#020006238

B5 PAGE 37

LOT 55
HOLLOW OAK
PHASE 3

20' JCSA DRAINAGE
AND UTILITY EASEMENT
(P.B. 72, PG. 69-72)

OAK BRANCH LANE
50' R/W
(P.B. 72, PG. 69-72)

20' JCSA DRAINAGE
AND UTILITY EASEMENT
(P.B. 72, PG. 69-72)

LOT 54
HOLLOW OAK
PHASE 3

CURVE DATA
DELTA=88°19'00"
RADIUS=50.00
ARC=77.07
TANGENT=48.55
CHORD=69.66
C.B.=N46°19'51"E

LOT 51
HOLLOW OAK
PHASE 3
N/F
STONEHOUSE DEVELOPMENT
COMPANY, L.L.C.
DOC. NO. 990006891
(P.B. 72, PG. 69-72)

NAD COORDINATES
N 3,685,470.2935
E 1,975,110.9473

PART OF
CONSERVATION EASEMENT
FOR NATURAL OPEN SPACE
DOCUMENT NO. 97-0015572
P.B. 67, PG. 45-49

S87°49'39"E 170.53'

EXISTING TEMPORARY
25' IRRIGATION
INTAKE EASEMENT
P.B. 66, PG. 80-88

10' DRAINAGE
AND UTILITY EASEMENT
(P.B. 72, PG. 69-72)

LOT 52
52,027 S.F.±
1.194 AC.
GARY G. AND
DEBORAH K. EFFEMEY
T.M. (5-3)(3-52)
DOC. NO. 990011578
(P.B. 72, PG. 69-72)

NEW PRIVATE
OPEN SPACE

50'
BUFFER
(P.B. 72,
PG. 69-72)

LOT 53
HOLLOW OAK
PHASE 3
N/F
DANNY M. HODGES
AND OLIVIA W. SALA
DOC. NO. 990013819
(P.B. 72, PG. 69-72)

N00°29'21"E 214.34'

EXISTING TEMPORARY
IRRIGATION EASEMENT
LINES HEREBY EXTINGUISHED

NEW 25'
IRRIGATION
INTAKE
EASEMENT

REMAINING 10'
PRIVATE
OPEN SPACE

S02°10'21"W 223.22'

NEW PRIVATE
OPEN SPACE

NAD COORDINATES
N 3,685,118.9703
E 1,974,911.1557

N89°14'18"W 60.00'

P.O.C.

S77°39'51"W 157.81'

STONEHOUSE DEVELOPMENT COMPANY, L.L.C.
COMMON AREA
PARCEL CA22
(P.B. 69, PG. 69-70)
DOC. NO. 990026872

N/F
ALVIS L. GOLDEN
D.B. 190, PG. 137

NEW
25' IRRIGATION
INTAKE EASEMENT

PRIVATE OPEN SPACE
(P.B. 72, PG. 69-72)
DOC. NO. 990006891

RECORDED CONSERVATION
EASEMENT UNDISTURBED
NATURAL OPEN SPACE
DOCUMENT #97-0015572

PART OF PARCEL A
STONEHOUSE DEVELOPMENT
COMPANY, L.L.C.
NATURAL OPEN SPACE
DOCUMENT NO. 97-0015572
P.B. 67, PG. 45-49

EXISTING TE 'PORARY
25' IRRIGATION
INTAKE EASEMENT
P.B. 66, PG. 80-88

NOTE:
PRIVATE OPEN SPACE AND
CONSERVATION EASEMENT
HEREBY EXTINGUISHED IN
THE AREA OF THE NEW 25'
IRRIGATION INTAKE EASEMENT

50'
BUFFER
(P.B. 72,
PG. 69-72)

GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

89221P02.DWG
06.19.01-15:50
AWT

CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT SHOWING EASEMENT ADJUSTMENT
ON THE PROPERTIES OF
GARY G. & DEBORAH K. EFFEMEY – LOT 52, HOLLOW OAK – PHASE 3
AND THE PROPERTIES OF STONEHOUSE DEVELOPMENT COMPANY, L.L.C.
AND THE TRADITION GOLF CLUB AT STONEHOUSE, L.L.C.

STONEHOUSE

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
6/19/01
G.T. WILSON, JR.
CERTIFICATE No.
1183
CERTIFIED LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
7 March 2002
at 10:30 AM/PM PB 85 PG 36&37
DOCUMENT # 020006238
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Dep. Clerk

Designed	Drawn
AES	RMS/JFS
Scale	Date
1"=50'	6/19/01
Project No.	
8922	
Drawing No.	
2 OF 2	