

**CURVE "C1" DATA**

DELTA=6°13'23"  
 RADIUS=70.00'  
 LENGTH=158.12'  
 TANGENT=3.81  
 CHORD=7.62'  
 C.B.=S56°37'28"E

COMMON OPEN SPACE #6  
 (COS#6) PHASE V, SEC 2A  
 INSTR. #202304514

RECORD MERIDIAN  
 INSTRUMENT #202304514

10' PUBLIC  
 UTILITY EASEMENT  
 INSTR. #202304514

S24°06'49"W  
 59.28'

S24°06'49"W 91.94'  
 7.5' REAR BSL  
 HEREBY ESTABLISHED

S30°49'41"W  
 10.70'

VARIABLE WIDTH  
 DRAINAGE EASEMENT  
 INSTR. #202304514

15' REAR BSL  
 HEREBY VACATED

N24°06'49"E  
 73.14'

**LOT 59**  
 12,710 S.F.  
 0.292 ACRES

FIELD LOCATED  
 DWELLING

N83°43'19"W  
 6.56'

LOT 58  
 PHASE V, SEC 2A  
 INSTR. #202304514

5' LANDSCAPE  
 PRESERVATION  
 EASEMENT  
 INSTR. #202304514

ROLLTOP  
 CURB & GUTTER

GABRIELLA WAY  
 50' PRIVATE R/W

209± TO C OF  
 LORD DUNMORE  
 DRIVE

LEGEND:  
 BSL= BUILDING SETBACK LINE

**CURVE "A" DATA**

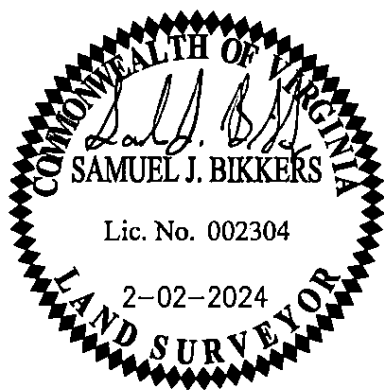
DELTA=69°31'59"  
 RADIUS=125.00'  
 LENGTH=151.70'  
 TANGENT=86.77'  
 CHORD=142.56'  
 C.B.=N41°02'41"E

**CURVE "B" DATA**

DELTA=73°46'01"  
 RADIUS=35.00'  
 LENGTH=45.06'  
 TANGENT=26.26'  
 CHORD=42.01'  
 C.B.=S67°18'18"E

**CURVE "C" DATA**

DELTA=35°27'54"  
 RADIUS=50.00'  
 LENGTH=30.95'  
 TANGENT=15.99'  
 CHORD=30.46'  
 C.B.=S48°09'15"E



PARCEL ID #3111400059  
 STREET ADDRESS: #5018 GABRIELLA WAY

- NOTES:
- THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0108D EFFECTIVE DATE 12/16/15.
  - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.

**PLAT OF SETBACK LINE ADJUSTMENT  
 LOT 59 COLONIAL HERITAGE  
 PHASE V, SECTION 2A**

PREPARED FOR  
 BRUCE A. & MARCY F. MACDONALD

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / SDC

Scale: 1" = 25'

Project Number: 26492

Date: 02-02-2024



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

CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

**OWNER'S CERTIFICATE**

THE VACATION OF THE REAR SETBACK LINE AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR PROPERTY OWNERS

Bruce A. Macdonald  
PRINTED NAME  
Bruce A. Macdonald 3/18/2024  
BRUCE A. MACDONALD DATE

Marcy F. Macdonald  
PRINTED NAME  
Marcy F. Macdonald 3/18/2024  
MARCY F. MACDONALD DATE

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City

I, CRYSTAL R. SMITH, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 18 DAY OF March, 2024.

MY COMMISSION EXPIRES: 9/30/2027

[Signature]  
NOTARY PUBLIC SIGNATURE

NOTARY REGISTRATION NUMBER: 7227107



PARCEL ID #3111400059  
STREET ADDRESS: #5018 GABRIELLA WAY

PLAT OF SETBACK LINE ADJUSTMENT  
LOT 59 COLONIAL HERITAGE  
PHASE VI, SECTION 2B

PREPARED FOR  
BRUCE A. & MARCY F. MACDONALD

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / SDC Scale: 1"=20'  
Project Number: 26492 Date: 02-02-2024



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

**OWNER'S CERTIFICATE**

THE VACATION OF THE REAR SETBACK LINE AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR COLONIAL HERITAGE HOME OWNERS ASSOCIATION

Wesley Dollins  
PRINTED NAME

Pres CH HOA  
TITLE

W. Dollins  
AUTHORIZED AGENT-COLONIAL HERITAGE HOME OWNERS ASSOCIATION

3/20/2024  
DATE

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City

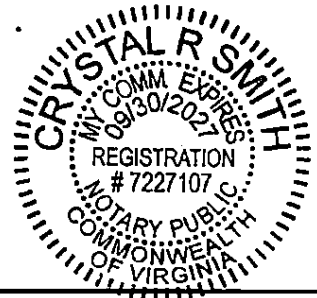
I, CRYSTAL R. SMITH, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20 DAY OF March, 2024.

MY COMMISSION EXPIRES: 9/30/2027

[Signature]  
NOTARY PUBLIC SIGNATURE

NOTARY REGISTRATION NUMBER: 7227107



**SURVEYOR'S CERTIFICATE**

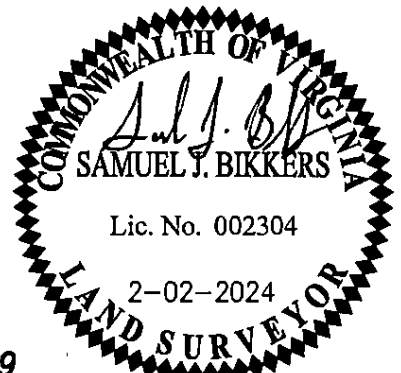
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Samuel J. Bickers 2-02-2024  
SAMUEL J. BICKERS, L.S. #2304 DATE

**CERTIFICATE OF APPROVAL**

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

Jessie M. Iskenes 03/21/2024  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE



PARCEL ID #3111400059  
STREET ADDRESS: #5018 GABRIELLA WAY

PLAT OF SETBACK LINE ADJUSTMENT  
LOT 59 COLONIAL HERITAGE  
PHASE VI, SECTION 2B  
PREPARED FOR  
BRUCE A. & MARCY F. MACDONALD  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / SDC Scale: 1"=20'  
Project Number: 26492 Date: 02-02-2024



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