

LOT CURVE TABLE						
LOT NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	20°45'09"	350.00	126.77	64.09	126.08	N86°28'34"W
2	20°40'29"	350.00	126.29	63.84	125.81	S72°48'36"W
3A	11°58'22"	350.00	73.14	36.70	73.00	S56°29'11"W
3B	90°00'00"	25.00	39.27	25.00	35.36	N84°30'00"W
3C	34°55'29"	245.00	149.34	77.07	147.04	N22°02'16"W
4A	27°08'05"	245.00	116.03	59.12	114.85	N06°59'31"E
4B	8°41'44"	345.00	52.36	26.23	52.31	N26°54'26"E
5A	41°2'33"	50.00	56.14	18.90	35.36	N87°54'23"E
5B	60°32'31"	50.00	58.07	32.81	54.96	N77°20'25"E
6	28°57'18"	50.00	25.27	12.91	25.00	N29°35'30"E
7	65°30'49"	50.00	57.17	32.17	54.11	N17°38'34"W
8	85°52'48"	50.00	74.34	46.53	68.12	S88°39'38"W
9	11°40'00"	395.00	81.49	40.89	81.34	S51°56'57"W
10	14°36'40"	395.00	100.73	50.64	100.46	S39°44'02"W
11A	8°52'08"	395.00	61.14	30.63	61.08	S26°58'38"W
11B	8°42'33"	295.00	44.84	22.46	44.80	S18°12'17"W
12	18°41'05"	295.00	96.20	48.53	95.78	S04°30'29"W
13	18°23'48"	295.00	94.72	47.77	94.31	S14°01'58"E
14A	16°16'08"	295.00	83.76	42.17	83.48	S11°21'56"E
14B	90°00'00"	25.00	39.27	25.00	35.36	S65°30'00"W
16	62°16'12"	170.00	184.76	102.69	175.80	N11°38'06"E

COMMON AREA CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
CA-1	11°20'33"	395.00	78.20	39.23	78.07	N83°31'49"E
CA-2	41°24'35"	50.00	38.14	18.90	35.36	N48°29'49"E
CA-3	15°55'43"	50.00	13.90	7.00	13.86	N35°45'23"E
CA-4	37°56'48"	345.00	228.49	118.61	224.34	S50°13'42"W
CA-5	27°19'34"	350.00	166.93	85.08	165.35	S62°26'13"E
CA-6	5°31'48"	170.00	18.41	8.21	16.40	S64°27'54"E

RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	62°03'34"	245.00	285.37	147.38	252.59	S08°28'13"E
R2	46°38'32"	345.00	280.85	148.73	273.16	S45°52'50"W
R3	26°49'09"	50.00	229.35	-	75.00	S20°47'54"E
R4	46°38'32"	395.00	321.55	170.29	312.75	N45°52'50"E
R5	62°03'34"	295.00	319.53	177.46	304.13	N08°28'13"E

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	1°21'23"	775.00	18.35	9.17	18.35	N49°27'08"W
C2	10°43'34"	350.00	433.13	297.48	453.34	N89°08'13"W
C3	17°48'00"	170.00	201.17	114.24	189.63	S84°24'00"W

SETBACK LINE TABLE								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
SB1	N65°34'07"W	70.16	SB12	N63°48'43"W	22.88	SB21	S41°44'35"W	45.58
SB2	WEST	56.07	SB13	N25°55'47"W	12.61	SB22	N19°19'01"E	112.44
SB3	N63°26'06"W	54.70	SB14	N08°11'11"E	47.38	SB23	N14°14'34"E	129.54
SB4	N50°58'56"W	67.24	SB15	N85°23'57"E	78.11	SB24	N10°37'49"E	48.25
SB5	N48°09'11"W	113.21	SB16	N32°33'59"E	62.50	SB25	N30°56'50"E	66.98
SB6	N43°01'46"E	63.57	SB17	N67°14'42"W	52.54	SB26	N32°19'39"E	91.41
SB7	S74°13'36"E	83.98	SB18	N12°25'06"W	52.05	SB27	N61°59'27"E	114.15
SB8	S20°24'52"E	34.58	SB19	S73°38'58"W	70.31			
SB9	N54°03'10"W	60.72	SB20	S12°42'41"E	96.76			
SB10	N12°27'00"W	50.65						
SB11	N89°24'14"W	54.39						

AREA OF EXISTING CONSERVATION EASEMENT FOR NATURAL OPEN SPACE TO REMAIN (630,135 S.F. OR 14.47 AC.) P.B. 67, PG. 45

AREA OF EXISTING CONSERVATION EASEMENT FOR NATURAL OPEN SPACE HEREBY VACATED (287,833 S.F. OR 6.61 AC.) P.B. 67, PG. 45

AREA OF PROPOSED CONSERVATION EASEMENT FOR NATURAL OPEN SPACE TO BE ADDED (325,303 S.F. OR 7.47 AC.)

GP LOT REQUIRES GRINDER PUMP SANITARY SEWER SERVICE. ALL LOTS, EXCEPT FOR LOTS 18-22 & 37-38 REQUIRE A GRINDER PUMP FOR SANITARY SEWER SERVICE

INDICATES PRIVATE NATURAL OPEN SPACE: THE PRIVATE OPEN SPACE EASEMENTS ARE TO REMAIN UNDISTURBED AND ARE DEDICATED BY EASEMENT TO JAMES CITY COUNTY.

NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L51	N26°10'12"E	78.65	L87	S38°26'32"E	14.87
L52	N24°19'04"E	55.52	L88	S24°11'07"E	21.56
L53	N32°00'57"E	30.79	L89	S16°32'17"E	26.79
L54	N48°27'16"E	47.99	L90	S15°44'56"E	20.61
L55	N69°49'33"E	69.14	L91	S09°59'31"E	17.80
L56	S86°30'13"E	40.08	L92	S08°11'40"W	22.77
L57	S88°42'02"E	35.93	L93	S21°06'15"W	45.71
L58	N54°49'42"E	38.95	L94	S16°59'45"E	13.17
L59	N61°59'18"E	28.67	L95	S63°42'16"E	20.63
L60	S85°48'30"E	16.78	L96	S55°58'09"E	18.87
L61	S80°03'03"E	28.58	L97	S41°30'48"E	16.55
L62	S71°08'46"E	34.08	L98	S21°56'42"E	17.95
L63	S45°00'39"E	24.82	L99	S08°15'30"E	50.89
L64	S18°25'40"E	25.80	L100	N83°51'41"E	37.34
L65	S12°54'17"W	20.10	L101	S82°37'43"E	15.78
L66	S35°25'51"W	16.65	L102	S59°18'13"E	31.43
L67	S23°44'40"W	15.94	L103	S49°47'15"E	22.34
L68	S07°07'45"W	23.53	L104	S42°56'25"E	19.98
L69	S27°36'22"E	28.98	L105	S34°42'25"E	19.26
L70	S27°45'50"E	25.07	L106	S20°38'32"E	18.45
L71	N42°42'53"E	30.98	L107	S10°06'18"E	9.28
L72	N29°31'38"E	35.58	L108	S10°31'52"W	14.46
L73	N17°21'30"E	48.93	L109	S38°55'29"W	22.97
L74	N28°36'57"E	21.94	L110	S00°31'16"E	22.55
L75	N62°02'21"E	21.16	L111	S18°13'11"E	32.49
L76	N85°43'13"E	18.91	L112	S37°36'29"E	37.91
L77	S75°08'21"E	46.94	L113	S30°29'31"E	14.84
L78	S64°39'41"E	33.76	L114	S17°27'00"W	18.31
L79	N87°35'11"E	28.52	L115	S50°57'12"W	23.54
L80	N54°32'08"E	42.89	L116	S63°30'17"W	80.59
L81	N45°00'47"E	23.85	L117	S73°23'35"W	42.82
L82	N51°55'37"E	18.87	L118	S86°56'49"W	76.50
L83	N57°44'13"E	36.09	L119	S11°30'01"W	12.22
L84	N66°12'10"E	14.93	L120	S70°03'44"E	46.46
L85	S84°55'25"E	18.13	L121	S37°34'51"E	19.98
L86	S52°42'15"E	31.79			

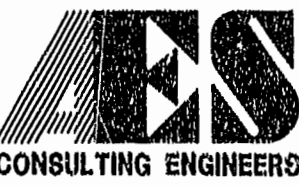
NOTE: STONEHOUSE DEVELOPMENT COMPANY, LLC, THE OWNER AND DEVELOPER OF THE FIRST PHASE OF THE STONEHOUSE DEVELOPMENT INCLUDING "SECTION VII-A RICHARDSON'S MILL SECTIONS 1 AND 2", NEITHER OWNS NOR CONTROLS THE POND KNOWN AS RICHARDSON'S MILL POND. LIKEWISE, THE ASSOCIATION AT STONEHOUSE, INC., THE HOMEOWNER'S ASSOCIATION FOR THE FOREMENTIONED STONEHOUSE DEVELOPMENT, NEITHER OWNS NOR CONTROLS RICHARDSON'S MILL POND. STONEHOUSE, INC. A CORPORATION NOT AFFILIATED WITH EITHER STONEHOUSE DEVELOPMENT COMPANY, LLC OR THE ASSOCIATION AT STONEHOUSE, INC., IS THE OWNER OF RICHARDSON'S MILL POND. POND LEVELS ARE SUBJECT TO FLUCTUATION DUE TO SEASONAL CLIMATIC EVENTS AS WELL AS IRRIGATION USE. NO REPRESENTATIONS OR WARRANTIES ARE MADE OR IMPLIED ABOUT POND ACCESS, FUTURE POND LEVELS, OR THE POND BECOMING COMMON AREA. NEITHER STONEHOUSE DEVELOPMENT COMPANY, LLC NOR THE ASSOCIATION AT STONEHOUSE, INC. SHALL HAVE ANY LIABILITY OR RESPONSIBILITY WITH RESPECT TO USE OF THE POND.

BOUNDARY LINES BETWEEN (A) AND (B) ARE 5' ABOVE POND HIGH WATER MARK (P.B. 66, PG. 80-88)

AREA TABULATION RICHARDSON'S MILL, SECTION 2

AREA OF RESIDENTIAL LOTS	1,185,103 SF	27.21 AC
AREA OF PUBLIC RIGHT-OF-WAY	96,534 SF	2.22 AC
AREA OF COMMON AREA	985,327 SF	22.62 AC
TOTAL AREA SUBDIVIDED	2,267,294 SF	52.05 AC
NUMBER OF RESIDENTIAL LOTS	38	
AVERAGE LOT SIZE	31,187 SF	0.72 AC
LARGEST LOT (LOT 28)	135,799 SF	3.12 AC
SMALLEST LOT (LOT 24)	14,357 SF	0.33 AC
GROSS LOTS PER ACRE	0.73 LOTS / ACRE	

NOTES:
 1. COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE STONEHOUSE HOMEOWNERS ASSOCIATION.
 2. IN ACCORDANCE WITH SECTION 19-29(H) 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.



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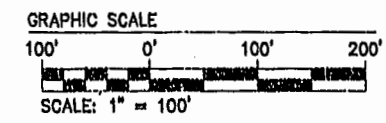
PLAT OF SUBDIVISION
 SECTION VII-A 'RICHARDSON'S MILL' SECTION 2
 AT STONEHOUSE
 FOR
 STONEHOUSE DEVELOPMENT COMPANY, LLC.
STONEHOUSE
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 11:37 AM on 03/11/02
 DOCUMENT # 030002234
 BETSY B. WOOLRIDGE, CLERK
 Dep. Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
2	12/19/02	REVISED BUILDING SETBACKS	VMB
1	11/15/02	REVISED PER JCC COMMENT LETTER DATED 11/5/02	VMB

Designed	Drawn
AES	AWT
Scale	Date
1"=100'	10/1/02
Project No.	
9028-13	
Draw'g No.	
2 OF 5	



SEE SHEET 4 FOR SETBACK CLARIFICATION

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