

AREAS OF FORMER LOTS 24 - 27

LOT 24 -	14,357	OR 0.33 AC.
LOT 25 -	19,799	OR 0.45 AC.
LOT 26 -	40,215	OR 0.92 AC.
LOT 27 -	101,669	OR 2.33 AC.
TOTAL -	176,040	OR 4.03 AC.

AREA OF NEW LOTS 24, 26 & 27

LOT 24 - T.M. (5-2)(7-24) -	28,733	OR 0.66 AC.
LOT 25 - T.M. (5-2)(7-25) -	DELETED	
LOT 26 - T.M. (5-2)(7-26) -	45,167	OR 1.03 AC.
LOT 27 - T.M. (5-2)(7-27) -	102,140	OR 2.34 AC.
TOTAL -	176,040	OR 4.03 AC.

LOT CURVE TABLE

LOT NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
24A	30°08'55"	165.00	86.82	44.44	85.82	N15°28'33"W
24B	51°54'18"	50.00	45.30	24.34	43.76	N25°33'04"E
24C	41°52'00"	50.00	36.54	19.13	35.73	N30°34'13"E
27	11°32'13"	50.00	10.07	5.05	10.05	N03°52'07"E

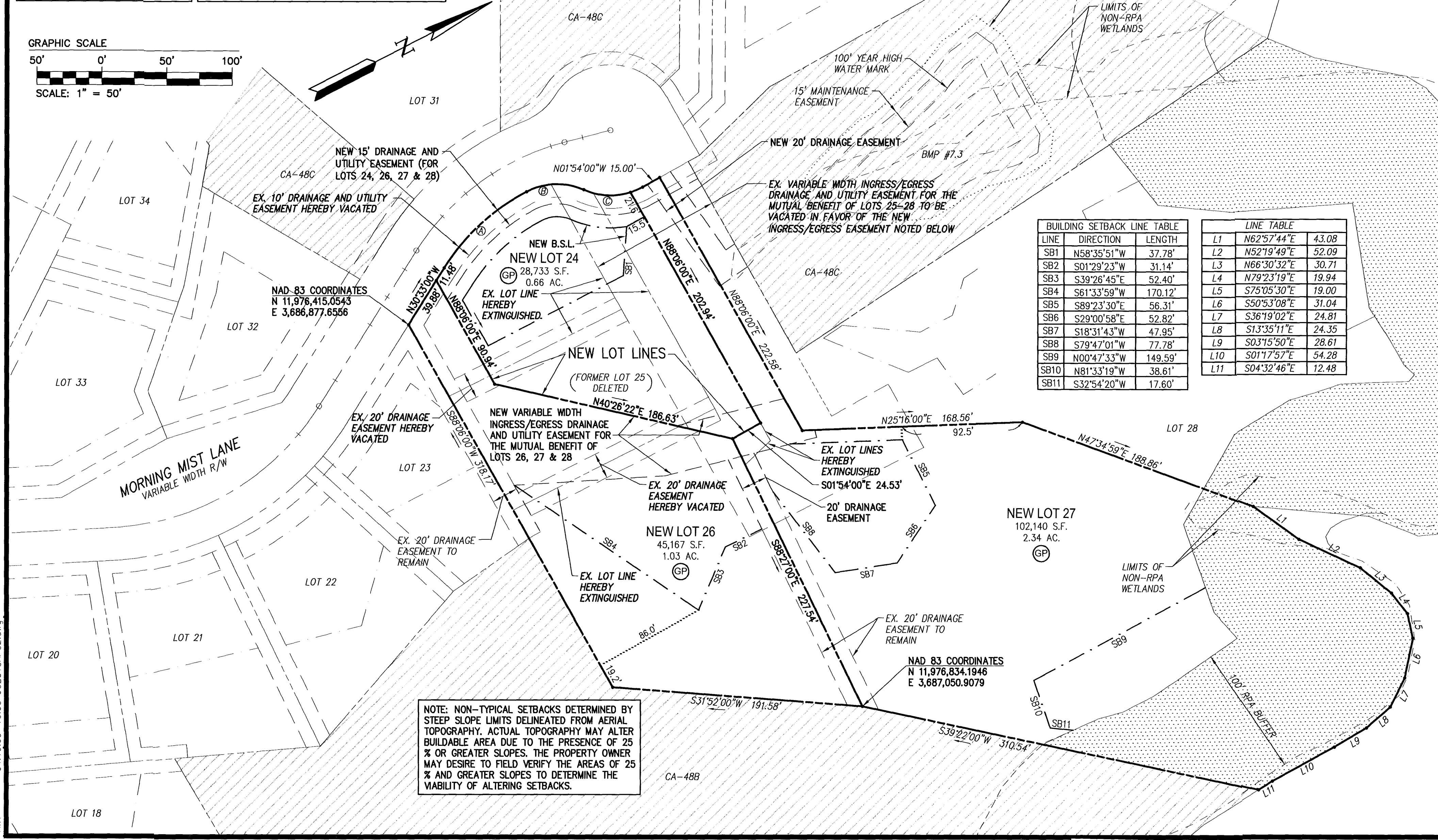
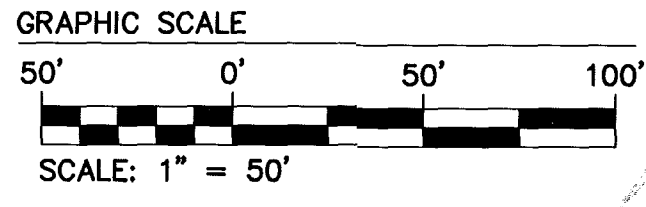
GP DENOTES A LOT REQUIRING A GRINDER PUMP FOR SANITARY SEWER SERVICE

NOTE: ALL EXISTING SETBACK LINES ARE HEREBY EXTINGUISHED. NEW SETBACK LINES ARE AS SHOWN.

REFERENCE:
P.B. 89, PG. 29-33
DOC. #030002234

AREA OF EXISTING CONSERVATION EASEMENT FOR NATURAL OPEN SPACE P.B. 89, PG. 29-33

AREA OF PRIVATE NATURAL OPEN SPACE EASEMENT P.B. 89, PG. 29-33



BUILDING SETBACK LINE TABLE

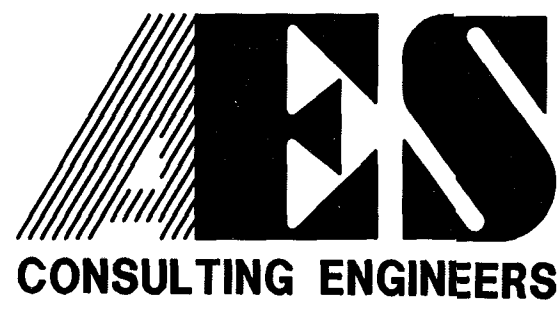
LINE	DIRECTION	LENGTH
SB1	N58°35'51"W	37.78'
SB2	S01°29'23"W	31.14'
SB3	S39°26'45"E	52.40'
SB4	S61°33'59"W	170.12'
SB5	S89°23'30"E	56.31'
SB6	S29°00'58"E	52.82'
SB7	S18°31'43"W	47.95'
SB8	S79°47'01"W	77.78'
SB9	N00°47'33"W	149.59'
SB10	N81°33'19"W	38.61'
SB11	S32°54'20"W	17.60'

LINE TABLE

L1	DIRECTION	LENGTH
L1	N62°57'44"E	43.08
L2	N52°19'49"E	52.09
L3	N66°30'32"E	30.71
L4	N79°23'19"E	19.94
L5	S75°05'30"E	19.00
L6	S50°53'08"E	31.04
L7	S36°19'02"E	24.81
L8	S13°35'11"E	24.35
L9	S03°15'50"E	28.61
L10	S01°17'57"E	54.28
L11	S04°32'46"E	12.48

NOTE: NON-TYPICAL SETBACKS DETERMINED BY STEEP SLOPE LIMITS DELINEATED FROM AERIAL TOPOGRAPHY. ACTUAL TOPOGRAPHY MAY ALTER BUILDABLE AREA DUE TO THE PRESENCE OF 25% OR GREATER SLOPES. THE PROPERTY OWNER MAY DESIRE TO FIELD VERIFY THE AREAS OF 25% AND GREATER SLOPES TO DETERMINE THE VIABILITY OF ALTERING SETBACKS.

04.10.03-10:55 902813AP02.dwg



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

PLAT SHOWING BOUNDARY LINE ADJUSTMENT & LOT LINE EXTINGUISHMENT BEING NEW LOTS 24, 26, 27 & SECTION VII-A "RICHARDSON'S MILL" SECTION 2 AT STONEHOUSE FOR STONEHOUSE DEVELOPMENT COMPANY, L.L.C.

STONEHOUSE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City			
Circuit Court: This PLAT was recorded on			
30 May 2003			
at 3:15 AM/PM, P.B. 90, PG. 41+42			
DOCUMENT # 030016009			
BETSY B. WOOLRIDGE, CLERK			
Clerk			
1	3/28/03	REVISED PER JCC COMMENT LETTER DATED 2/26/03	VMB
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
VMB	AWT
Scale	Date
1"=50'	1/22/03
Project No.	
9028-13	
Drawing No.	
2 OF 2	