

190002836

SUBDIVISION OF

**STONEHOUSE TRACT 3
PARCEL "A" &
PARCEL "A", SECTION 1**
LOTS 22 THROUGH 33.
LOTS 36 THROUGH 41,
& LOTS 78 THROUGH 86

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/29/2019 JOB # 17-378



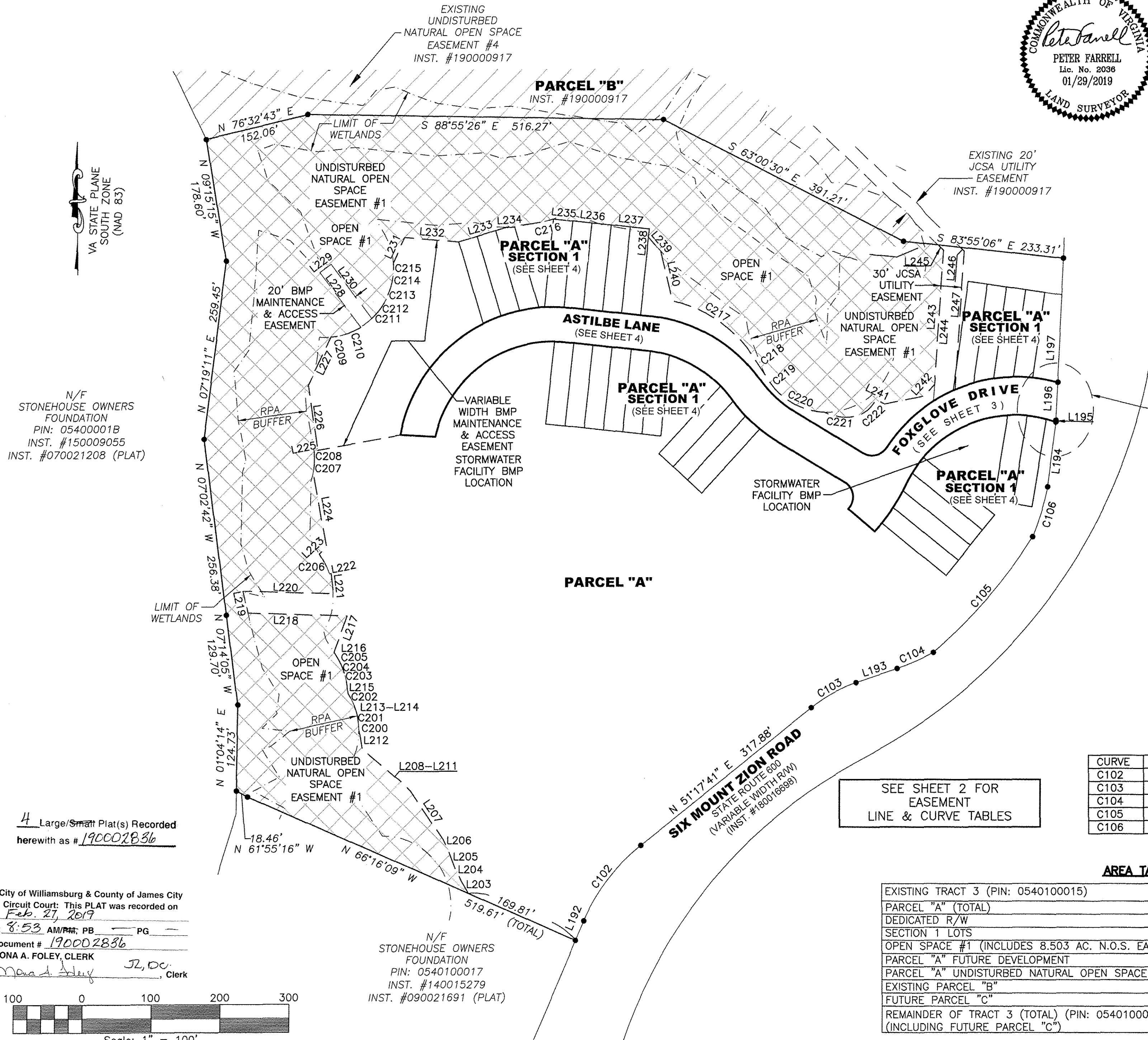
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SHEET 3 OF 4

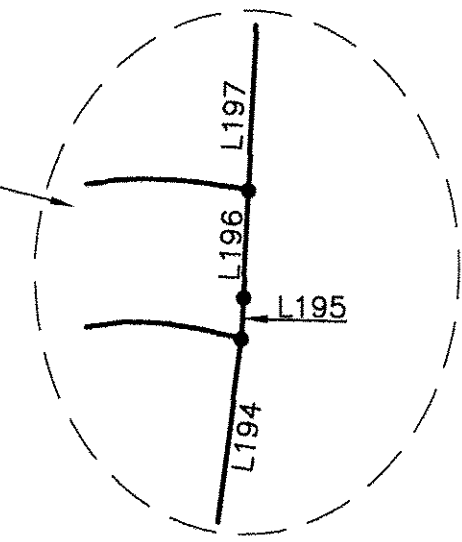
JCC-S-0011-2018

NOTE:

THIS PLAT CREATES 9.265 ACRES OF OPEN SPACE #1. ADDITIONAL AREAS OF OPEN SPACE #1 FALL WITHIN PARCEL "A" FUTURE DEVELOPMENT AREA AND WILL BE CREATED BY PLATTING OF FUTURE SUBDIVISION SECTIONS OF PARCEL "A"



DETAIL



SIX MOUNT ZION ROAD R/W LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L192 | S 23°14'41" W | 30.33' |
| L193 | S 71°17'41" W | 62.90' |
| L194 | S 07°23'55" W | 94.18' |
| L195 | S 07°23'55" W | 2.79' |
| L196 | S 02°48'41" W | 54.92' |
| L197 | S 02°48'41" W | 178.96' |

SIX MOUNT ZION ROAD R/W CURVE TABLE

| CURVE | RADIUS | ARC | CHORD | CHORD BEARING | DELTA |
|-------|---------|---------|---------|---------------|-----------|
| C102 | 280.44' | 138.61' | 137.21' | S 37°24'17" W | 28°19'11" |
| C103 | 214.22' | 74.78' | 74.40' | S 61°17'43" W | 20°00'05" |
| C104 | 338.10' | 57.34' | 57.27' | S 66°26'10" W | 9°43'02" |
| C105 | 727.00' | 221.46' | 220.61' | S 41°03'46" W | 17°27'13" |
| C106 | 412.42' | 75.49' | 75.39' | S 16°58'34" W | 10°29'16" |

SEE SHEET 2 FOR EASEMENT LINE & CURVE TABLES

AREA TABULATION

| | | |
|------------------------------------------------------------------------------|-----------------|-------------|
| EXISTING TRACT 3 (PIN: 0540100015) | 8,348,198± S.F. | 191.65± AC. |
| PARCEL "A" (TOTAL) | 1,084,067 S.F. | 24.887 AC. |
| DEDICATED R/W | 59,973 S.F. | 1.377 AC. |
| SECTION 1 LOTS | 95,122 S.F. | 2.184 AC. |
| OPEN SPACE #1 (INCLUDES 8.503 AC. N.O.S. EASEMENT #1) | 403,597 S.F. | 9.265 AC. |
| PARCEL "A" FUTURE DEVELOPMENT | 525,376 S.F. | 12.061 AC. |
| PARCEL "A" UNDISTURBED NATURAL OPEN SPACE EASEMENT #1 | 370,376 S.F. | 8.503 AC. |
| EXISTING PARCEL "B" | 3,051,396± S.F. | 70.051± AC. |
| FUTURE PARCEL "C" | 3,738,697± S.F. | 85.829± AC. |
| REMAINDER OF TRACT 3 (TOTAL) (PIN: 0540100015) (INCLUDING FUTURE PARCEL "C") | 7,264,131± S.F. | 166.76± AC. |

N/F STONEHOUSE OWNERS FOUNDATION
PIN: 05400001B
INST. #150009055
INST. #070021208 (PLAT)

N/F STONEHOUSE OWNERS FOUNDATION
PIN: 0540100017
INST. #140015279
INST. #090021691 (PLAT)

4 Large/Small Plat(s) Recorded herewith as # 190002836

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on Feb. 27, 2019
at 8:53 AM/PM, PB PG
Document # 190002836
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

