

210006570

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.

[Signature] 2/17/21
FOR COLONIAL HERITAGE LLC DATE
Timothy R. Bates
PRINTED NAME

CERTIFICATE OF NOTARIZATION

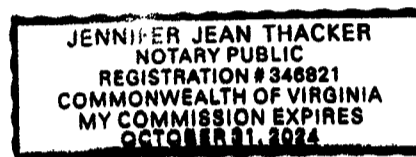
STATE OF VIRGINIA, CITY/COUNTY OF FAIRFAX
TO-WIT:

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 17 DAY OF February, 2020.

MY COMMISSION EXPIRES October 31, 2024

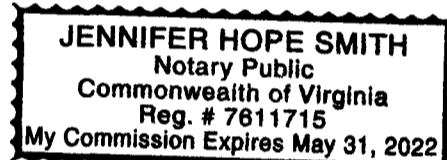
[Signature]
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 346821



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] 3/8/2021
FOR COLONIAL HERITAGE HOMEOWNER'S ASSOCIATION, INC. DATE
Wesley Dallas
PRINTED NAME



CERTIFICATE OF NOTARIZATION

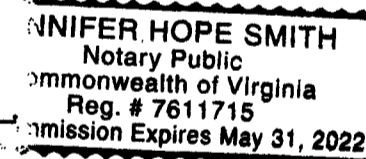
STATE OF VIRGINIA, CITY/COUNTY OF James City
TO-WIT:

I, Jennifer Hope Smith 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 8th DAY OF March, 2021

MY COMMISSION EXPIRES 5-31-2022

[Signature]
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7611715



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] 01/15/21
SAMUEL J. BIKKERS, L.S. #002304 DATE

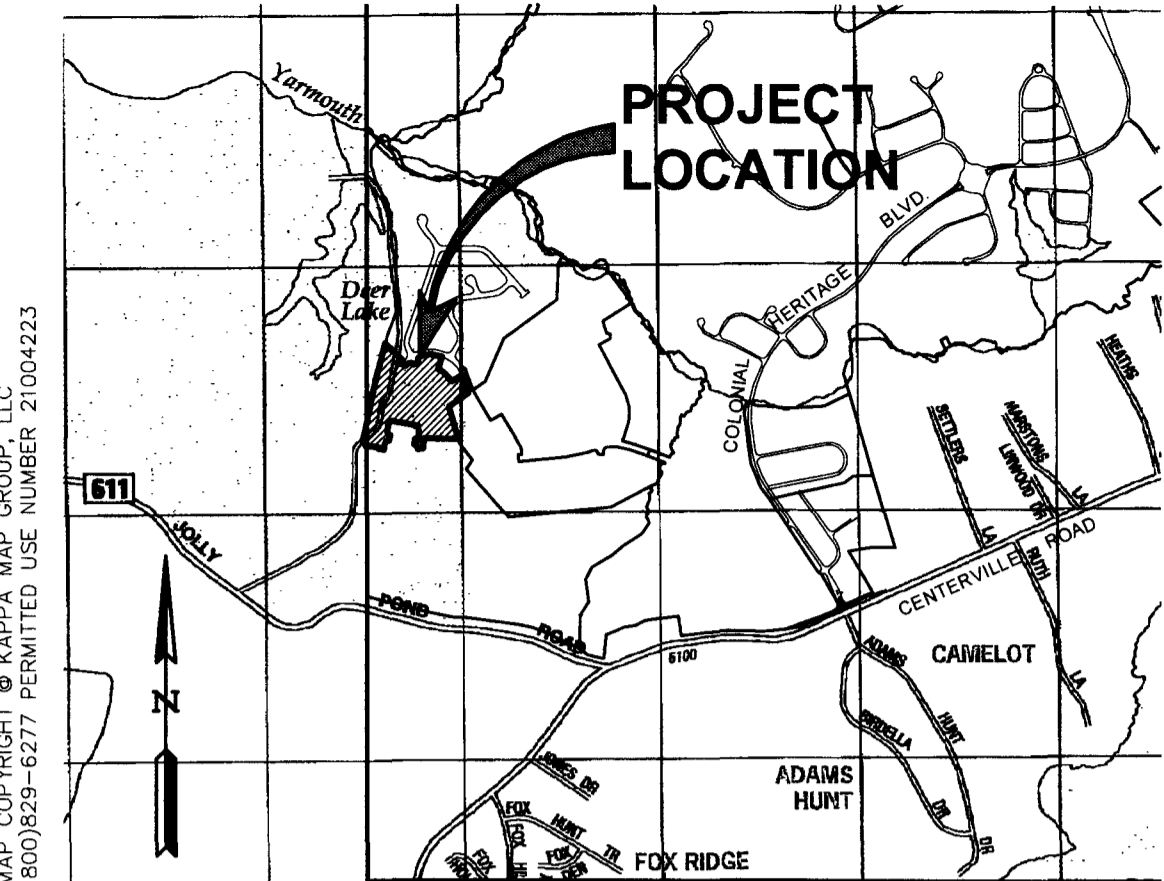
CERTIFICATE OF APPROVAL

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

[Signature] 31 Mar 2021
SUBDIVISION AGENT OF
JAMES CITY COUNTY DATE

GENERAL NOTES:

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



MAP COPYRIGHT © KAPPA MAP GROUP, LLC
(800)829-6277 PERMITTED USE NUMBER 210044223

LOCATION MAP SCALE: 1"=2000'

- THE PUBLIC 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.
- DRAINAGE EASEMENTS SHALL BE 15' UNLESS OTHERWISE NOTED. ALL DRAINAGE EASEMENTS LOCATED WITHIN RESIDENTIAL LOTS ARE CONTAINED WITHIN SETBACKS.
- THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PANEL 0020B, COMMUNITY NUMBER 510201, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY.
- 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.
- THIS PLAT IS BASED ON DEED AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- CONSTRUCTION PLANS (S-0008-2015) FOR PHASE VI, SECTION 2 WERE GRANTED PRELIMINARY APPROVED ON SEPTEMBER 16, 2019.

AREA TABULATION
COLONIAL HERITAGE - PHASE VI, SECTION 2B (JCC CASE NO. S-20-0054)
LOTS 10-14, 37-82 AND COS #3, #4B, AND #5B

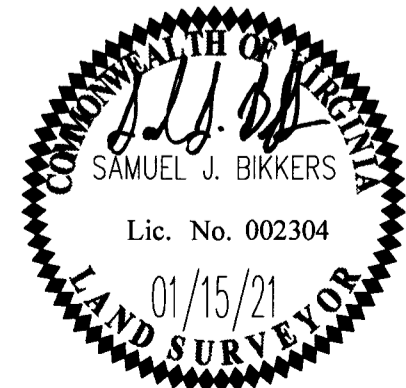
AREA OF RESIDENTIAL LOTS	373,002 S.F.	8.563 AC.±
AREA OF RIGHT OF WAY	95,672 S.F.	2.196 AC.±
AREA OF COMMON OPEN SPACE #3	8,947 S.F.	0.205 AC.±
AREA OF COMMON OPEN SPACE #4B	230,327 S.F.	5.288 AC.±
AREA OF COMMON OPEN SPACE #5B	9,603 S.F.	0.221 AC.±
TOTAL AREA SUBDIVIDED (SECTION 2B)	717,551 S.F.	16.473 AC.±
TOTAL NUMBER OF PROPOSED LOTS IN PHASE VI-2	97	
NUMBER OF LOTS (SECTION 2B)	51	
AVERAGE LOT SIZE	7,314 S.F.	0.168 AC.±
SMALLEST LOT (LOT 56)	5,150 S.F.	0.118 AC.±
LARGEST LOT (LOT 39)	11,228 S.F.	0.258 AC.±
GROSS LOTS PER ACRE	5 Large⁵⁰⁰⁰ Plat(s) Recorded hereon = 210006570	3.10

NOTES:

- SEE SHEET 2 FOR SECTION 2B OVERALL BOUNDARY.
- SEE SHEETS 3 AND 4 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
- SEE SHEET 5 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT AREAS AND DESCRIPTIONS.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY OF April, 2020. 2021
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:11 AM/PM
INSTRUMENT # 210006570
TESTE: Elizabeth D'Conner DC.
MONA-A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	01/12/21	REVISED PER COUNTY COMMENTS DATED 01/2021	RMS



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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

REF: S-20-0054
PLAT OF SUBDIVISION
LOTS 10-14, 37-82 & COS #3, #4B & #5B
COLONIAL HERITAGE
PHASE VI - SECTION 2B
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/TRS
Project Number: 8881-62B
Scale: NA Date: 10/22/20
Sheet Number
1 of 5

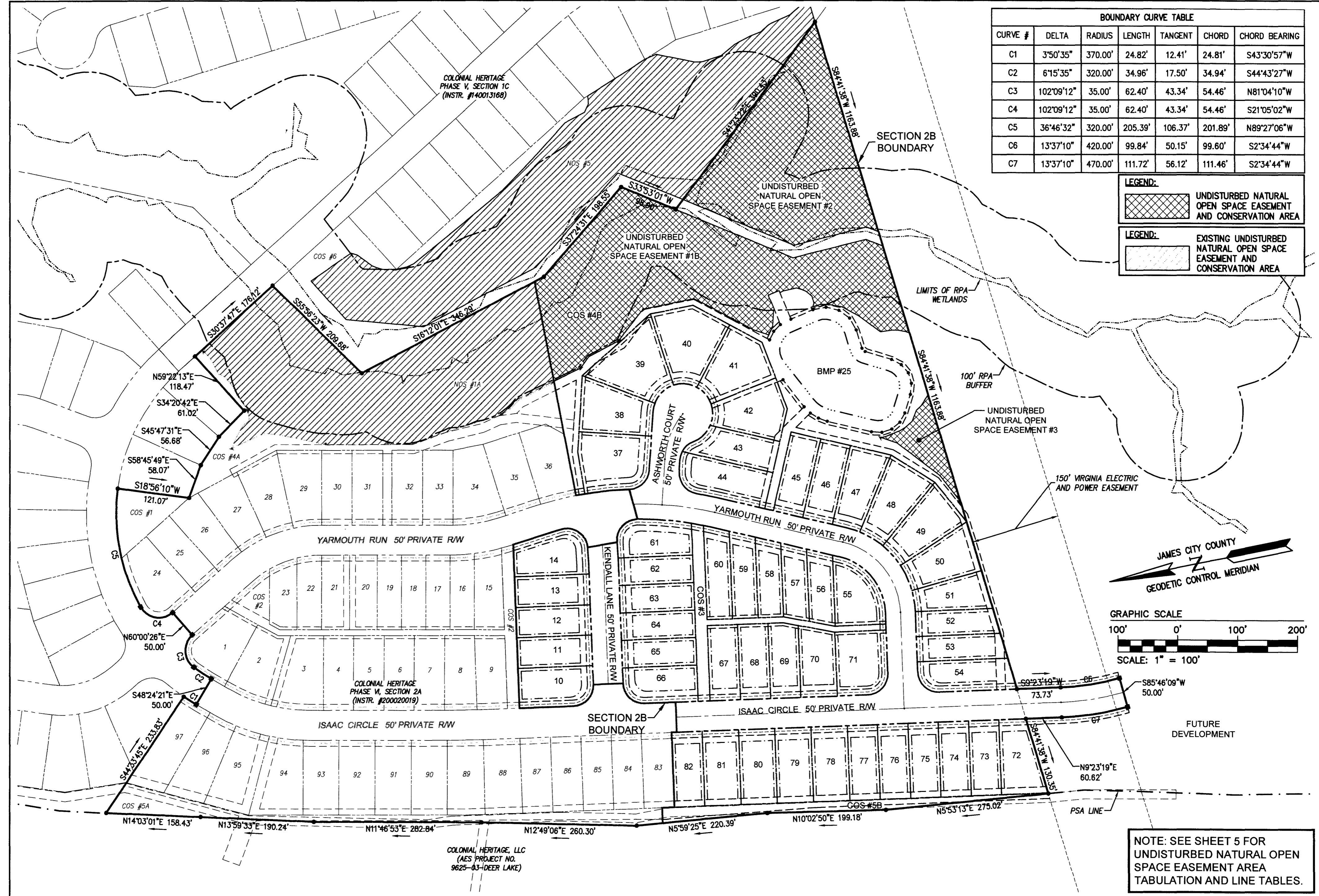
S:\00000000\Phase VI\Sub\Survey\Plan\Phase VI-2020\01-12-21\210006570.dwg, 11/20/2021 2:10 PM, dcmeyers

BOUNDARY CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	3°50'35"	370.00'	24.82'	12.41'	24.81'	S43°30'57"W
C2	6°15'35"	320.00'	34.96'	17.50'	34.94'	S44°43'27"W
C3	102°09'12"	35.00'	62.40'	43.34'	54.46'	N81°04'10"W
C4	102°09'12"	35.00'	62.40'	43.34'	54.46'	S21°05'02"W
C5	36°46'32"	320.00'	205.39'	106.37'	201.89'	N89°27'06"W
C6	13°37'10"	420.00'	99.84'	50.15'	99.60'	S2°34'44"W
C7	13°37'10"	470.00'	111.72'	56.12'	111.46'	S2°34'44"W

LEGEND:

[Cross-hatched pattern] UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA

[Dotted pattern] EXISTING UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA

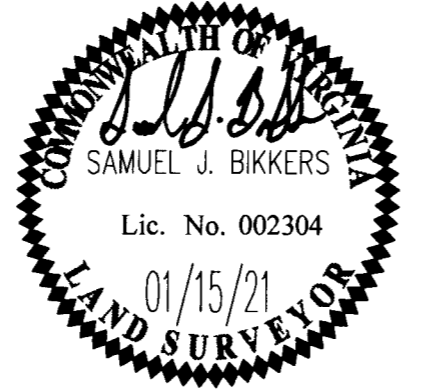


NOTE: SEE SHEET 5 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA TABULATION AND LINE TABLES.

5	Large/Small Plat(s) Recorded	City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>April 5, 2021</u> at <u>1:11 AM</u> PM PG <u>PB</u>
	Herewith as # <u>210006570</u>	Document # <u>210006570</u>
1	01/12/21	REVISED PER COUNTY
Rev.	Date	D

at 1:11 AM PM PG PB

MONA A. FOLEY, CLERK



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

REF: S-20-0054

PLAT OF SUBDIVISION

LOTS 10-14, 37-82 & COS #3, #4B & #5B

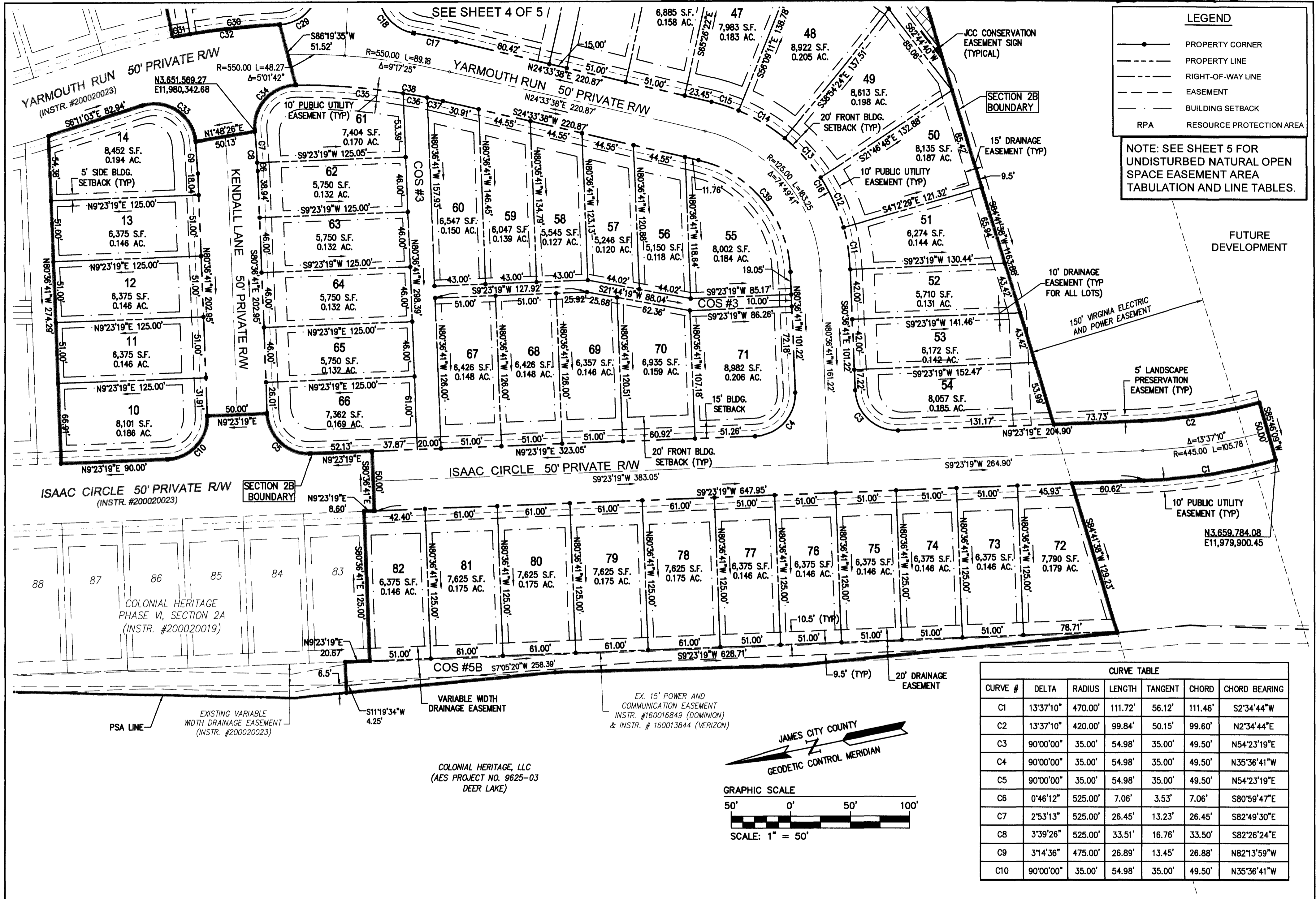
COLONIAL HERITAGE PHASE VI - SECTION 2B

OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/TRS
Project Number:	8881-62B
Scale:	Date:
1"=100'	10/22/20
Sheet Number	
2 of 5	

210006570



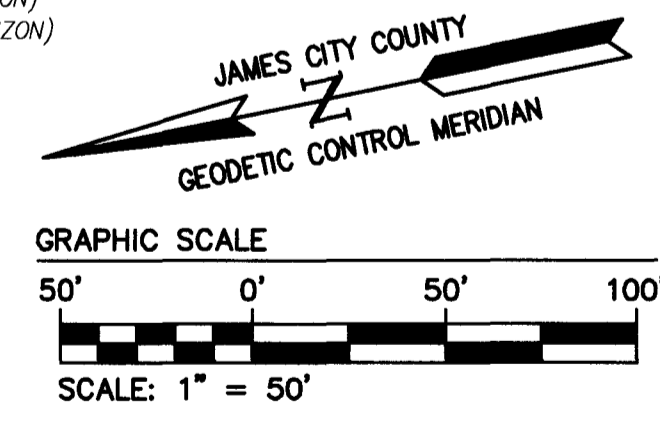
LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- BUILDING SETBACK
- RPA RESOURCE PROTECTION AREA

NOTE: SEE SHEET 5 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA TABULATION AND LINE TABLES.

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	13°37'10"	470.00'	111.72'	56.12'	111.46'	S2°34'44"W
C2	13°37'10"	420.00'	99.84'	50.15'	99.60'	N2°34'44"E
C3	90°00'00"	35.00'	54.98'	35.00'	49.50'	N54°23'19"E
C4	90°00'00"	35.00'	54.98'	35.00'	49.50'	N35°36'41"W
C5	90°00'00"	35.00'	54.98'	35.00'	49.50'	N54°23'19"E
C6	0°46'12"	525.00'	7.06'	3.53'	7.06'	S80°59'47"E
C7	2°53'13"	525.00'	26.45'	13.23'	26.45'	S82°49'30"E
C8	3°39'26"	525.00'	33.51'	16.76'	33.50'	S82°26'24"E
C9	3°14'36"	475.00'	26.89'	13.45'	26.88'	N82°13'59"W
C10	90°00'00"	35.00'	54.98'	35.00'	49.50'	N35°36'41"W

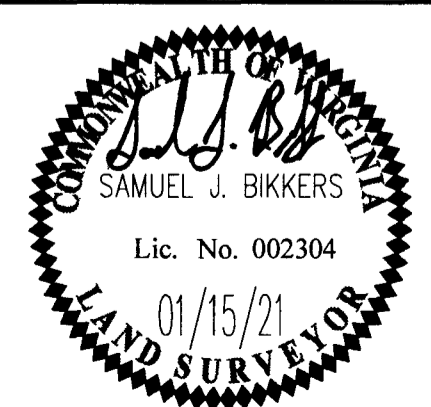


5 Large Submittal Plat(s) Recorded herewith as # 210006570

1 01/12/21 REVISED PER COU

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on April 5, 2021 at 1:11 AM (PM) PG 1 Document # 210006570

MONA A. FOLEY, CLERK



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REF: S-20-0054

PLAT OF SUBDIVISION
LOTS 10-14, 37-82 & COS #3, #4B & #5B

COLONIAL HERITAGE PHASE VI - SECTION 2B

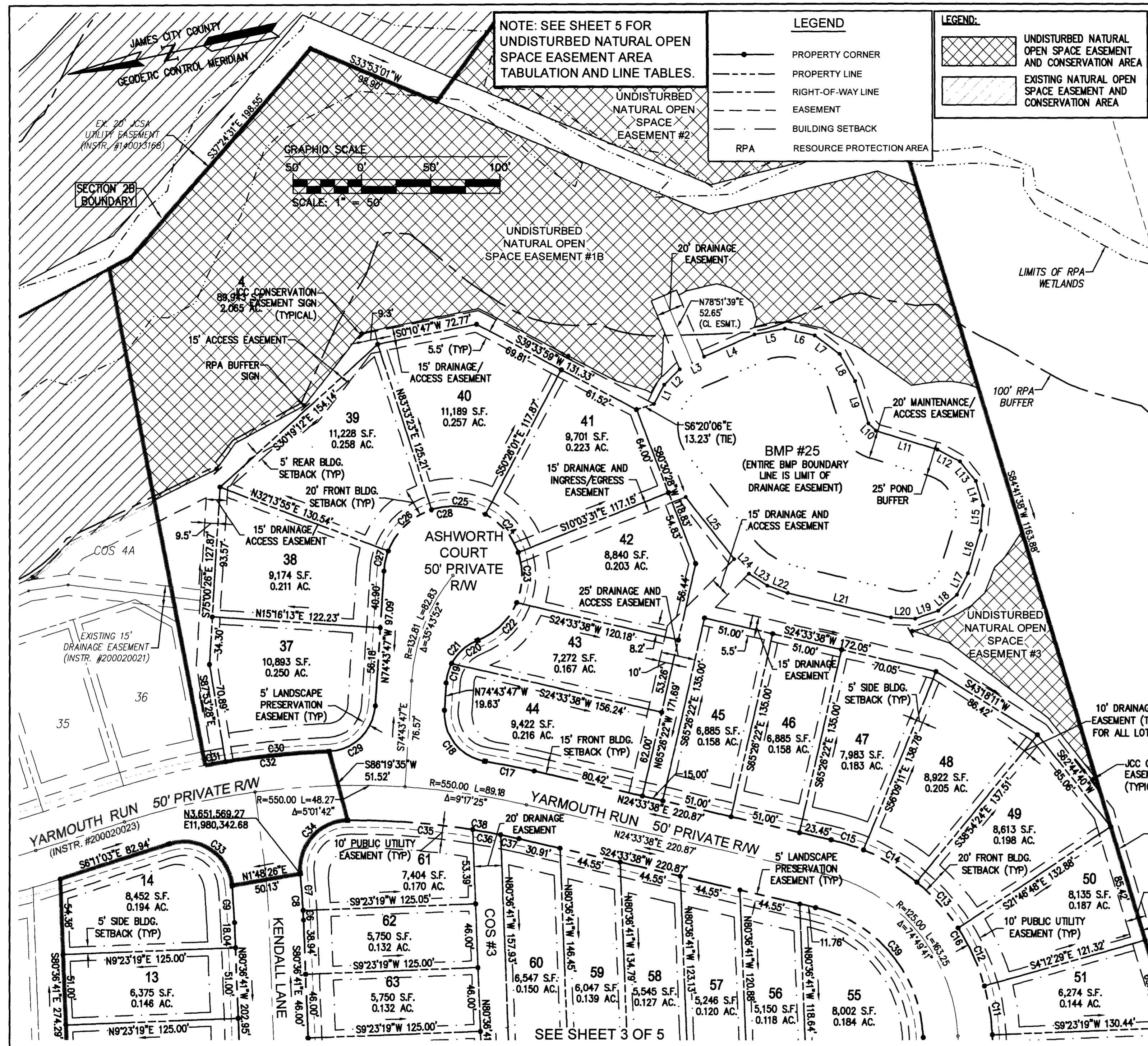
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/TRS
Project Number: 8881-62B
Scale: 1"=50'
Date: 10/22/20
Sheet Number: 3 of 5

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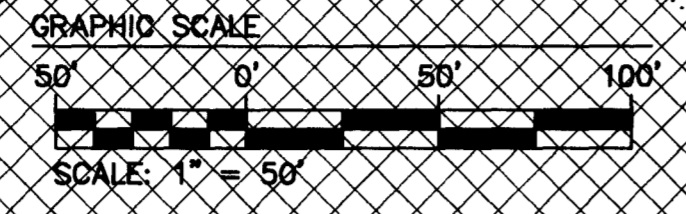
NOTE: SEE SHEET 5 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA TABULATION AND LINE TABLES.

LEGEND:

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- BUILDING SETBACK
- RPA RESOURCE PROTECTION AREA

LEGEND:

- UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
- EXISTING NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA



CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C11	13°35'48"	150.00'	35.60'	17.88'	35.51'	N87°24'35"W
C12	17°34'18"	150.00'	46.00'	23.18'	45.82'	N77°00'22"E
C13	17°07'36"	150.00'	44.84'	22.59'	44.67'	N59°39'24"E
C14	17°14'47"	150.00'	45.15'	22.75'	44.98'	N42°28'13"E
C15	9°17'11"	150.00'	24.31'	12.18'	24.29'	N29°12'14"E
C16	74°49'41"	150.00'	195.90'	114.74'	182.27'	N61°58'29"E
C17	3°38'43"	575.00'	36.58'	18.30'	36.58'	N22°44'16"E
C18	84°21'19"	35.00'	51.53'	31.71'	47.00'	N63°05'34"E
C19	23°57'31"	35.00'	14.64'	7.43'	14.53'	N62°45'01"W
C20	41°43'33"	35.00'	25.49'	13.34'	24.93'	N29°54'30"W
C21	65°41'03"	35.00'	40.12'	22.59'	37.96'	N41°53'15"W
C22	46°24'11"	50.00'	40.49'	21.43'	39.40'	S32°14'49"E
C23	42°11'09"	50.00'	36.81'	19.29'	90.08'	S76°32'28"E
C24	42°47'59"	50.00'	37.35'	19.59'	90.28'	N60°57'58"E
C25	46°00'36"	50.00'	40.15'	21.23'	80.17'	N16°33'41"E
C26	51°19'28"	50.00'	44.79'	24.02'	82.31'	N32°06'21"W
C27	16°57'44"	50.00'	14.80'	7.46'	14.75'	N66°14'56"W
C28	245°41'05"	50.00'	214.40'	77.46'	84.02'	N48°06'44"E
C29	84°21'19"	35.00'	51.53'	31.71'	47.00'	N32°33'07"W
C30	7°31'00"	575.00'	75.43'	37.77'	75.38'	N5°52'02"E
C31	1°29'41"	575.00'	15.00'	7.50'	15.00'	N1°21'42"E
C32	9°00'41"	575.00'	90.43'	45.31'	90.34'	N5°07'12"E
C33	102°19'46"	35.00'	62.51'	43.48'	54.53'	S44°58'50"W
C34	95°11'15"	35.00'	58.15'	38.32'	51.69'	S36°40'29"E
C35	9°55'14"	525.00'	90.90'	45.56'	90.79'	S15°52'45"W
C36	2°14'11"	525.00'	20.49'	10.25'	20.49'	S21°57'28"W
C37	1°29'05"	525.00'	13.60'	6.80'	13.60'	S23°49'06"W
C38	13°38'30"	525.00'	125.00'	62.80'	124.70'	S17°44'23"W
C39	74°49'41"	100.00'	130.60'	76.49'	121.51'	S61°58'29"W

BMP #25 LINE TABLE

LINE	BEARING	LENGTH
L1	S50°48'40"E	15.88'
L2	S33°12'33"E	15.88'
L3	S15°15'05"E	20.05'
L4	S11°30'11"E	39.98'
L5	S0°27'26"W	22.34'
L6	S24°22'39"W	22.34'
L7	S48°17'51"W	22.34'
L8	S72°13'04"W	22.34'
L9	S84°10'41"W	32.01'
L10	S56°20'00"W	7.57'
L11	S28°29'20"W	46.63'
L12	S39°44'20"W	18.30'
L13	S62°14'20"W	18.30'

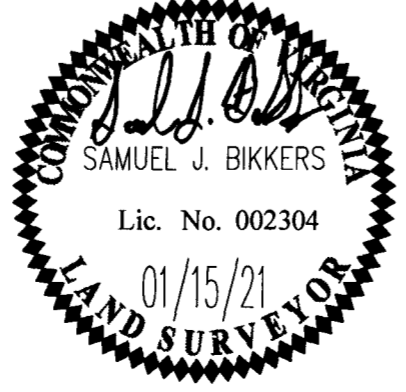
BMP #25 LINE TABLE

LINE	BEARING	LENGTH
L14	S84°44'20"W	18.30'
L15	N72°45'40"W	18.30'
L16	N61°30'40"W	31.89'
L17	N50°41'12"W	17.62'
L18	N29°02'17"W	17.62'
L19	N7°23'22"W	17.62'
L20	N14°15'34"E	17.62'
L21	N25°05'01"E	76.48'
L22	N31°23'36"E	15.80'
L23	N44°00'46"E	15.80'
L24	N56°18'37"E	15.00'
L25	N63°04'19"E	57.11'

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on April 5, 2021
 at 1:11 AM/PM PB PG
 Document # 210006570
 MONA A. FOLEY, CLERK

5 Large/Small Plat(s) Recorded herewith as # 210006570

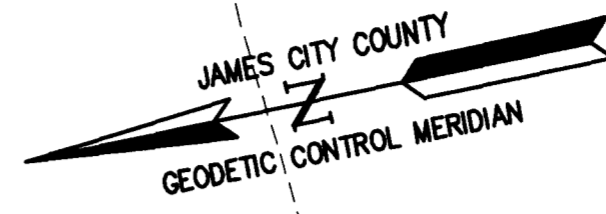
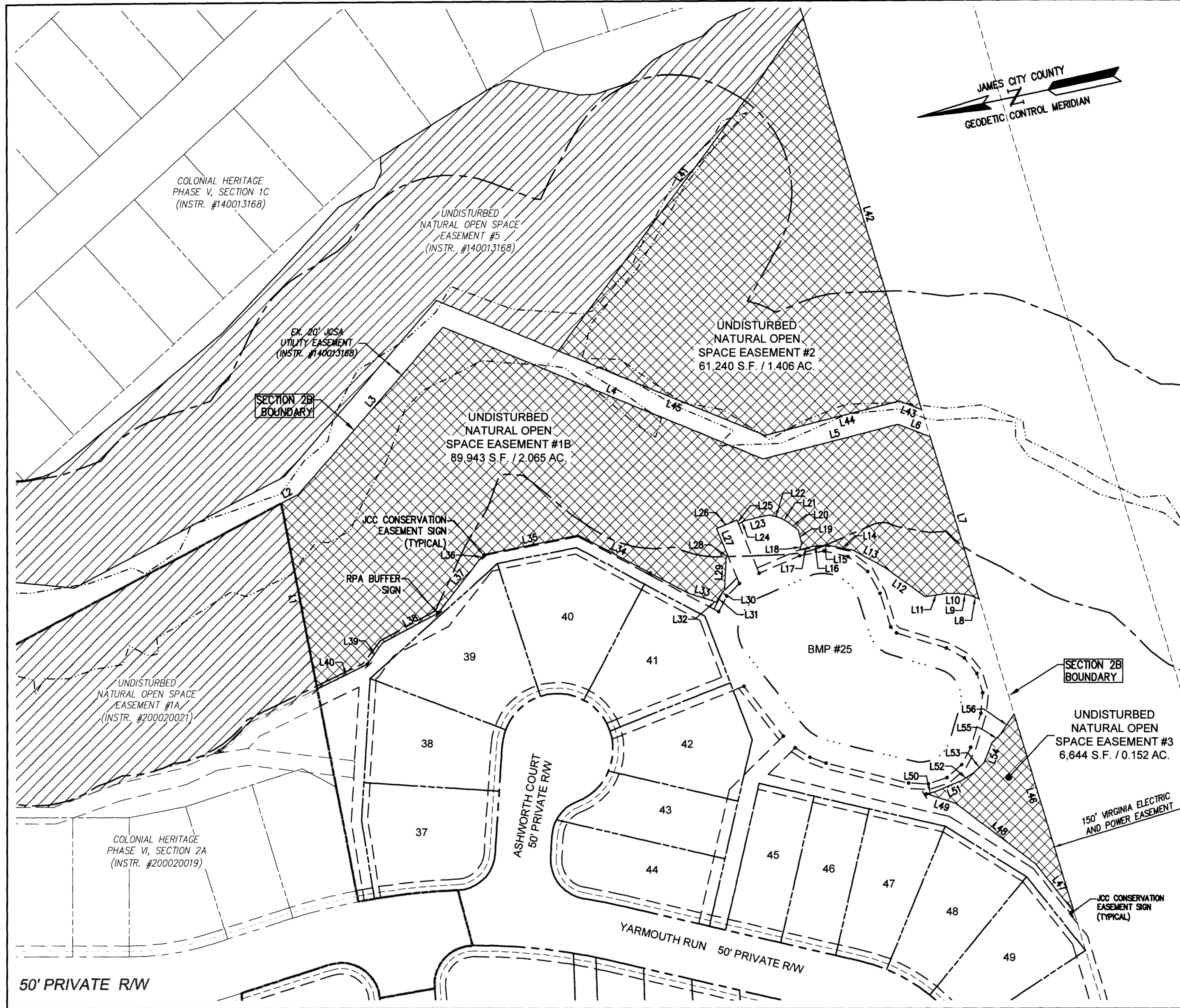
1 01/12/21 REVISED PER



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REF: S-20-0054
 PLAT OF SUBDIVISION
 LOTS 10-14, 37-82 & COS #3, #4B & #5B
COLONIAL HERITAGE
PHASE VI - SECTION 2B
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/TRS
 Project Number: 8881-62B
 Scale: 1"=50' Date: 10/22/20
 Sheet Number
4 of 5



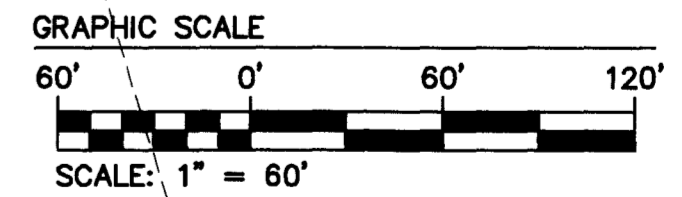
LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°23'09"E	169.82'	L29	N75°33'48"W	27.97'
L2	S16°12'01"E	17.51'	L30	N41°09'53"W	6.99'
L3	S37°24'31"E	198.55'	L31	N50°24'48"W	6.85'
L4	S33°53'01"W	312.38'	L32	N37°39'40"E	3.53'
L5	S2°35'36"E	126.07'	L33	N28°53'11"E	23.54'
L6	S33°11'23"W	30.85'	L34	N39°17'24"E	111.98'
L7	S84°41'38"W	151.89'	L35	N0°09'01"W	86.60'
L8	N32°43'49"E	8.24'	L36	N36°01'48"W	6.43'
L9	N21°40'15"E	11.21'	L37	N40°07'49"W	60.93'
L10	N11°37'08"E	10.93'	L38	N16°29'24"W	56.55'
L11	N3°21'36"E	19.07'	L39	N43°11'01"W	23.14'
L12	N47°15'33"E	44.84'	L40	N14°39'04"W	50.52'
L13	N39°57'30"E	32.24'	L41	S41°23'22"E	369.75'
L14	N22°59'31"E	20.96'	L42	S84°41'38"W	364.46'
L15	N12°17'57"E	10.52'	L43	N33°11'23"E	21.40'
L16	N4°59'32"E	7.18'	L44	N2°35'36"W	125.93'
L17	N4°14'41"W	10.91'	L45	N33°53'01"E	201.64'
L18	S61°01'11"E	6.19'	L46	N84°41'38"E	186.16'
L19	N86°54'48"E	12.14'	L47	S63°02'26"W	56.04'
L20	N50°04'51"E	12.57'	L48	S48°35'06"W	90.06'
L21	N38°15'43"E	7.07'	L49	S29°42'23"W	27.70'
L22	N27°51'46"E	10.17'	L50	N1°55'22"W	7.35'
L23	N1°23'11"W	22.95'	L51	N10°46'59"W	27.24'
L24	N15°33'12"W	6.48'	L52	N20°17'35"W	11.88'
L25	N78°51'39"E	3.77'	L53	N31°37'15"W	13.15'
L26	N11°08'21"W	20.00'	L54	N56°41'31"W	19.82'
L27	S78°51'39"W	25.52'	L55	N32°41'30"W	10.24'
L28	N59°16'26"W	3.36'	L56	N44°40'26"W	22.32'

LEGEND:

- UNDISTURBED NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA
- EXISTING NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA

UNDISTURBED NATURAL OPEN SPACE EASEMENT AREA TABULATION

#	S.F.±	AC.±
#1B	89,943 S.F.±	2.065 AC.±
#2	61,240 S.F.±	1.406 AC.±
#3	6,644 S.F.±	0.152 AC.±
TOTAL	157,827 S.F.±	3.623 AC.±



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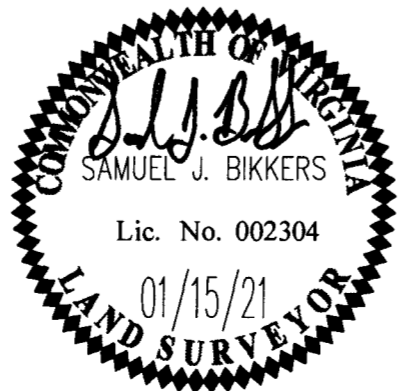
5 Large Small Plat(s) Recorded here with as # 210006570

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on April 5, 2021 at 1:11 AM/PM PG 210006570

Document # MONA A. FOLEY, CLERK

1 01/12/21 REVISE

Rev.	Date	Description	Revised By
1	01/12/21	REVISE	



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REF: S-20-0054

PLAT OF SUBDIVISION
LOTS 10-14, 37-82 & COS #3, #4B & #5B

**COLONIAL HERITAGE
PHASE VI - SECTION 2B**

OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/TRS

Project Number: 8881-62B

Scale: 1"=60' Date: 10/22/20

Sheet Number

5 of 5