

202400858

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] 12/6/2023 DATE

PRINTED NAME: JEFFREY M. EDDMAN

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 6th DAY OF December, 2023

MY COMMISSION EXPIRES March 31, 2027

[Signature] 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.

[Signature] 12/19/23

FOR COLONIAL HERITAGE HOMEOWNER'S ASSOCIATION, INC.

PRINTED NAME Wesley Collins

CERTIFICATE OF NOTARIZATION

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

I, Diane Marie Clark, 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.

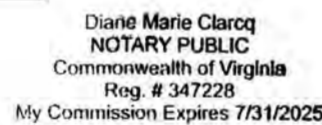
GIVEN UNDER MY HAND THIS 14th DAY OF December, 2023

MY COMMISSION EXPIRES 07/31/2025

[Signature] Diane Marie Clark

NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 347228



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] 12/01/2023 SAMUEL J. BIKKERS, L.S. #002304 DATE

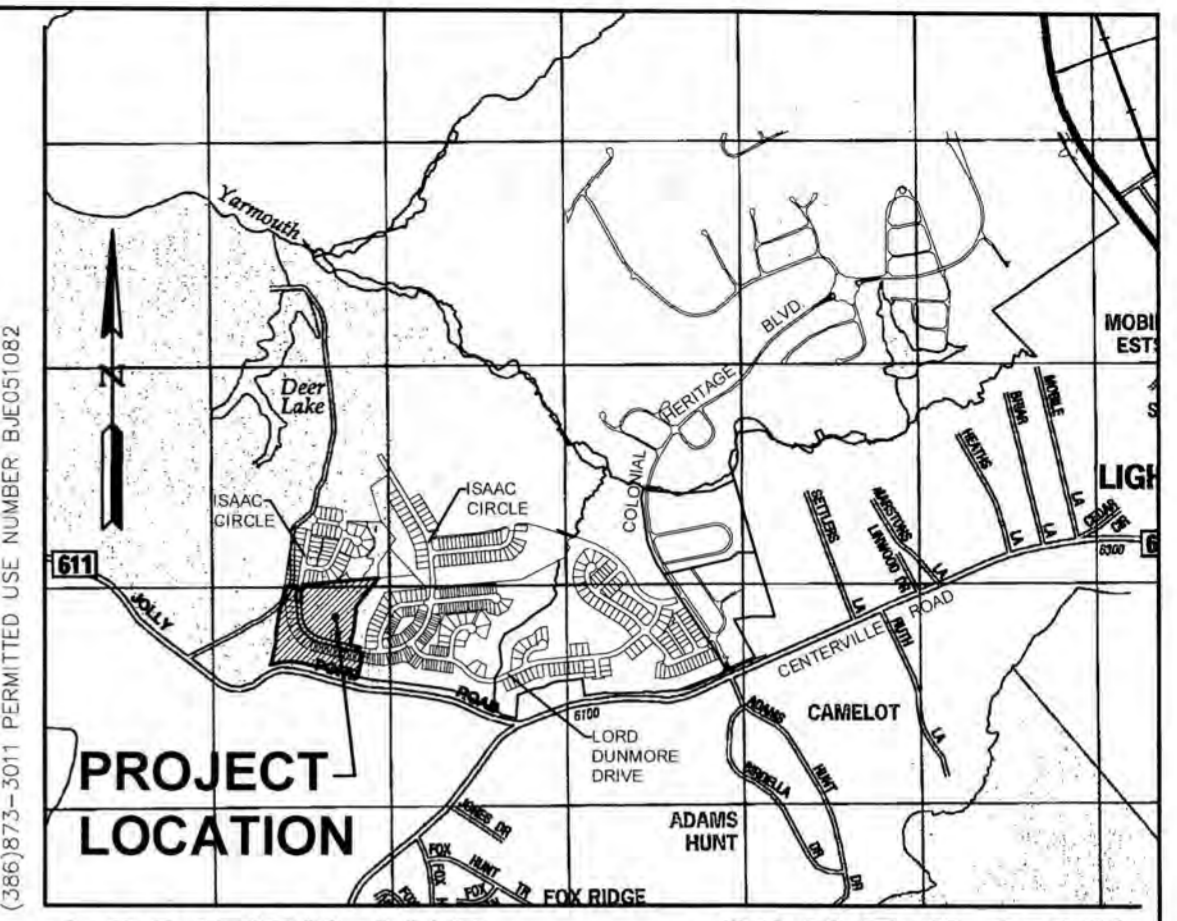
CERTIFICATE OF APPROVAL

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

[Signature] 01/18/2024 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

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.



LOCATION MAP SCALE: 1"=2000'

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 2C LOTS 1-26, 145-146, COS #1B AND COS #2A

Table with 3 columns: Description, S.F., AC.±. Includes rows for Area of Residential Lots, Area of Right of Way, Area of Common Open Space #1B, Area of Common Open Space #2A, Total Area Subdivided, Total Existing Area (Phase V Section 2B), Total Existing Area (Phase V Section 2A), Total Area (Phase V Section 2), Total Number of Lots in Phase V, Section 2, Number of Lots (Phase V Section 2C), Average Lot Size, Smallest Lot (Lot 25), Largest Lot (Lots 4-8), and Gross Lots per Acre.

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.

4 Large/Small Plat(s) Recorded herewith as # 202400858

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 18th DAY OF January, 2024, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:23 AM/PM INSTRUMENT # 202400858 TESTE: [Signature] ELIZABETH E. O'CONNOR, CLERK

Revision table with columns: Rev, Date, Description, Revised By. Row 1: 1, 12/01/23, REVISED PER COUNTY COMMENTS DATED OCTOBER 25, 2023, JFS.



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

PLAT OF SUBDIVISION LOTS 1-26, 145-146 COS #1B AND COS #2A COLONIAL HERITAGE PHASE V - SECTION 2C OWNER / DEVELOPER: COLONIAL HERITAGE, LLC STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS Project Number: 8881-52C Scale: NA Date: 12/01/23 Sheet Number: 1 of 4

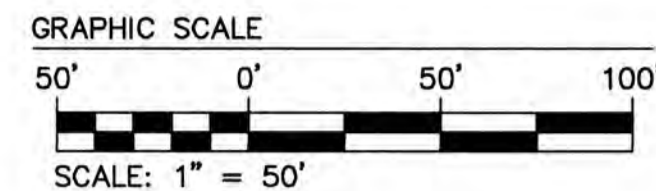
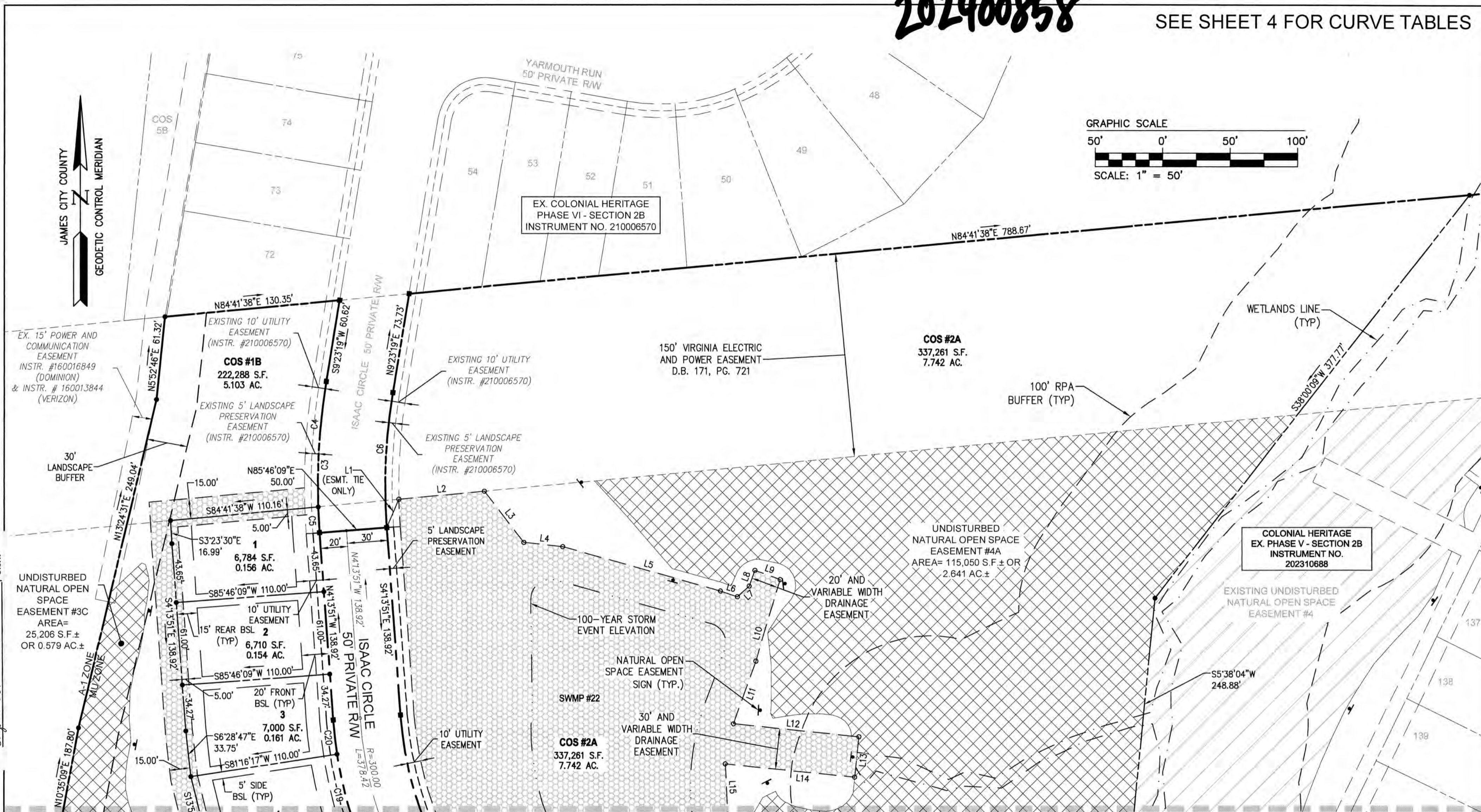






202400858

SEE SHEET 4 FOR CURVE TABLES



JAMES CITY COUNTY  
GEODETIC CONTROL MERIDIAN

4 Large/Small Plat(s) Recorded  
herewith as # 202400858

City of Williamsburg & County of James City  
Circuit Court. This PLAT was recorded on  
January 18, 2024  
at 2:23 AM (PM) PG  
Document # 202400858  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connell, Clerk

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N23°14'55"E	22.75'
L2	N84°41'38"E	63.69'
L3	S37°39'14"E	47.76'
L4	S83°50'58"E	28.91'
L5	S74°15'07"E	121.30'
L6	S71°43'44"E	13.40'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L7	N48°50'03"E	11.83'
L8	N20°04'11"E	12.34'
L9	S69°55'49"E	20.00'
L10	S16°44'41"W	62.75'
L11	S19°54'37"W	49.23'
L12	S84°02'48"E	93.20'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L13	S5°57'12"W	30.00'
L14	N84°02'48"W	96.29'
L15	S2°54'22"E	46.38'
L16	S20°46'08"E	46.38'
L17	S76°30'12"E	172.87'
L18	S5°47'58"E	29.90'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L19	S20°13'15"E	18.70'
L20	S23°15'55"E	19.71'
L21	S37°03'40"E	23.82'
L22	S51°49'38"E	23.29'
L23	S62°38'02"E	18.93'
L24	S74°26'10"E	13.20'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L25	S13°29'48"W	26.57'
L26	N76°30'12"W	122.92'
L27	N13°29'48"E	96.00'
L28	N76°30'12"W	136.26'
L29	S44°41'48"E	27.54'
L30	S34°01'18"E	19.65'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L31	S2°20'34"E	19.65'
L32	S13°29'48"W	49.31'
L33	S35°17'53"W	10.77'

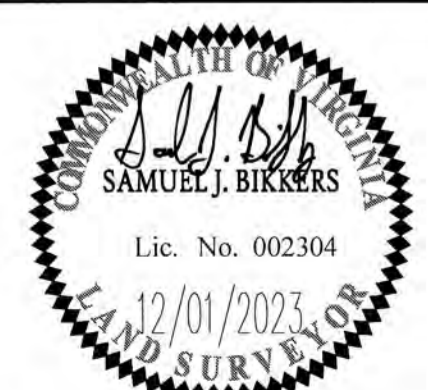
**LEGEND:**

- UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
- EXISTING NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
- VARIABLE WIDTH DRAINAGE EASEMENT

**UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA TABULATION**

#3B	121,547 S.F.±	2.790 AC.±
#3C	25,206 S.F.±	0.579 AC.±
#4A	115,050 S.F.±	2.641 AC.±
<b>TOTAL</b>	<b>261,803 S.F.±</b>	<b>6.010 AC.±</b>

Rev.	Date	Description	Revised By
1	12/01/23	REVISED PER COUNTY COMMENTS DATED OCTOBER 25, 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

PLAT OF SUBDIVISION  
LOTS 1-26, 145-146  
COS #1B AND COS #2A  
**COLONIAL HERITAGE  
PHASE V - SECTION 2C**  
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS  
Project Number: 8881-52C  
Scale: 1" = 50' Date: 12/01/23  
Sheet Number  
**3 of 4**

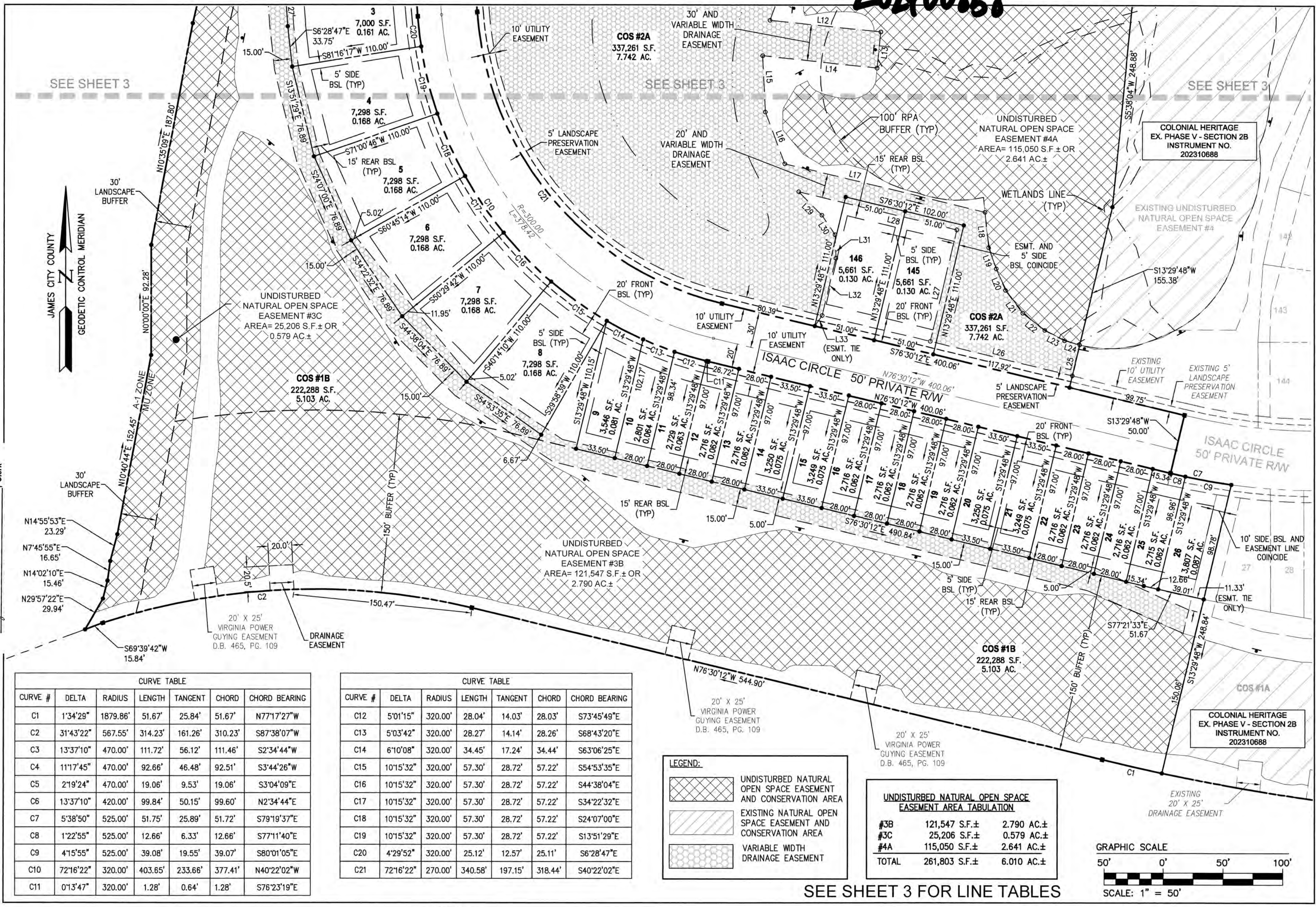
S:\2023\8881-52C - Phase V Section 2C Survey\PhaseV\Sub 145-146.dwg, 12/01/2023 10:54:44 AM, Manual Plot



202400858

4 Large/Small Plat(s) Recorded herewith as # 2024 00858

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 12/01/23 at 2:23 AM/PM PG Document # 2024 00858 ELIZABETH E. O'CONNOR, CLERK Elizabeth E. O'Connor, Clerk



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	1'34'29"	1879.86'	51.67'	25.84'	51.67'	N77'17'27"W
C2	31'43'22"	567.55'	314.23'	161.26'	310.23'	S87'38'07"W
C3	13'37'10"	470.00'	111.72'	56.12'	111.46'	S2'34'44"W
C4	11'17'45"	470.00'	92.66'	46.48'	92.51'	S3'44'26"W
C5	2'19'24"	470.00'	19.06'	9.53'	19.06'	S3'04'09"E
C6	13'37'10"	420.00'	99.84'	50.15'	99.60'	N2'34'44"E
C7	5'38'50"	525.00'	51.75'	25.89'	51.72'	S79'19'37"E
C8	1'22'55"	525.00'	12.66'	6.33'	12.66'	S77'11'40"E
C9	4'15'55"	525.00'	39.08'	19.55'	39.07'	S80'01'05"E
C10	72'16'22"	320.00'	403.65'	233.66'	377.41'	N40'22'02"W
C11	0'13'47"	320.00'	1.28'	0.64'	1.28'	S76'23'19"E

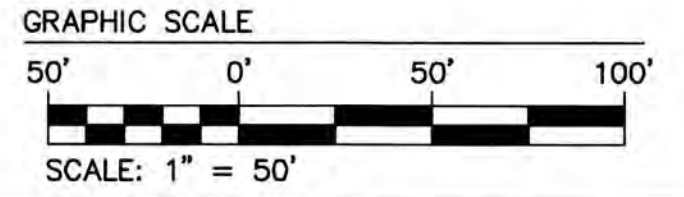
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C12	5'01'15"	320.00'	28.04'	14.03'	28.03'	S73'45'49"E
C13	5'03'42"	320.00'	28.27'	14.14'	28.26'	S68'43'20"E
C14	6'10'08"	320.00'	34.45'	17.24'	34.44'	S63'06'25"E
C15	10'15'32"	320.00'	57.30'	28.72'	57.22'	S54'53'35"E
C16	10'15'32"	320.00'	57.30'	28.72'	57.22'	S44'38'04"E
C17	10'15'32"	320.00'	57.30'	28.72'	57.22'	S34'22'32"E
C18	10'15'32"	320.00'	57.30'	28.72'	57.22'	S24'07'00"E
C19	10'15'32"	320.00'	57.30'	28.72'	57.22'	S13'51'29"E
C20	4'29'52"	320.00'	25.12'	12.57'	25.11'	S6'28'47"E
C21	72'16'22"	270.00'	340.58'	197.15'	318.44'	S40'22'02"E

**LEGEND:**

- UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
- EXISTING NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
- VARIABLE WIDTH DRAINAGE EASEMENT

**UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA TABULATION**

#3B	121,547 S.F.±	2.790 AC.±
#3C	25,206 S.F.±	0.579 AC.±
#4A	115,050 S.F.±	2.641 AC.±
<b>TOTAL</b>	<b>261,803 S.F.±</b>	<b>6.010 AC.±</b>



SEE SHEET 3 FOR LINE TABLES

Rev.	Date	Description	Revised By
1	12/01/23	REVISED PER COUNTY COMMENTS DATED OCTOBER 25, 2023	JFS



**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 OF SUBDIVISION  
LOTS 1-26, 145-146  
COS #1B AND COS #2A  
**COLONIAL HERITAGE  
PHASE V - SECTION 2C**  
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS  
Project Number: 8881-52C  
Scale: 1" = 50' Date: 12/01/23  
Sheet Number  
**4 of 4**