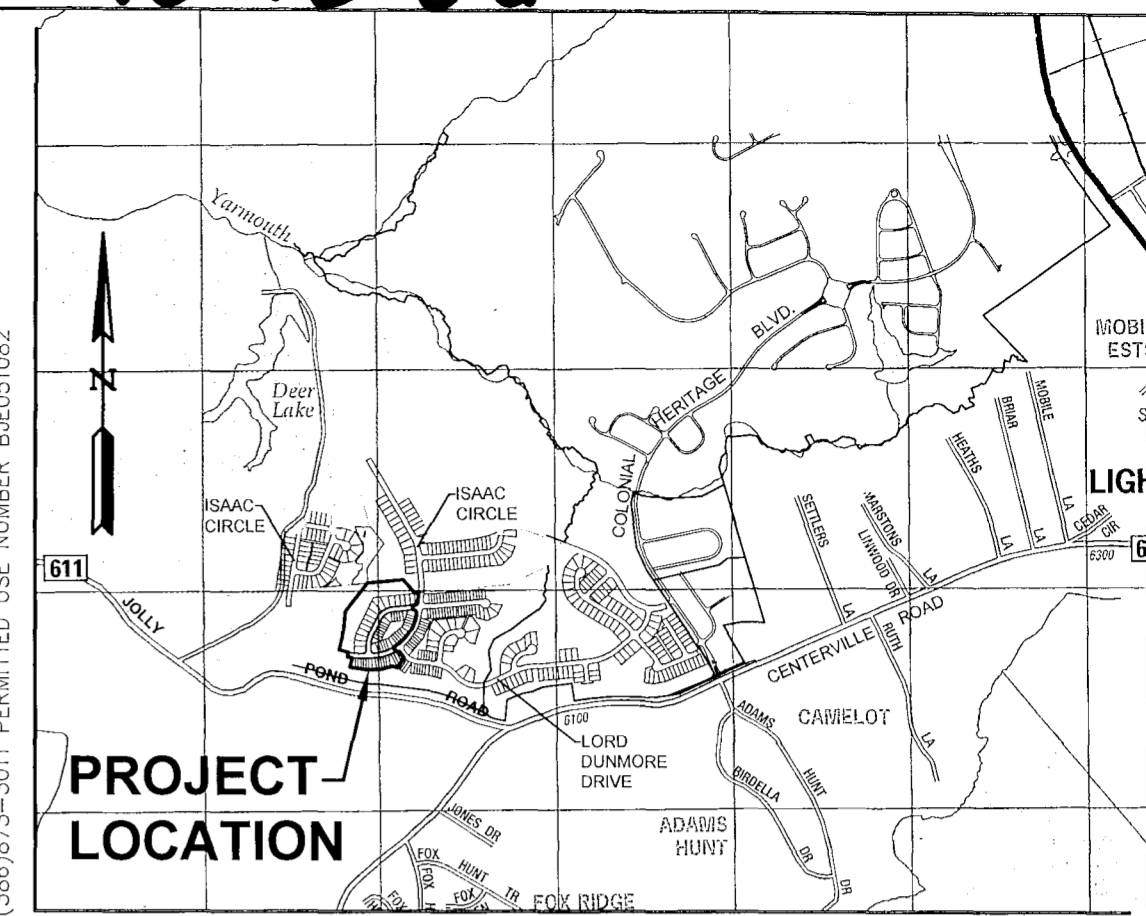
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 10/10/2023 DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL ID# 2240100007, INSTRUMENT #040024552. PROPERTY ADDRESS: 499 JOLLY POND ROAD, WILLIAMSBURG, VA 23188
2. TAX MAP PARCEL ID# 2240100007 IS CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
3. 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.
4. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
5. SETBACK REQUIREMENTS: AS SHOWN
6. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
7. 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)
8. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
9. 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.
10. 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.
11. JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
12. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. 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.
14. 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.
15. 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.



GENERAL NOTES CONTINUED:

- 16. THE PUBLIC UTILITY EASEMENTS (10' 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.
17. DRAINAGE EASEMENTS SHALL BE 20' UNLESS OTHERWISE NOTED. ALL DRAINAGE EASEMENTS LOCATED WITHIN RESIDENTIAL LOTS ARE CONTAINED WITHIN SETBACKS.
18. 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.
19. 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.
20. THIS PLAT IS BASED ON DEED AND PLATS OF RECORD AND PREVIOUS SURVEYS PERFORMED BY AES CONSULTING ENGINEERS.
21. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
22. 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). PHASE V - SECTION 2 IS ALSO SUBJECT TO AMENDMENT #2 (SPLN-23-0005).

AREA TABULATION COLONIAL HERITAGE - PHASE V, SECTION 2B LOTS 27-42, 129-144, 147-176 AND COS #1A, #2, #3, #4 AND #7

Table with 3 columns: Description, Area in S.F., Area in AC.±. Rows include: AREA OF RESIDENTIAL LOTS (287,301 S.F., 6.596 AC.±), AREA OF RIGHT OF WAY (64,071 S.F., 1.471 AC.±), AREA OF COMMON OPEN SPACE #1A (89,719 S.F., 2.060 AC.±), AREA OF COMMON OPEN SPACE #2 (178,747 S.F., 4.103 AC.±), AREA OF COMMON OPEN SPACE #3 (24,894 S.F., 0.571 AC.±), AREA OF COMMON OPEN SPACE #4 (3,676 S.F., 0.084 AC.±), AREA OF COMMON OPEN SPACE #7 (3,749 S.F., 0.086 AC.±), TOTAL AREA SUBDIVIDED (PHASE V SECTION 2B) (652,157 S.F., 14.971 AC.±), TOTAL EXISTING AREA (PHASE V SECTION 2A) (1,182,995 S.F., 27.158 AC.±), TOTAL REMAINING AREA (PHASE V SECTION 2) (726,449 S.F., 16.677 AC.±), TOTAL PROPOSED AREA (PHASE V SECTION 2) (2,561,601 S.F., 58.806 AC.±), TOTAL NUMBER OF PROPOSED LOTS IN PHASE V, SECTION 2 (176), NUMBER OF LOTS (PHASE V SECTION 2B) (62), AVERAGE LOT SIZE (4,634 S.F., 0.106 AC.±), SMALLEST LOT (LOTS 171-175) (2,716 S.F., 0.062 AC.±), LARGEST LOT (LOT 135) (11,147 S.F., 0.256 AC.±), GROSS LOTS PER ACRE (4.14).

NOTES: 1. SEE SHEET 2 FOR PHASE V SECTION 2 OVERALL BOUNDARY. 2. SEE SHEETS 3 AND 4 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS. 3. SEE SHEET 5 FOR LINE AND CURVE TABLES.

5 Large/Small Plat(s) Recorded STATE OF VIRGINIA herewith as # 202310688 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 13th DAY OF October, 2023. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:43 AM (PM) INSTRUMENT # 202310688 TESTE: ELIZABETH E. O'CONNOR, CLERK MONA A. FOLEY, CLERK Elizabeth E O'Conner

Revision table with columns: Rev, Date, Description, Revised By. Row 1: 1, 8/28/23, REVISED PER COUNTY COMMENTS DATED AUGUST 24, 2023, JFS.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

PLAT OF SUBDIVISION LOTS 27-42, 129-144, 147-176 COS #1A, COS #2, COS #3, COS #4 & COS #7 COLONIAL HERITAGE PHASE V - SECTION 2B OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

JCC CASE NO. S-23-0032 Project Contacts: SJB/JFS Project Number: 8881-52C Scale: NA Date: 06/26/23 Sheet Number: 1 of 5