#0300402?5

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 29, 2003
at 3:40 AM/PM. PB — PG —
DOCUMENT # 0300402?5
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

DENOTES EXISTING VARIABLE WIDTH PERMANENT SLOPE EASEMENT P.B. 75, PG. 93–97

DENOTES EXISTING CONSERVATION EASEMENT P.B. 67, PG. 45–49

DENOTES AREA OF EXISTING COMMON/SHARED INGRESS/EGRESS EASEMENT

N/F
STONEHOUSE AT WILLIAMSBURG, LLC
PARCEL E
DOCUMENT #020030024
D.B. 778, PG. 810
T.M. (4–4)(1–28)
ZONED PUD–C

N06°29'52"W 51.13'
N75°00'08"E 268.87'
S80°39'47"E 206.29'
N72°54'54"E 119.49'
N44°09'29"E 254.90'
S75°02'27"W 267.01'
N80°37'28"W 207.25'
S72°57'13"W 144.05'
S44°11'48"W 234.34'
S68°23'20"E 380.19'
N68°21'01"W 338.78'
S84°42'33"W 224.12'
N84°40'14"E 229.67'
S56°41'43"E 388.10'
N59°39'24"W 388.82'

PROPERTY ALONG MEANDERING STREAM P.B. 66, PG. 81–88

NAD 83 COORDINATES
N 11,968,921.7249
E 3,685,251.6783

NEW COMMON AREA 52
154,990 S.F.
OR 3.56 AC.

N/F
DONALD A. HAZELWOOD
D.B. 344, PG. 341
T.M. (4–2)(1–20)
ZONED A–1

PARCEL 4
GOLF HOLES 6, 7 & 8
THE TRADITION GOLF CLUB AT STONEHOUSE LLC
DOCUMENT #010010551
P.B. 66, PG. 80–88
T.M. (4–4)(1–23)
ZONED PUD–R

N64°43'13"E 451.75'
S64°45'32"W 456.77'
S83°18'05"E 329.89'
N83°18'05"W 282.19'
N54°53'50"E 170.31'
S49°19'33"E 275.28'

PROPERTY ALONG MEANDERING STREAM P.B. 66, PG. 81–88

LEATHERLEAF
COMMON AREA–4
P.B. 67, PG. 56–57
DOCUMENT #970016139
ZONED PUD–R

N76°30'45"E 218.34'
S47°43'19"E 110.47'
N63°20'01"E 236.67'
N39°39'53"E 242.29'
S42°17'46"E 103.58'

20' EXCLUSIVE JCSA EASEMENT (ALONG EXISTING SEWER LINE)

NEW COMMON AREA 53
111,291 S.F.
OR 2.55 AC.

NEW BOUNDARY LINE

PROPERTY LINE IS THE CONTOUR ELEVATION 50.0 P.B. 66, PG. 80–88

PROPERTY LINE IS THE CONTOUR ELEVATION 50.0 P.B. 66, PG. 80–88

N/F
STONEHOUSE DEVELOPMENT COMPANY, LLC
PORTION OF PARCEL A
DOCUMENT #99–0026872
TM #(04–4)(01–24)

PARCEL 6
THE TRADITION GOLF CLUB AT STONEHOUSE LLC
DOCUMENT #010010551
P.B. 66, PG. 80–88
T.M. (5–3)(1–5)
ZONED PUD–R

N/F
STONEHOUSE AT WILLIAMSBURG, LLC
DOCUMENT #020030024
P.B. 75, PG. 93–97
T.M. (04–4)(01–29)
ZONED PUD–C

ZONE PUD–R
ZONE PUD–C

ZONING LINE

NEW PARCEL 1
704,105 S.F. OR 16.16 AC.

NEW BMP OPEN SPACE
71,649 S.F. OR 1.65 AC.

NEW BOUNDARY LINE

APPROXIMATE LOCATION OF FUTURE 8" GRAVITY SEWER & 20' JCSA UTILITY EASEMENT PER P.B. 85, PG. 21

20' EXCLUSIVE JCSA EASEMENT (ALONG EXISTING SEWER LINE)

NAD 83 COORDINATES
N 11,971,763.3516
E 3,684,332.8184

FUTURE 10' TEMPORARY CONSTRUCTION ESM'T
FUTURE 20' SANITARY SEWER ESM'T

N/F
STONEHOUSE COMMUNITY RECREATION CENTER
P.B. 85, PG. 20
T.M. (5–3)(1–13)
ZONED PUD–R

N/F
COMMON AREA
STONEHOUSE COMMUNITY RECREATION CENTER
P.B. 85, PG. 20
T.M. (5–3)(1–13A)

EXISTING VAR. WIDTH PERMANENT SLOPE EASEMENT (THE ASSOC. AT STONEHOUSE, INC.)

N/F
STONEHOUSE DEVELOPMENT COMPANY, LLC
PARCEL A
P.B. 66, PG, 80–88
T.M. (4–4)(1–22)
ZONED PUD–C

EXISTING VAR. WIDTH DRAINAGE EASEMENT (THE ASSOCIATION AT STONEHOUSE, INC.)

N48°01'50"E 25.00'
N41°58'10"W 456.76'
N32°33'53"E 347.45'
S67°07'43"W 141.25'
N78°21'27"W 75.33'
S86°51'16"W 319.23'
S46°47'31"W 135.63'
S10°17'02"W 88.73'
S48°01'50"W 82.16'
N09°17'31"E 218.05'
S46°26'27"E 129.56'
N09°15'01"W 158.97'
N15°40'17"W 120.32'
S48°01'50"W 218.55'
S48°01'50"W 355.16'
S22°00'00"E 294.75'
N13°24'43"E 185.52'
39.13'
27.32'
33.39'
77.53'

EX. 10' COX COMMUNICATIONS ESM'T P.B. 75, PG. 93–97

EX. 20' DRAINAGE EASEMENT P.B. 85, PG. 21

EX. 15' VIRGINIA ELECTRIC & POWER EASEMENT D.B. 774, PG. 63

10' TEMPORARY CONSTRUCTION EASEMENT P.B. 85, PG. 21

EX. 20' DRAINAGE EASEMENT P.B. 85, PG. 21

℄ EXIST VA. POWER POLE LINE EASEMENT P.B.41, PG.23

EX. COMMON/SHARED INGRESS/EGRESS EASEMENT FOR USE BY STONEHOUSE DEVELOPMENT COMPANY, LLC (OR ITS ASSIGNS) AND THE PRESBYTERIAN LEAGUE OF THE PRESBYTERY OF EASTERN VIRGINIA, INC. OR ITS ASSIGNS P.B. 85, PG. 21

N/F
PRESBYTERIAN LEAGUE OF THE PRESBYTERY OF EASTERN VIRGINIA, INC.
DOCUMENT #020004136
P.B. 85, PG. 21
TM (5–3)(1–11)
ZONED PUD–C

FIELDSTONE PARKWAY
120' R/W (P.B. 90, PG. 9–11)

NEW PARCEL 2
289,794 S.F.
OR 6.65 AC.

MILL POND RUN
VARIABLE WIDTH R/W
(P.B. 90, PG. 12–15)

EX. BELL ATLANTIC ACCESS ESM'T TO BE QUIT CLAIMED (P.B. 68, PG. 55)

EX. 20'x20' BELL ALANTIC ESM'T TO REMAIN

NEW 25' ACCESS EASEMENT FOR BELL ATLANTIC(VERIZON) (DENOTED AS ▨)

EX. 25' PEDESTRIAN PATHWAY AND UTILITY EASEMENT DEDICATED TO THE ASSOCIATION AT STONEHOUSE, INC. P.B. 75, PG. 93–97

VIRGINIA STATE PLAIN COORDINATE SYSTEM (SOUTH ZONE "NAD" 83)

GRAPHIC SCALE
200' 0' 200' 400'
SCALE: 1" = 200'

LINE TABLE					
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N70°24'38"E	60.41'	L40	S82°56'15"W	60.64'
L2	N38°51'16"E	61.18'	L41	S87°24'00"W	146.76'
L3	N17°23'45"E	55.71'	L42	S75°10'27"W	39.58'
L4	S70°06'46"E	35.34'	L43	S58°13'15"W	63.54'
L5	S82°01'23"E	26.46'	L44	S47°46'04"W	57.74'
L6	N81°43'38"E	31.43'	L45	S30°51'55"W	53.62'
L7	N70°12'35"E	96.48'	L46	S44°01'46"W	66.31'
L8	N62°48'59"E	78.59'	L47	S49°33'43"W	77.70'
L9	N51°59'43"E	35.19'	L48	S32°08'29"W	46.11'
L10	N37°10'31"E	32.22'	L49	S05°25'55"W	30.36'
L11	N23°23'55"E	23.31'	L50	S12°13'11"E	71.40'
L12	N01°34'26"W	17.13'	L51	S26°57'24"E	43.37'
L13	N22°36'22"W	32.55'	L52	S40°58'38"E	126.78'
L14	N01°17'20"W	11.80'	L53	S03°16'45"E	17.01'
L15	N71°38'11"E	17.14'	L54	S63°53'14"W	22.45'
L16	S78°53'58"E	37.78'	L55	S48°17'40"W	42.62'
L17	N51°50'51"E	37.60'	L56	S17°49'42"W	22.51'
L18	N31°26'43"E	35.10'	L57	S05°02'07"E	82.01'
L19	N13°38'49"E	83.88'	L58	S17°46'51"E	97.93'
L20	N51°51'40"E	87.40'	L59	S26°59'53"E	75.16'
L21	N22°01'17"E	18.56'	L60	S55°28'16"E	31.76'
L22	N05°42'11"E	19.60'	L61	S79°40'43"E	154.56'
L23	N08°28'03"W	19.27'	L62	S15°39'22"W	14.49'
L24	N42°07'32"W	17.28'	L63	N88°32'05"W	20.35'
L25	N56°19'16"W	25.48'	L64	S89°02'43"W	94.45'
L26	N08°38'17"W	13.53'	L65	S75°36'54"W	36.46'
L27	N45°59'41"E	11.22'	L66	S31°14'40"W	21.76'
L28	N89°50'28"E	45.45'	L67	S24°26'31"E	27.29'
L29	N88°01'30"E	34.92'	L68	S44°43'39"E	79.52'
L30	N55°27'07"E	17.18'	L69	S60°48'13"E	113.69'
L31	N31°46'21"E	42.71'	L70	N41°58'10"W	30.00'
L32	N01°43'17"E	17.43'	L71	N41°58'10"W	50.00'
L33	N06°05'05"W	62.47'	L72	S25°53'22"W	122.41'
L34	N17°08'56"W	64.16'	L73	S07°21'53"W	140.27'
L35	N35°17'31"W	65.86'	L74	S14°15'46"E	263.88'
L36	N48°51'34"W	85.80'	L75	S71°30'06"W	116.81'
L37	S13°22'16"W	60.80'	L76	N45°20'40"E	126.68'
L38	S75°33'38"W	66.64'	L77	N08°24'35"E	185.66'
L39	S74°50'25"W	146.56'	L78	N61°33'04"E	101.62'

AREA TABULATION

NEW PARCEL 1 = 704,105 S.F. OR 16.16 AC.

NEW PARCEL 2 = 289,794 S.F. OR 6.65 AC.

NEW BMP OPEN SPACE = 71,649 S.F. OR 1.65 AC.

NEW COMMON AREA 52 = 154,990 S.F. OR 3.56 AC.

NEW COMMON AREA 53 = 111,291 S.F. OR 2.55 AC.

TOTAL AREA = 1,331,829 OR 30.57 AC.

NOTE: THIS IS A REMAINING PORTION OF PARCEL A, NORTH OF FIELDSTONE PARKWAY AND WEST OF MILL POND RUN.

NOTE:
EASEMENTS DENOTED "FUTURE" ARE SUBJECT TO ALIGNMENT AND LOCATION CHANGES BASED UPON FUTURE DEVELOPMENT OF THE ADJOINING PROPERTY.

9028–17 SECTION I–C SUBD SH 2.dwg
AWT 08.01.03–08:57

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

PLAT OF SUBDIVISION
BEING A PORTION OF PARCEL A
STONEHOUSE DEVELOPMENT COMPANY, L.L.C.

STONEHOUSE

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
8/26/03
G.T. WILSON, JR.
CERTIFICATE No. 1183
LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY
3	8/26/03	REVISED TO SHOW BELL ATLANTIC EASEMENT	VMB
2	7/7/03	REVISED SUBDIVISION TO INCLUDE COMMON AREAS 52 & 53	VMB
1	4/28/03	REVISED NAME ON ADJOINING PROPERTY	VMB

Designed	Drawn
VMB	AWT
Scale	Date
1"=200'	3/19/03
Project No.	
9028–17	
Drawing No.	
2 OF 2	