

190009603



VICINITY MAP SCALE: 1" = 2000'

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY EMBRACED ON THIS PLAT WAS CONVEYED BY VAJACK, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND MASSIE CORPORATION, A VIRGINIA CORPORATION TO COLONIAL HERITAGE LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 2, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 030000330.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "PLAT OF SUBDIVISION REMAINDER OF PARCEL "A" (P.B. 89, P. 10-12)" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Signature and name of Timothy M. Bates, dated 6/21/19.

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF Fairfax, TO WIT:

Notary public certification by Julie A. Thompson.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF June, 2019.

Signature and name of Julie A. Thompson, Notary Public.

MY COMMISSION EXPIRES: January 31, 2023

NOTARY REGISTRATION NUMBER: 7661437



Julie A. Thompson NOTARY PUBLIC Commonwealth of Virginia Reg. #7661437 My Commission Expires January 31, 2023

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL 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 and name of Eric S. Patterson, L.S., dated 06-19-19.

CERTIFICATE OF APPROVAL

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

Signature and name of Ellen Cook, Subdivision Agent of James City County, dated 6/28/19.

Signature and name of Alan Bush, Virginia Department of Transportation, dated 26 June 2019.

GENERAL NOTES

- 1. PROPERTY AS SHOWN IS TAX MAP PARCEL ID #2430100032. PROPERTY ADDRESS: 6799 RICHMOND ROAD, WILLIAMSBURG, VA 23188.
2. TAX MAP PARCEL ID #2430100032 IS CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
3. PARCELS ZONED "MU" ARE SUBJECT TO PROFFERS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #050000448. PARCELS ZONED "MU" ARE ALSO SUBJECT TO Z-03-02, Z-04-02 AND MP-1-02.
4. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
5. SETBACK REQUIREMENTS: SECTION 24-523 OF THE JAMES CITY COUNTY ZONING ORDINANCE AND INSTRUMENT # 050000448. REQUIRED SETBACKS: FRONT: 50', SIDE: 35', REAR: 35'
6. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
7. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE ZONES X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR JAMES CITY COUNTY, VIRGINIA, MAP NO. 51095C0107D, MAP EFFECTIVE: DECEMBER 16, 2015. FLOOD ZONE DETERMINATION IS BASED ON F.I.R.M. AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM F.E.M.A. F.I.R.M. TIMMONS GROUP IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.
9. ANY EXISTING UNUSED WELL SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY 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 JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT WITHIN THIS EASEMENT, FROM ANY CAUSE.
11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

Table with 3 columns: AREA SCHEDULE, SQUARE FEET, ACRES. Rows include PARCEL A-1, PARCEL A-2, REMAINDER OF PARCEL "A", and TOTAL AREA.

NOTE: REMAINDER OF PARCEL "A" AREA IS BASED ON AND REFERRED TO AS "REMAINING AREA (FUTURE PHASE III, SECTION 2)" SHOWN ON "PLAT OF SUBDIVISION LOTS 38 THRU 122 & COS #1G, #3 AND #4 COLONIAL HERITAGE PHASE III - SECTION 2B" RECORDED AS INSTRUMENT #190005297.

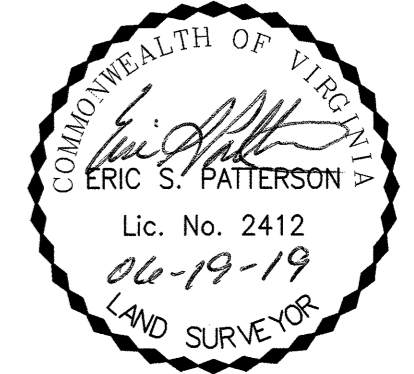
PLAT OF SUBDIVISION REMAINDER OF PARCEL "A"

(P.B. 89, P. 10-12) STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA

TIMMONS GROUP

THIS DRAWING PREPARED AT THE VIRGINIA BEACH OFFICE 2901 S. Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452 TEL 757.213.6679 | FAX 757.340.1415 www.timmons.com

Table with 3 columns: SCALE: SHOWN, CHECK BY: ESP, SHEET 1 OF 3; DATE: 06/11/19, DRAWN BY: KMT, JN: 40260



Y:\190540260-VHS\_Williamsburg\DWG\40260-905V-PLAT.dwg | Plotted on 6/18/2019 4:20 PM | by Kelly Tellefsen

3 Large/Small Plat(s) Recorded herewith as # 190009603

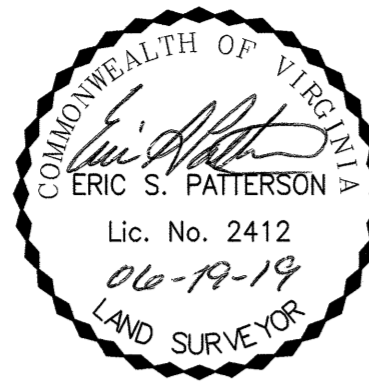
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on July 3, 2019

at 2:40 AM/PM, PB PG

Document # 190009603

MONA A. FOLEY, CLERK Signature of Clerk

19009603



**PLAT OF SUBDIVISION  
REMAINDER OF PARCEL "A"**  
(P.B. 89, P. 10-12)  
STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA

**TIMMONS GROUP**

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SCALE: 1" = 500'	CHECK BY: ESP	SHEET 2 OF 3
DATE: 06/11/19	DRAWN BY: KMT	JN: 40260

AREA SCHEDULE	SQUARE FEET	ACRES
PARCEL A-1	1,017,284	23.354
PARCEL A-2	956,834	21.966
REMAINDER OF PARCEL "A"	1,007,477	23.128
<b>TOTAL AREA</b>	<b>2,981,595</b>	<b>68.448</b>

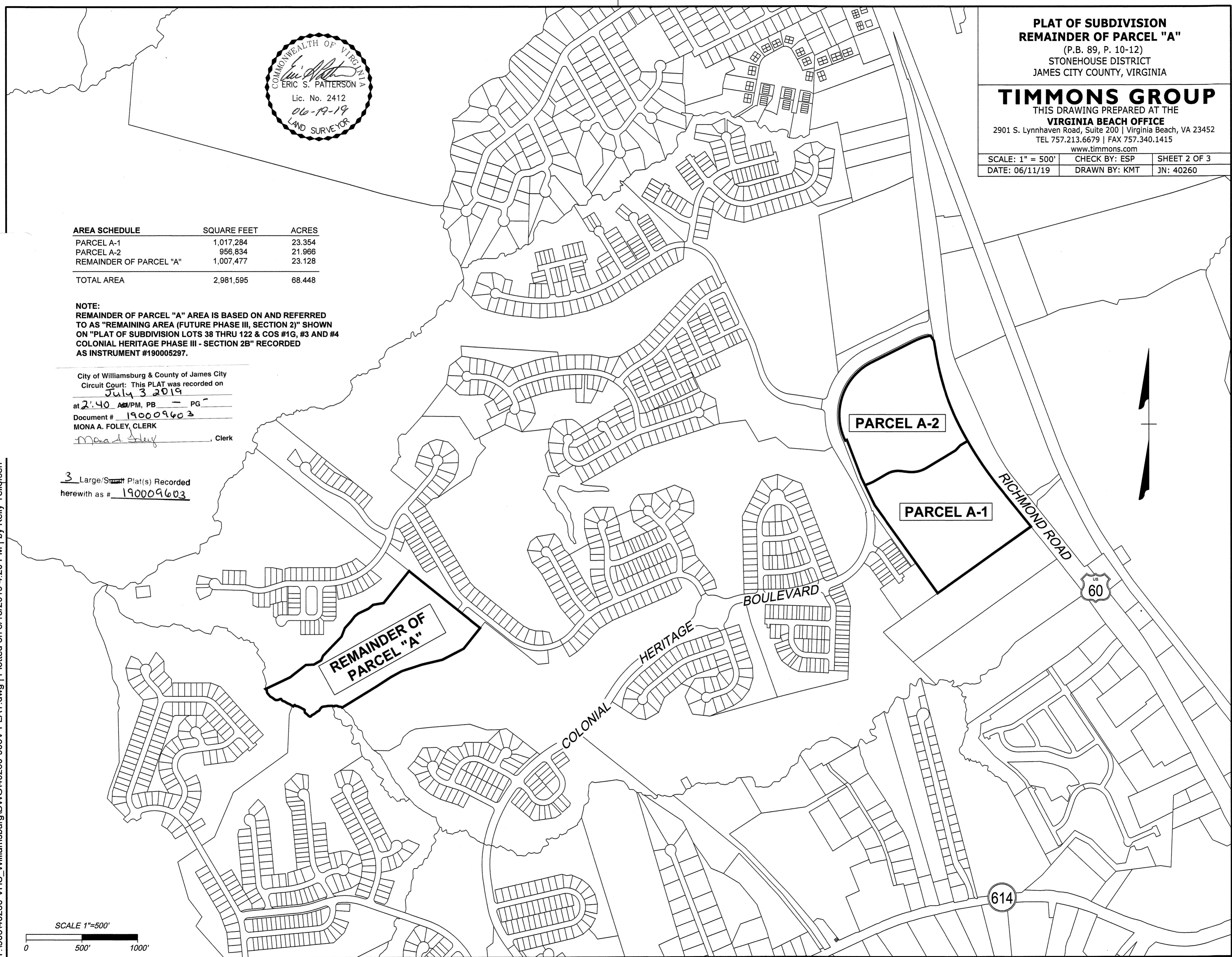
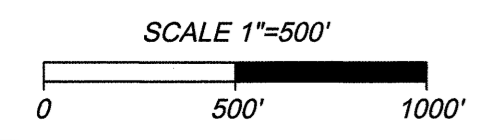
**NOTE:**  
REMAINDER OF PARCEL "A" AREA IS BASED ON AND REFERRED TO AS "REMAINING AREA (FUTURE PHASE III, SECTION 2)" SHOWN ON "PLAT OF SUBDIVISION LOTS 38 THRU 122 & COS #1G, #3 AND #4 COLONIAL HERITAGE PHASE III - SECTION 2B" RECORDED AS INSTRUMENT #190005297.

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
July 3 2019  
at 2:40 AM/PM, PB PG  
Document # 190009603  
MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk

3 Large/Small Plat(s) Recorded  
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Y:\90540260-VHS\_Williamsburg\DWG\40260-905V-PLAT.dwg | Plotted on 6/18/2019 4:20 PM | by Kelly Tellefsen



19009603

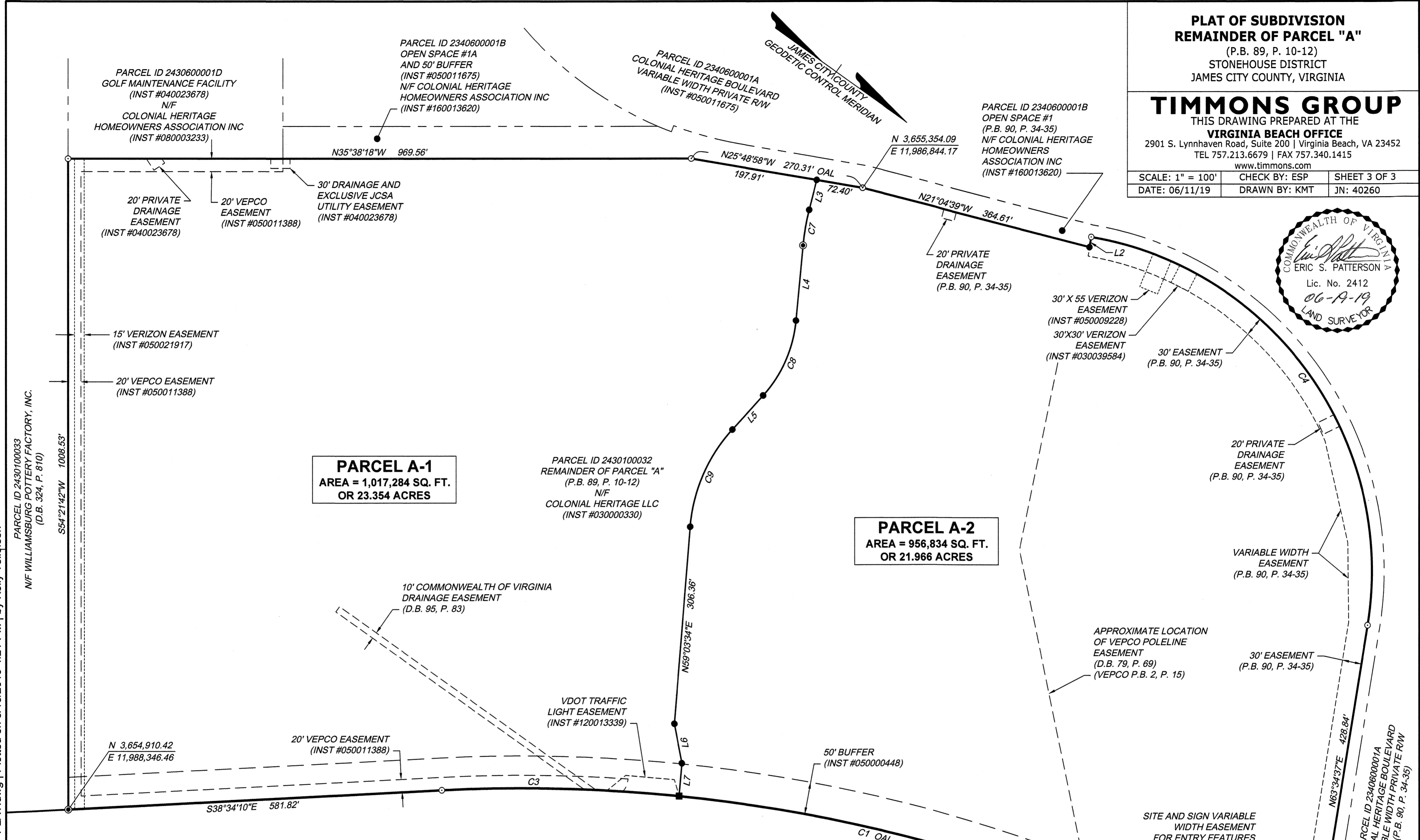
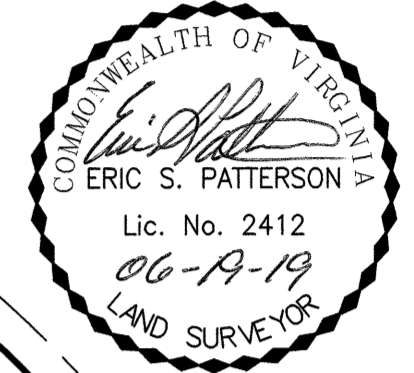
**PLAT OF SUBDIVISION  
REMAINDER OF PARCEL "A"**

(P.B. 89, P. 10-12)  
STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA

**TIMMONS GROUP**

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SCALE: 1" = 100'	CHECK BY: ESP	SHEET 3 OF 3
DATE: 06/11/19	DRAWN BY: KMT	JN: 40260



**PARCEL A-1**  
AREA = 1,017,284 SQ. FT.  
OR 23.354 ACRES

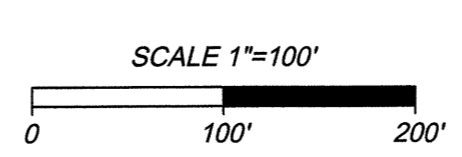
**PARCEL A-2**  
AREA = 956,834 SQ. FT.  
OR 21.966 ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	2402.81'	1325.21'	679.93'	31°36'00"	S22°46'10"E	1308.48'
C2	2402.81'	955.64'	484.22'	22°47'15"	S18°21'48"E	949.35'
C3	2402.81'	369.57'	185.15'	8°48'45"	S34°09'48"E	369.20'
C4	526.00'	820.91'	520.70'	89°25'11"	N18°52'02"E	740.10'
C5	526.00'	151.57'	76.32'	16°30'38"	N71°49'56"E	151.05'
C6	35.00'	19.46'	9.99'	31°51'17"	S22°53'49"E	19.21'
C7	360.00'	55.84'	27.98'	8°53'13"	N64°10'30"E	55.78'
C8	200.00'	128.79'	66.72'	36°53'47"	N78°10'47"E	126.58'
C9	255.00'	167.20'	86.73'	37°34'06"	N77°50'37"E	164.22'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S6°58'10"E	36.29'
L2	S64°09'26"W	16.12'
L3	N68°37'06"E	48.00'
L4	N59°43'53"E	116.97'
L5	S83°22'20"E	71.30'
L6	N43°19'05"E	62.33'
L7	N59°24'39"E	51.07'

**RICHMOND ROAD**  
U.S. ROUTE 60  
STATE HIGHWAY PROJECT  
0060-047-101-RW-202 AND 203

3 Large/Small Plat(s) Recorded  
herewith as # 19009603



- LEGEND / ABBREVIATIONS**
- PIN FOUND
  - PIN SET
  - ⊙ NAIL SET
  - DRILL HOLE SET
  - OAL OVERALL LENGTH

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
July 3, 2019  
at 2:40 AM/PM, PB PG  
Document # 19009603  
MONA A. FOLEY, CLERK  
Mona A. Foley Clerk

Y:1905140260-VHS\_WilliamsburgIDWG40260-905V-PLAT.dwg | Plotted on 6/18/2019 4:21 PM | by Kelly Tellefsen

190009603



VICINITY MAP SCALE: 1" = 2000'

CERTIFICATION OF SOURCE OF TITLE

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OWNER'S CERTIFICATE

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DATE 6/21/19 SIGNATURE [Signature] NAME PRINTED Timothy M. Bates

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF Fairfax, TO WIT:

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

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF June, 2019.

[Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES: January 31, 2023

NOTARY REGISTRATION NUMBER: 7661437



Julie A. Thompson NOTARY PUBLIC Commonwealth of Virginia Reg. #7661437 My Commission Expires January 31, 2023

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL 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] DATE 06-19-19 ERIC S. PATTERSON, L.S.

CERTIFICATE OF APPROVAL

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

[Signature] DATE 6/28/19 SUBDIVISION AGENT OF JAMES CITY COUNTY [Signature] DATE 26 Jun 2019 VIRGINIA DEPARTMENT OF TRANSPORTATION

GENERAL NOTES

- 1. PROPERTY AS SHOWN IS TAX MAP PARCEL ID #2430100032. PROPERTY ADDRESS: 6799 RICHMOND ROAD, WILLIAMSBURG, VA 23188.
2. TAX MAP PARCEL ID #2430100032 IS CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
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Table with 3 columns: AREA SCHEDULE, SQUARE FEET, ACRES. Rows include PARCEL A-1, PARCEL A-2, REMAINDER OF PARCEL "A", and TOTAL AREA.

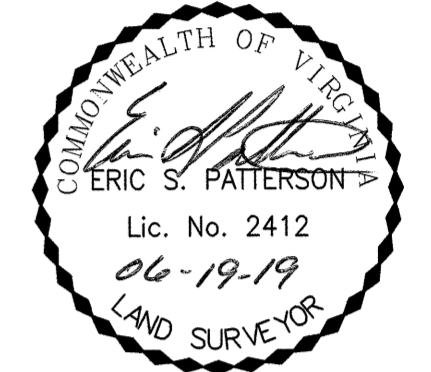
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PLAT OF SUBDIVISION REMAINDER OF PARCEL "A" (P.B. 89, P. 10-12) STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA

TIMMONS GROUP

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SCALE: SHOWN CHECK BY: ESP SHEET 1 OF 3 DATE: 06/11/19 DRAWN BY: KMT JN: 40260

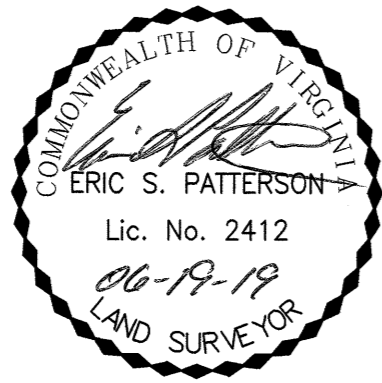


Y:\90540260-VHS\_Williamsburg\DWG\40260-905V-PLAT.dwg | Plotted on 6/18/2019 4:20 PM | by Kelly Tellefsen

3 Large/Small Plat(s) Recorded herewith as # 190009603

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on July 3, 2019 at 2:40 AM/PM, PB PG Document # 190009603 MONA A. FOLEY, CLERK [Signature] Clerk

190009603



**PLAT OF SUBDIVISION  
REMAINDER OF PARCEL "A"**  
(P.B. 89, P. 10-12)  
STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA

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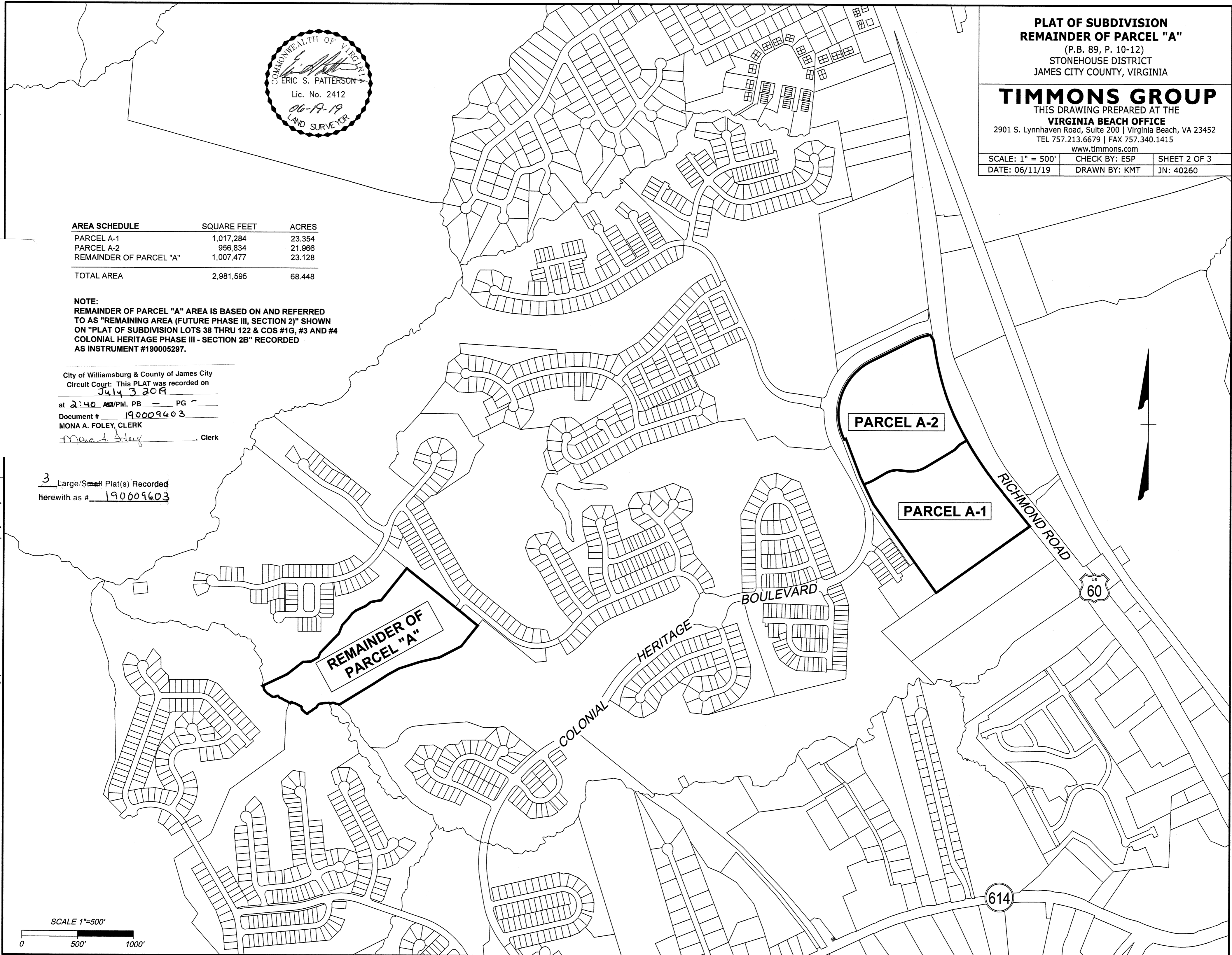
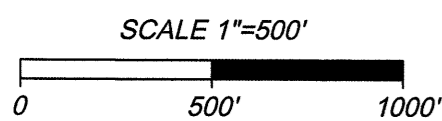
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PARCEL A-2	956,834	21.966
REMAINDER OF PARCEL "A"	1,007,477	23.128
<b>TOTAL AREA</b>	<b>2,981,595</b>	<b>68.448</b>

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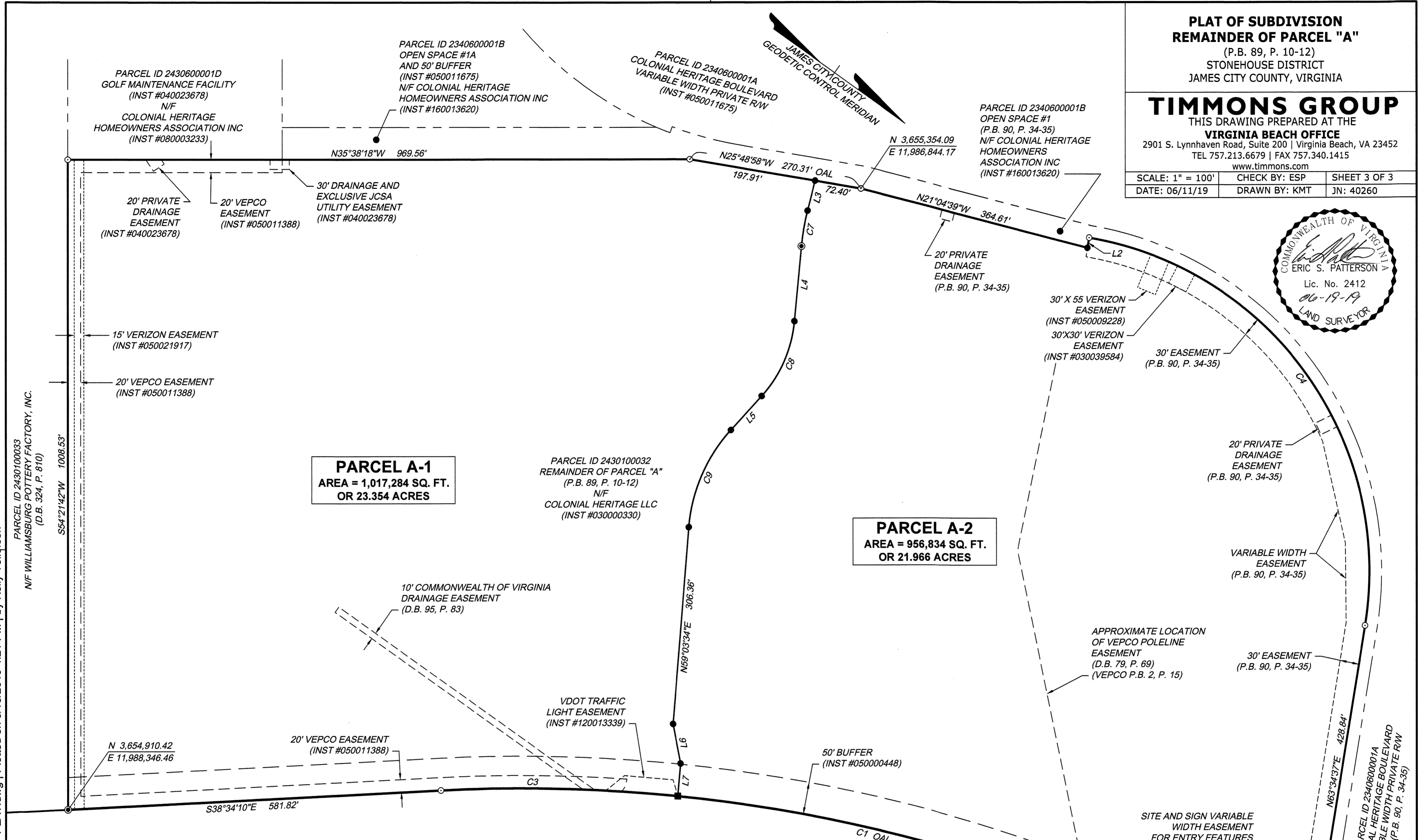
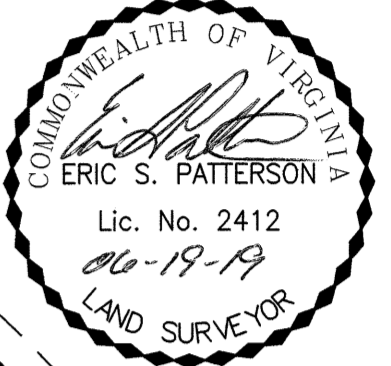
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**PLAT OF SUBDIVISION  
REMAINDER OF PARCEL "A"**  
(P.B. 89, P. 10-12)  
STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA

**TIMMONS GROUP**

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SCALE: 1" = 100'    CHECK BY: ESP    SHEET 3 OF 3  
DATE: 06/11/19    DRAWN BY: KMT    JN: 40260



**PARCEL A-1**  
AREA = 1,017,284 SQ. FT.  
OR 23.354 ACRES

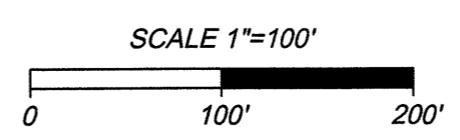
**PARCEL A-2**  
AREA = 956,834 SQ. FT.  
OR 21.966 ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	2402.81'	1325.21'	679.93'	31°36'00"	S22°46'10"E	1308.48'
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S6°58'10"E	36.29'
L2	S64°09'26"W	16.12'
L3	N68°37'06"E	48.00'
L4	N59°43'53"E	116.97'
L5	S83°22'20"E	71.30'
L6	N43°19'05"E	62.33'
L7	N59°24'39"E	51.07'

**RICHMOND ROAD**  
U.S. ROUTE 60  
STATE HIGHWAY PROJECT  
0060-047-101-RW-202 AND 203

3 Large/Small Plat(s) Recorded  
herewith as # 190009603



**LEGEND / ABBREVIATIONS**

- PIN FOUND
- PIN SET
- ⊙ NAIL SET
- DRILL HOLE SET
- OAL OVERALL LENGTH

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
July 3, 2019  
at 2:40 AM/PM, PB      PG       
Document # 190009603  
**MONA A. FOLEY, CLERK**  
*Mona A. Foley*, Clerk

Y:\1905140260-VHS\_Williamsburg\DWG\40260-905V-PLAT.dwg | Plotted on 6/18/2019 4:21 PM | by Kelly Tellefsen