

202400188

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: Jeffrey M. Edelman 08/28/2023 DATE

PRINTED NAME: JEFFREY M. EDELMAN

TITLE: VICE PRESIDENT

CERTIFICATE OF NOTARIZATION

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

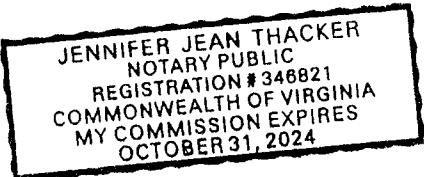
I, Jennifer Jean Thacker A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 28 DAY OF August, 2023

MY COMMISSION EXPIRES October 31, 2024

Jennifer Jean Thacker NOTARY PUBLIC

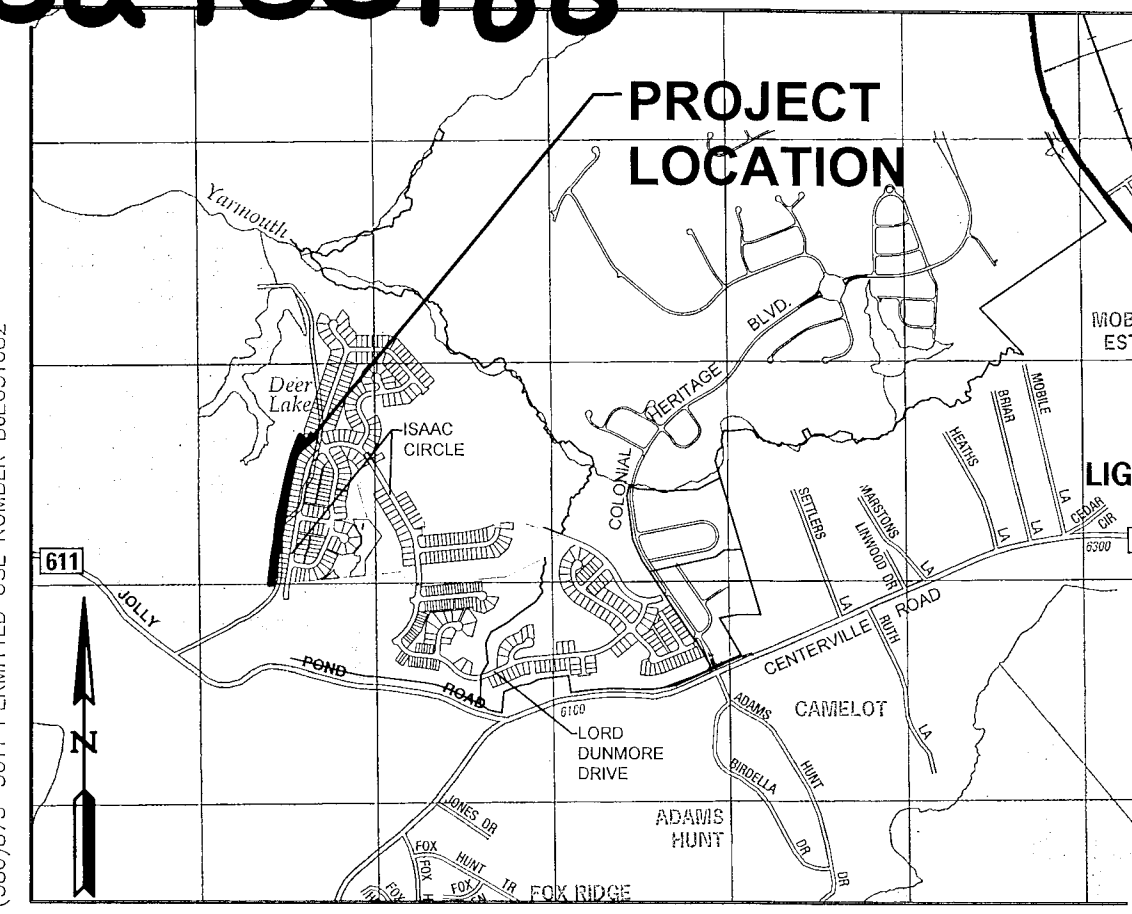
NOTARY REGISTRATION NUMBER: 346821



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. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
6. 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.
7. 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.
8. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. 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.
10. THIS PLAT IS BASED ON DEED AND PLATS OF RECORD AND PREVIOUS SURVEYS PERFORMED BY AES CONSULTING ENGINEERS.
11. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
12. 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 CIRCUIT COURT OF JAMES CITY AS INSTRUMENT NO. 050000448.
13. THE PARCELS ARE SUBJECT TO CONSTRUCTION PLANS (S-0008-2015) FOR PHASE VI - SECTION 2 COLONIAL HERITAGE GRANTED PRELIMINARY APPROVAL ON SEPTEMBER 16, 2019 AND CONSTRUCTION PLANS (S-0046-2015) FOR COLONIAL HERITAGE, DEER LAKE ESTATES GRANTED PRELIMINARY APPROVAL PER APPROVAL LETTER DATED MAY 14, 2020.

MAP COPYRIGHT © KAPPA MAP GROUP, LLC (386)873-3011 PERMITTED USE NUMBER BJE051082



LOCATION MAP SCALE: 1"=2000'

AREA TABULATION NEW COMMON OPEN SPACE COLONIAL HERITAGE - PHASE VI, SECTION 2A AND 2B

Table with 3 columns: Description, Area in S.F., Area in AC.±. Rows include Old Area of Common Open Space #5A, Old Area of Common Open Space #5B, Total Old Area, New Area of Common Open Space #5A, New Area of Common Open Space #5B, and Total New Area.

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 9/11/23 DATE

FOR COLONIAL HERITAGE HOMEOWNER'S ASSOCIATION, INC. PRINTED NAME

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

Donna K. Lee NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7603595

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. Bikkers 07/10/2023 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.

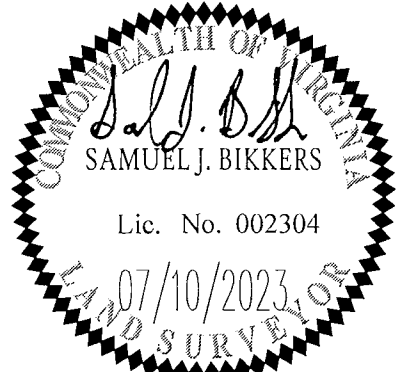
Susan M. Istener 12/14/2023 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

2 Large/Small Plat(s) Recorded herewith as # 202400188

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 3 DAY OF JANUARY, 2024 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. INSTRUMENT # 202400188

TESTE: ELIZABETH E. O'CONNOR, CLERK MONA A. FOLEY, CLERK

Revision table with columns: Rev., Date, Description, Revised By.

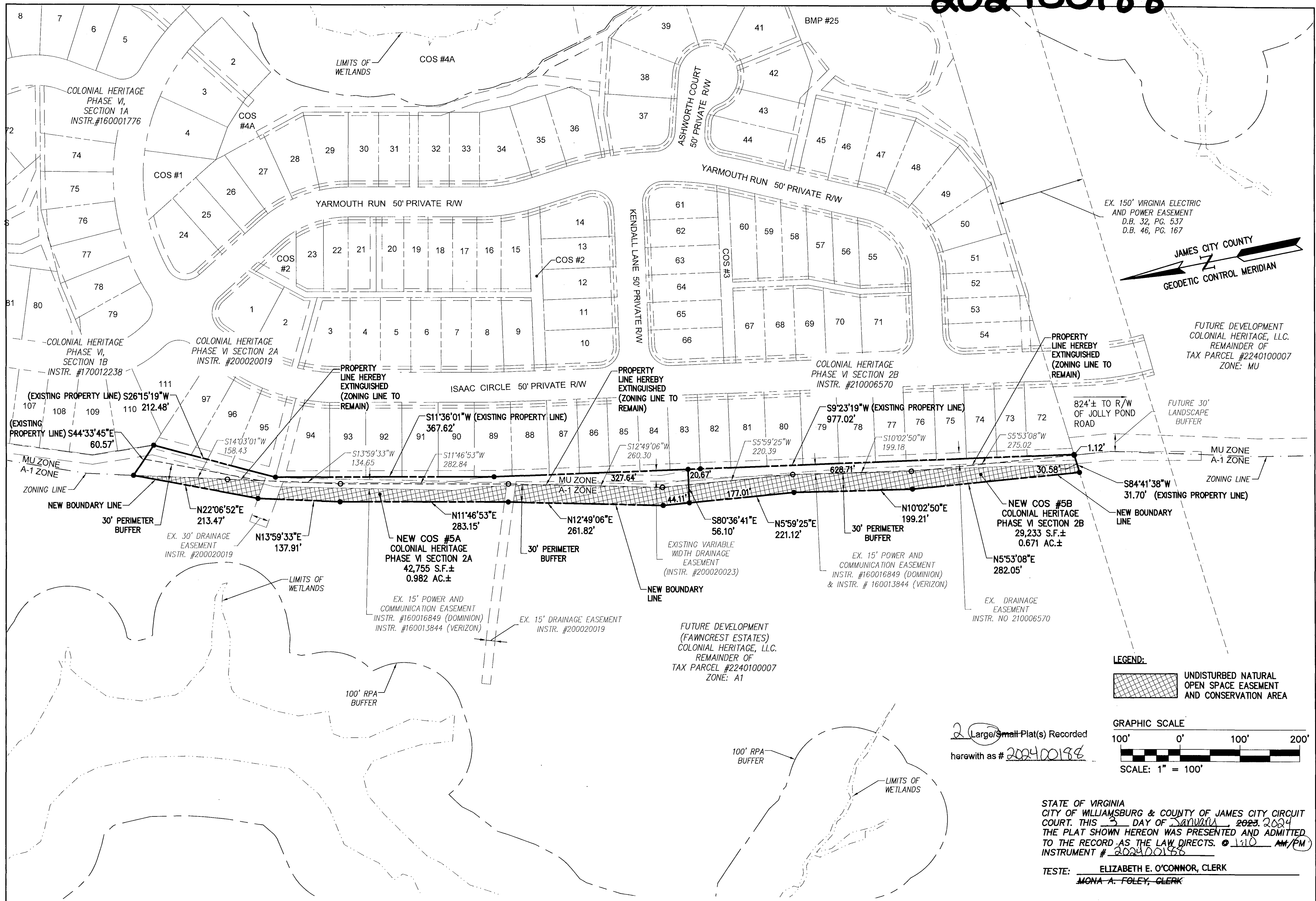


AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

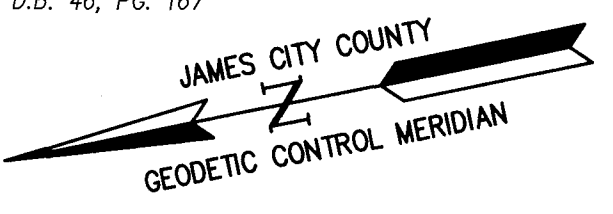
JCC S-23-0021 PLAT SHOWING BOUNDARY LINE ADJUSTMENT COLONIAL HERITAGE ON TAX PARCEL #2240100007 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS Project Number: 8881-52C Scale: 1" = 100' Date: 07/10/23 Sheet Number: 1 OF 2

202400188



EX. 15' VIRGINIA ELECTRIC AND POWER EASEMENT  
D.B. 32, PG. 537  
D.B. 46, PG. 167



FUTURE DEVELOPMENT  
COLONIAL HERITAGE, LLC.  
REMAINDER OF  
TAX PARCEL #224010007  
ZONE: MU

824'± TO R/W  
OF JOLLY POND  
ROAD

FUTURE 30'  
LANDSCAPE  
BUFFER

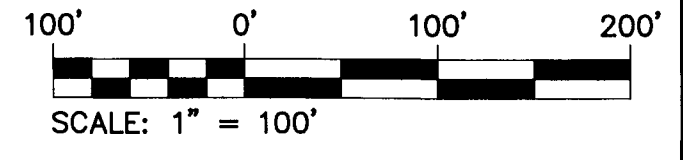
MU ZONE  
A-1 ZONE

ZONING LINE

LEGEND:



GRAPHIC SCALE



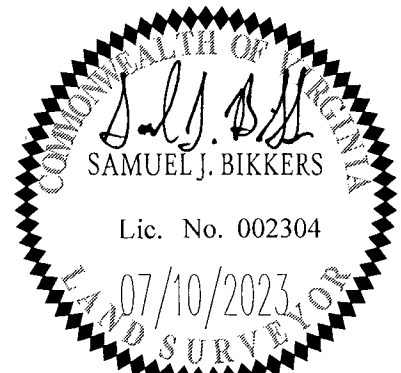
2 Large/Small Plat(s) Recorded  
herewith as # 202400188

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT  
COURT. THIS 3 DAY OF JANUARY, 2024  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED  
TO THE RECORD AS THE LAW DIRECTS. @ 1:10 AM/PM  
INSTRUMENT # 202400188

TESTE: ELIZABETH E. O'CONNOR, CLERK  
MONA A. FOLEY, CLERK

JCC S-23-0021

| Rev. | Date | Description | Revised By |
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**AES**  
CONSULTING ENGINEERS  
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com  
Hampton Roads | Central Virginia | Middle Peninsula

PLAT SHOWING BOUNDARY LINE ADJUSTMENT  
**COLONIAL HERITAGE**  
ON TAX PARCEL #224010007  
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS  
Project Number: 8881-52C  
Scale: 1" = 100' Date: 07/10/23  
Sheet Number  
**2 OF 2**