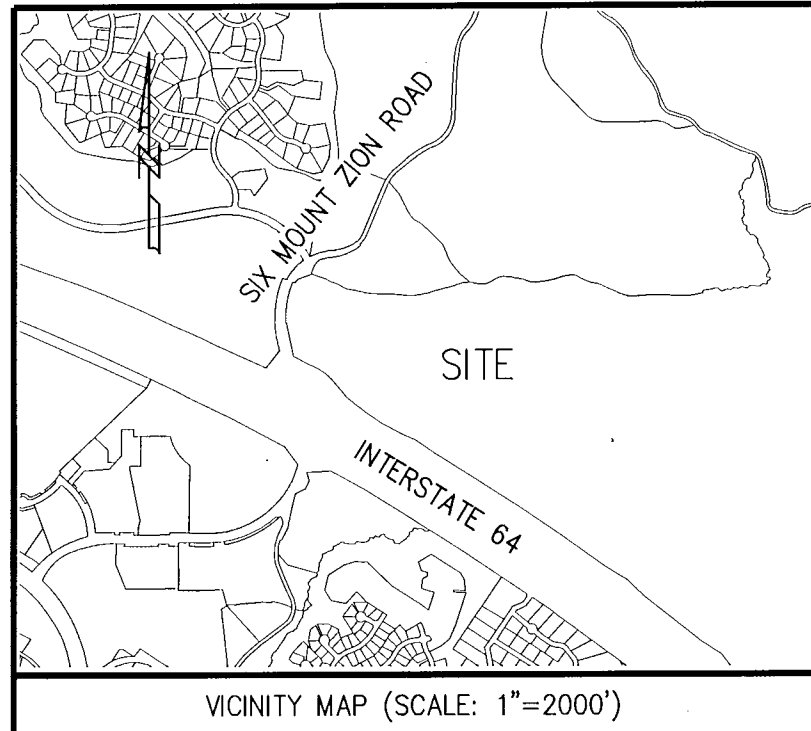


202506907



## GENERAL PLAT NOTES

- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER SERVICE CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- PROPERTY LIES IN FIRM ZONES "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0041D, DATED 12/16/2015.
- THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE AND SHALL BE DEDICATED TO THE HOA.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- TRACT 11A PHASE 1 SECTION 1 IS THE PLATTING OF COMMON OPEN SPACE LOTS 1-3, NATURAL OPEN SPACE EASEMENTS 1-3, AND SINGLE FAMILY LOTS 1-9, 47-51, 56-78, 79-118 AND 144-147 AS SHOWN ON JAMES CITY COUNTY SUBDIVISION PLAN SPLN-22-0003.
- NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET, FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS PLACED WITHIN THE EASEMENT.
- THIS PROJECT IS ASSOCIATED WITH CASES Z-18-0002, Z-19-0010 & MP-18-0002.
- VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- PROPOSED RIGHT-OF-WAYS AS PRESENTED HEREON ARE TO BE DEDICATED FOR PUBLIC USE.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
- THE RIGHT-OF-WAY SHOWN HEREON IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDED INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.
- A 25' SETBACK FROM THE DEFINED RPA BUFFER IS REQUIRED SUCH THAT NO BUILDING WILL BE ERECTED WITHIN 25' OF THE RPA.
- THERE SHALL BE A 5' WIDE PRIVATE DRAINAGE EASEMENT DEDICATED TO THE HOA ALONG ALL INTERIOR PROPERTY LINES THAT DO NOT ADJOIN COMMON AREAS OR PUBLIC RIGHT-OF-WAY SEE EXAMPLE ON SHEET 11.

SUBDIVISION OF  
STONEHOUSE  
TRACT 11A  
PHASE 1 - SECTION 1JAMES CITY COUNTY      STONEHOUSE DISTRICT      VIRGINIA  
AUGUST 9, 2024      JOB NO: 23-400SHEET 1 OF 15  
JCC-S-24-0019

## PROPERTY INFORMATION

- OWNER: MCP STONEHOUSE, LLC (INSTR. #210015601)
- ADDRESS: 9100 SIX MOUNT ZION ROAD  
TOANO, VIRGINIA 23168
- PARCEL ID: 0540100016
- ZONING: PUD-R (PLAN UNIT DEVELOPMENT - RESIDENTIAL)
- BUILDING SETBACKS: (SEE DETAIL ON SHEET 11)  
FRONT - 20'  
REAR - 20'  
SIDE - 6'  
CORNER - 10'

## CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF MCP STONEHOUSE, LLC AND WAS ACQUIRED FROM SCP-JTL STONEHOUSE OWNER 2, LLC BY THAT CERTAIN DEED DATED JULY 26, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 210015601.

## OWNERS CERTIFICATE: MCP STONEHOUSE, LLC

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF STONEHOUSE TRACT 11A PHASE 1 SECTION 1 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

SIGNATURE [Signature] DATE 4/3/25  
NAME PRINTED MICHAEL KAVOURIAS TITLE Authorized Signatory

## CERTIFICATE OF NOTARIZATION

STATE OF NEW YORK  
COUNTY OF NEW YORK

I, SISILYN HUTCHINSON-JATTI DO HEREBY CERTIFY THAT MICHAEL KAVOURIAS PERSONALLY CAME BEFORE ME ON THIS DAY AND ACKNOWLEDGED THAT HE/SHE IS A CORPORATE OFFICER AND THAT HE/SHE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING ON BEHALF OF THE CORPORATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF APRIL, 2025.

[Signature] - SISILYN HUTCHINSON - JATTI  
(NOTARY'S SIGNATURE) NOTARY'S PRINTED NAME

MY COMMISSION EXPIRES: 3/28/26

SISILYN S. HUTCHINSON  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01HU6430994  
Qualified in Suffolk County  
Commission Expires March 28, 2026



## ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

[Signature] 08/09/2024  
WILLIAM S. FELTS, L.S. DATE

## CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

05/12/2025 [Signature]  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

04/18/25 [Signature]  
DATE VA DEPARTMENT OF TRANSPORTATION

15 Large Small Plat(s) Recorded  
herewith as # 202506907

## STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 21 DAY OF May, 2025  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:09 pm  
INSTRUMENT # 202506907  
TESTE ELIZABETH E. O'CONNOR, CLERK



202506907

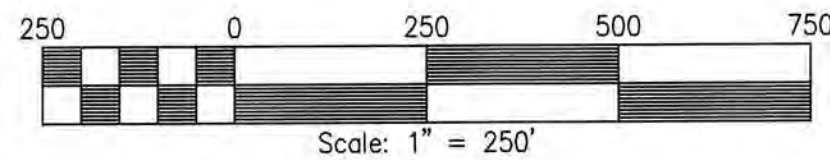
SUBDIVISION OF  
STONEHOUSE  
TRACT 11A  
PHASE 1 - SECTION 1

JAMES CITY COUNTY    STONEHOUSE DISTRICT    VIRGINIA  
AUGUST 9, 2024    JOB NO: 23-400

SHEET 2 OF 15  
JCC-S-24-0019

**LRI**  
**LANDTECH**  
**RESOURCES, INC.**  
Engineering and Surveying Consultants

205-E Bulfinch Boulevard - Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com



MCP STONEHOUSE, LLC  
P-16 SLATER TRACT  
INSTR. #080027247  
INSTR. #210015601  
JCC PARCEL ID: 0540100011  
6,710,267± S.F. / 154.047± AC.

MCP STONEHOUSE, LLC  
P-21 FILICHKO TRACT  
INSTR. #080027247  
INSTR. #210015601  
JCC PARCEL ID: 0540100012  
817,269± S.F. / 18.762± AC.

MCP STONEHOUSE, LLC  
INSTR. #210015601  
TRACT TWO  
INSTR. #080027247  
REMNANT PARCEL  
JCC PARCEL ID: 050100016

EXISTING AREA  
25,648,421 S.F. / 588.8067 AC.

TRACT 11A FUTURE PHASE 2  
PROPOSED AREA  
2,199,167 S.F. / 50.4859 AC.

MCP STONEHOUSE, LLC  
INSTR. #210015601  
TRACT TWO  
INSTR. #080027247  
REMNANT PARCEL  
JCC PARCEL ID: 050100016

EXISTING AREA  
25,648,421 S.F. / 588.8067 AC.

PROPOSED AREA  
19,940,319 S.F. / 457.7667 AC.

15 Large/Small Plat(s) Recorded  
herewith as # 202506907

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 24, 2025  
at 3:04 AM/PM, PB PG  
Document # 202506907  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk

PARCEL AREA SUMMARY TABLE

	SQUARE FEET	ACRES
EXISTING TRACT TWO PARCEL AREA	25,648,421	588.8067
PHASE 1 DEDICATED R/W	229,369	5.2656
PHASE 1 LOTS	503,284	11.5538
COMMON OPEN SPACE #1	526,827	12.0819
COMMON OPEN SPACE #2	243,752	5.5958
COMMON OPEN SPACE #3	917,964	21.0736
FUTURE SECTION 2 & 3	1,088,272	24.9834
TRACT 11A FUTURE PHASE 2	2,199,167	50.4859
TRACT TWO REMNANT PARCEL	19,940,319	457.7667
TOTAL NATURAL OPEN SPACE EASEMENT	1,125,034	25.8272
NATURAL OPEN SPACE EASEMENT #1	432,530	9.9295
NATURAL OPEN SPACE EASEMENT #2	56,800	1.3039
NATURAL OPEN SPACE EASEMENT #3	635,704	14.5938



202506907

SUBDIVISION OF  
STONEHOUSE  
TRACT 11A  
PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA  
AUGUST 9, 2024 JOB NO: 23-400

SHEET 3 OF 15  
JCC-S-24-0019

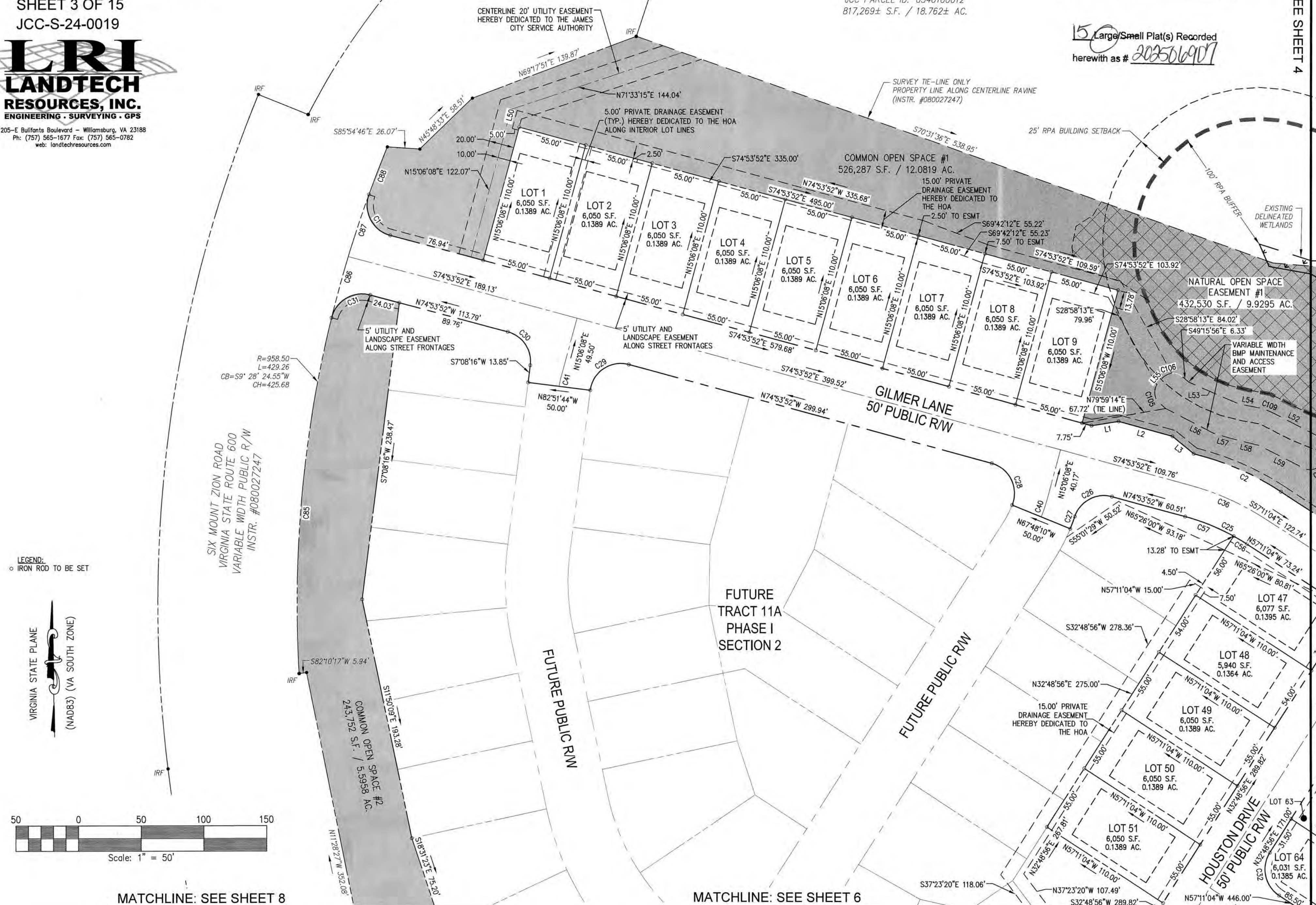


205-E Bullfants Boulevard - Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

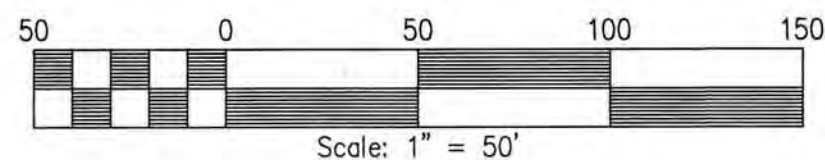
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 3:09 PM, PG  
Document # 202506907  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk

15 Large/Small Plat(s) Recorded  
herewith as # 202506907

MATCHLINE: SEE SHEET 4



LEGEND:  
○ IRON ROD TO BE SET



MATCHLINE: SEE SHEET 8

MATCHLINE: SEE SHEET 6



202506907

SUBDIVISION OF  
STONEHOUSE  
TRACT 11A  
PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA  
AUGUST 9, 2024 JOB NO: 23-400

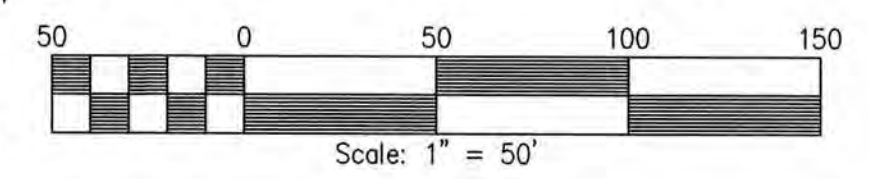
SHEET 4 OF 15  
JCC-S-24-0019

**LRI**  
**LANDTECH**  
RESOURCES, INC.

Engineering and Surveying Consultants  
205-E Bulfinch Boulevard - Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

LEGEND:  
○ IRON ROD TO BE SET

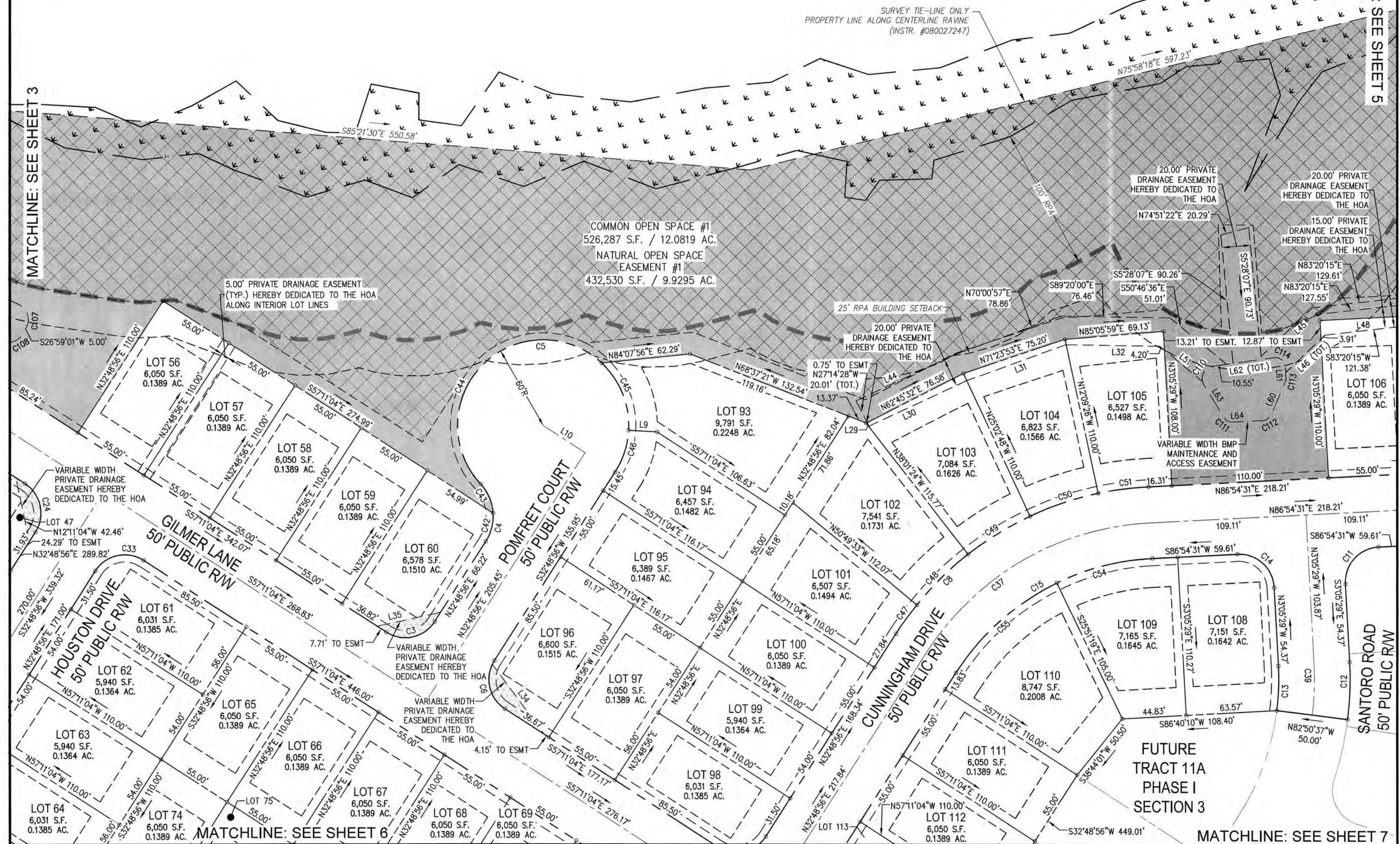
MCP STONEHOUSE, LLC  
P-21 FILICHKO TRACT  
INSTR. #080027247  
INSTR. #210015601  
JCC PARCEL ID: 0540100012  
817,269± S.F. / 18.762± AC.



VIRGINIA STATE PLANE  
(NAD83) (VA SOUTH ZONE)

MATCHLINE: SEE SHEET 3

MATCHLINE: SEE SHEET 5



15 Large Small Plat(s) Recorded  
herewith as # 202506907

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 3:09 PM on 08/09/2024 PG  
Document # 202506907  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connell, Clerk

MATCHLINE: SEE SHEET 6

MATCHLINE: SEE SHEET 7

FUTURE  
TRACT 11A  
PHASE I  
SECTION 3



202506907

SUBDIVISION OF  
STONEHOUSE  
TRACT 11A  
PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA  
AUGUST 9, 2024 JOB NO: 23-400

SHEET 5 OF 15  
JCC-S-24-0019

**LRI**  
**LANDTECH**  
**RESOURCES, INC.**  
Engineering and Surveying Consultants

205-E Bullfants Boulevard - Williamsburg, VA 23188  
Ph: (757) 565-1877 Fax: (757) 565-0782  
web: landtechresources.com

MCP STONEHOUSE, LLC  
P-16 SLATER TRACT  
INSTR. #080027247  
INSTR. #210015601  
JCC PARCEL ID: 0540100011  
6,710,267± S.F. / 154.047± AC.

MATCHLINE: SEE SHEET 8

SURVEY XE-LINE ONLY  
PROPERTY LINE ALONG CENTERLINE RAVINE  
(INSTR. #080027247)

COMMON OPEN SPACE #1  
526,287 S.F. / 12.0819 AC.  
NATURAL OPEN SPACE  
EASEMENT #1  
432,530 S.F. / 9.9295 AC.

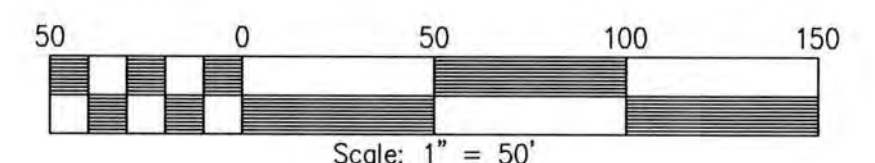
MCP STONEHOUSE, LLC  
INSTR. #210015601  
TRACT TWO  
INSTR. #080027247  
REMNANT PARCEL  
JCC PARCEL ID: 0540100016

EXISTING AREA  
25,648,421 S.F. / 588.8067 AC.  
TRACT 11A FUTURE PHASE 2  
PROPOSED AREA  
2,199,167 S.F. / 50.4859 AC.

15 Large/Small Plat(s) Recorded  
herewith as # 202506907

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 21, 2025  
at 3:09 AM/PM, PB PG  
Document # 202506907  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk

LEGEND:  
○ IRON ROD TO BE SET



MATCHLINE: SEE SHEET 7

MATCHLINE: SEE SHEET 12

VIRGINIA STATE PLANE

(NAD83) (VA SOUTH ZONE)

MCP STONEHOUSE, LLC  
INSTR. #210015601  
TRACT TWO  
INSTR. #080027247  
REMNANT PARCEL  
JCC PARCEL ID: 0540100016

EXISTING AREA  
25,648,421 S.F. / 588.8067 AC.  
TRACT 11A FUTURE PHASE 2  
PROPOSED AREA  
2,199,167 S.F. / 50.4859 AC.

CENTERLINE 40' UTILITY EASEMENT  
HEREBY DEDICATED TO THE JAMES  
CITY SERVICE AUTHORITY

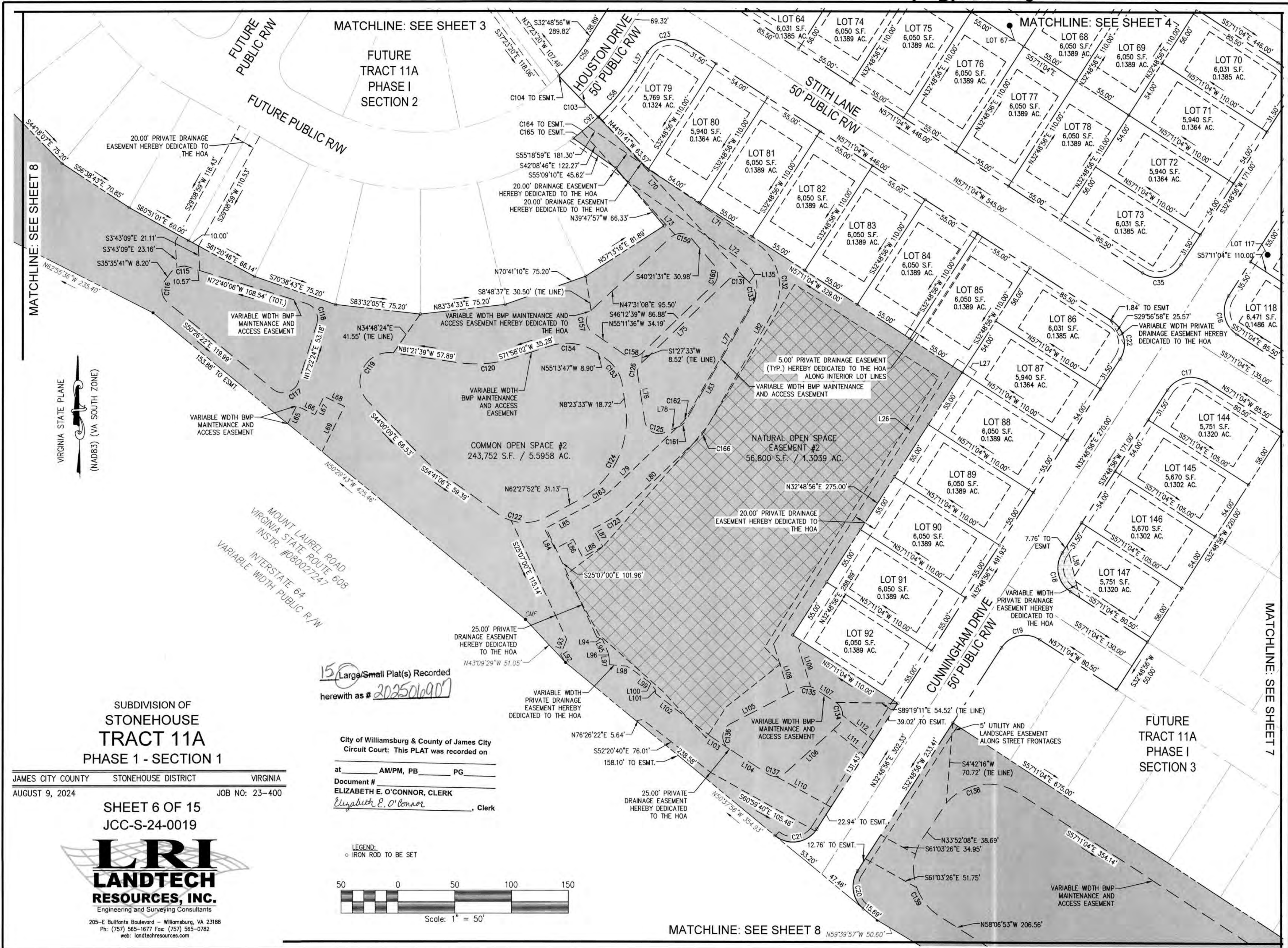
MATCHLINE: SEE SHEET 4

FUTURE  
TRACT 11A  
PHASE I  
SECTION 3

15.00' PRIVATE  
DRAINAGE EASEMENT  
HEREBY DEDICATED TO  
THE HOA  
20.00' PRIVATE  
DRAINAGE EASEMENT  
HEREBY DEDICATED TO  
THE HOA  
N83°20'15"E 129.61'  
S87°45'31"W 4.38'  
N82°42'38"W 77.75'  
S14°01'42"E 15.32'  
N83°20'15"E 127.55'  
L49  
S83°20'15"W 121.38'  
LOT 107  
6,315 S.F.  
0.1450 AC.  
LOT 106  
5.00' PRIVATE DRAINAGE EASEMENT  
(TYP.) HEREBY DEDICATED TO THE HOA  
ALONG INTERIOR LOT LINES  
C52  
S5°25'02"W 50.00'  
N86°54'31"E 218.21' C9  
N88°03'41"E 6.61'  
30.83' TO ESMT  
C38  
S86°54'31"W 59.61'  
C10  
S3°05'28"E 70.96'  
S2°11'04"W 73.02'  
S15°11'18"W 79.21'



202506907



MATCHLINE: SEE SHEET 8

MATCHLINE: SEE SHEET 4

MATCHLINE: SEE SHEET 7

MATCHLINE: SEE SHEET 8

VIRGINIA STATE PLANE  
(NAD83) (VA SOUTH ZONE)

SUBDIVISION OF  
STONEHOUSE  
TRACT 11A  
PHASE 1 - SECTION 1

JAMES CITY COUNTY    STONEHOUSE DISTRICT    VIRGINIA  
AUGUST 9, 2024    JOB NO: 23-400

SHEET 6 OF 15  
JCC-S-24-0019

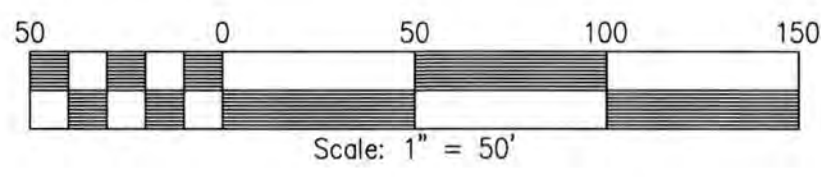


205-E Bullfants Boulevard - Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

15 Large/Small Plat(s) Recorded  
herewith as # 202506907

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at \_\_\_\_\_ AM/PM, PB \_\_\_\_\_ PG \_\_\_\_\_  
Document #  
ELIZABETH E. O'CONNOR, CLERK  
*Elizabeth E. O'Connor*, Clerk

LEGEND:  
○ IRON ROD TO BE SET





202506907

SUBDIVISION OF  
STONEHOUSE  
TRACT 11A  
PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA  
AUGUST 9, 2024 JOB NO: 23-400

SHEET 7 OF 15  
JCC-S-24-0019



MCP STONEHOUSE, LLC  
INSTR. #210015601  
TRACT TWO  
INSTR. #080027247  
REMNANT PARCEL  
JCC PARCEL ID: 0540100016

EXISTING AREA  
25,648,421 S.F. / 588.8067 AC.

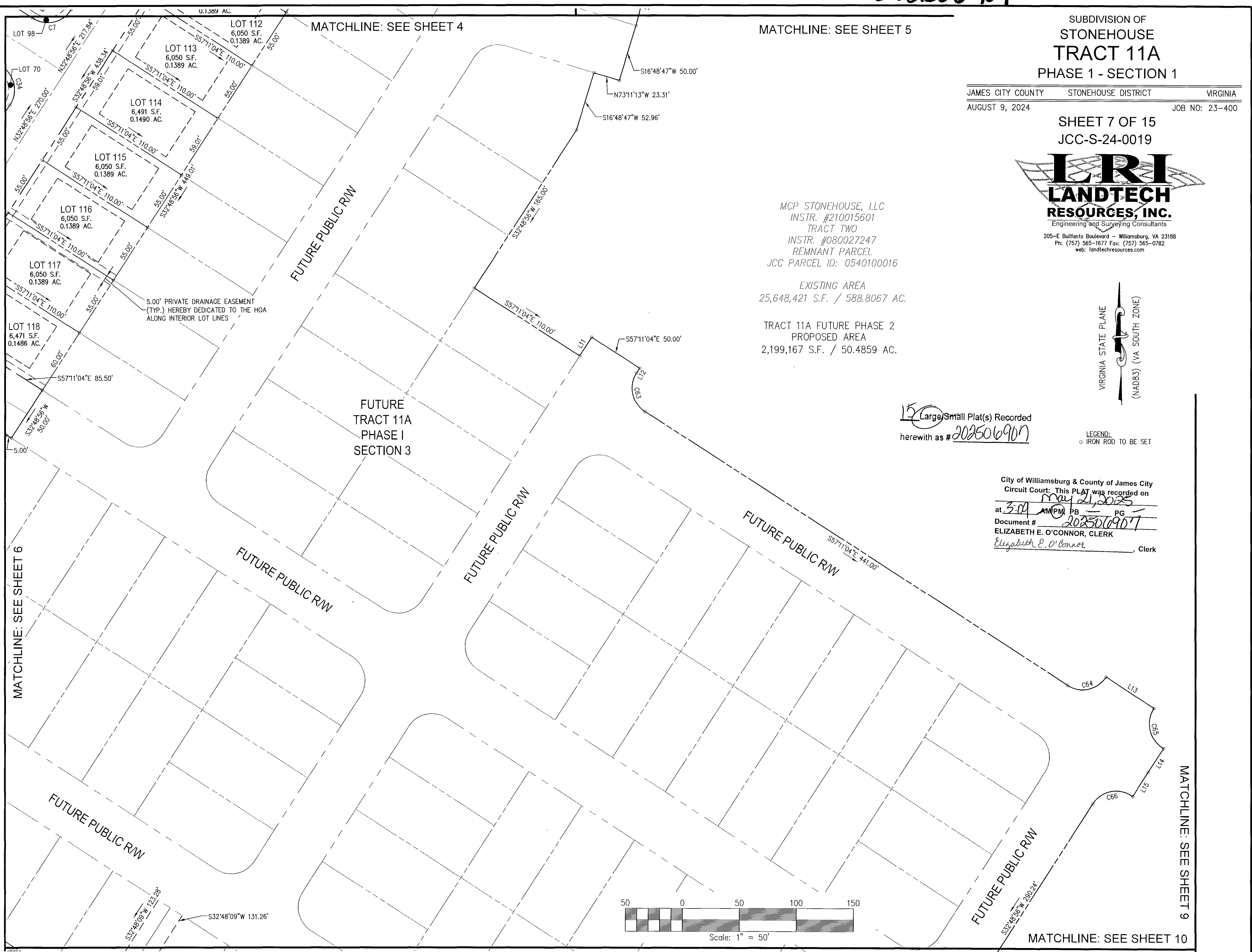
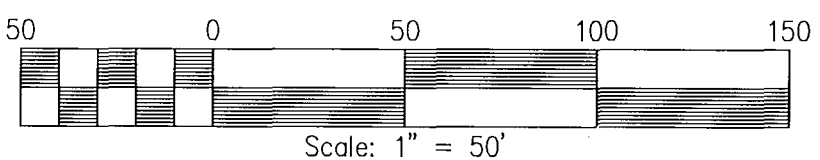
TRACT 11A FUTURE PHASE 2  
PROPOSED AREA  
2,199,167 S.F. / 50.4859 AC.



15 Large/Small Plat(s) Recorded  
herewith as # 202506907

LEGEND:  
○ IRON ROD TO BE SET

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 3:04 PM, PG  
Document # 202506907  
ELIZABETH E. O'CONNOR, CLERK  
*Elizabeth E. O'Connor*, Clerk

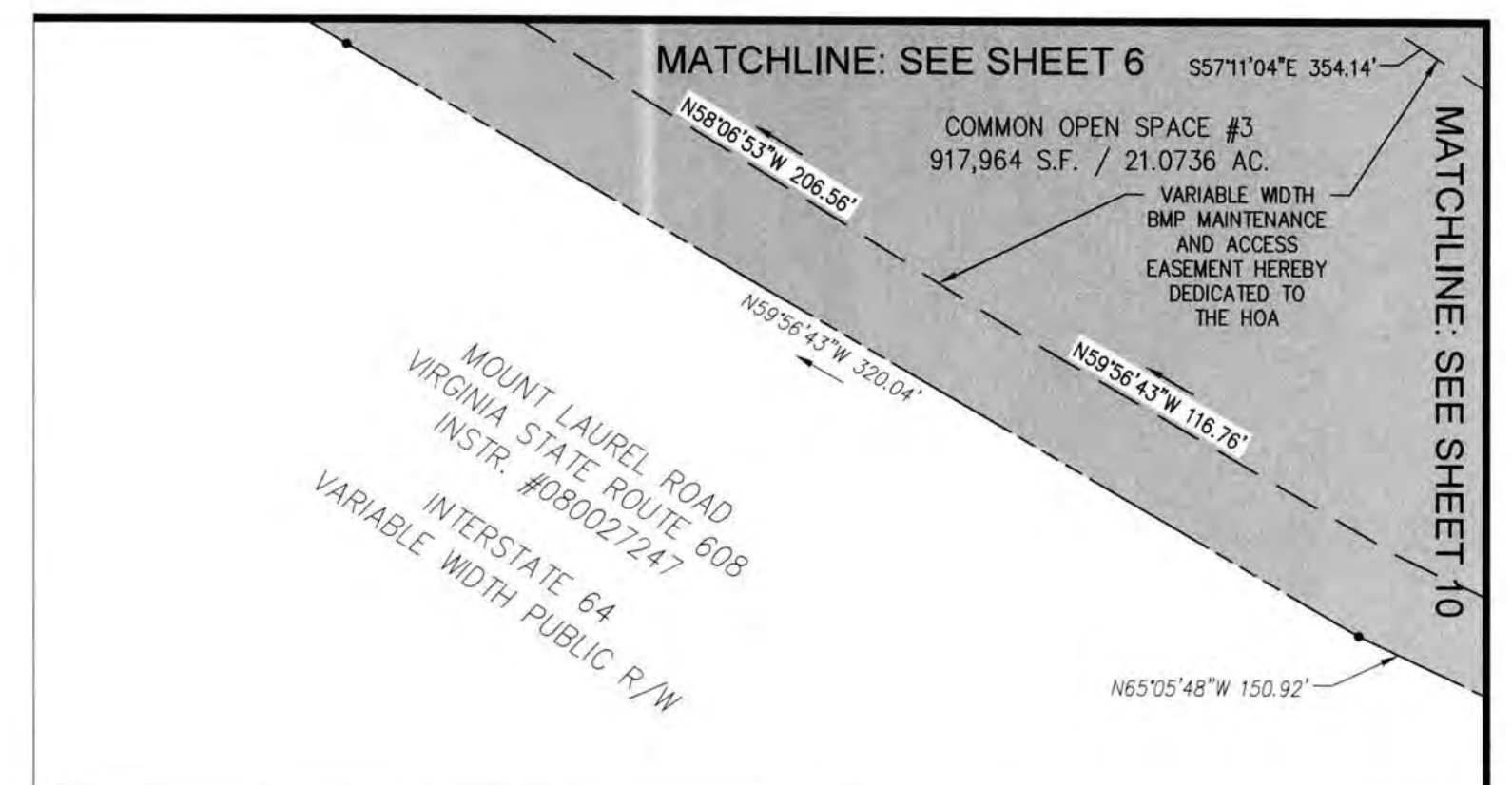
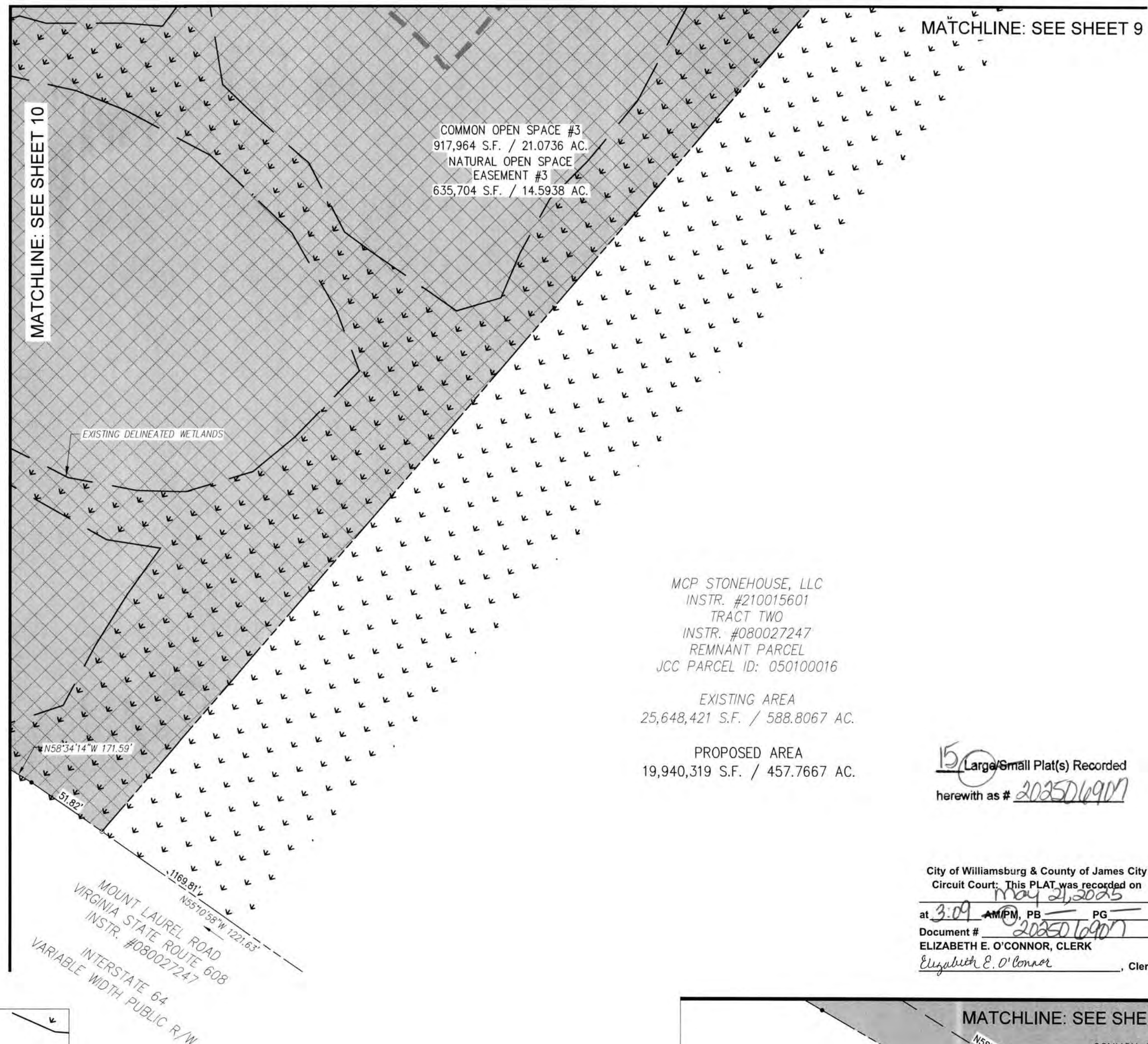
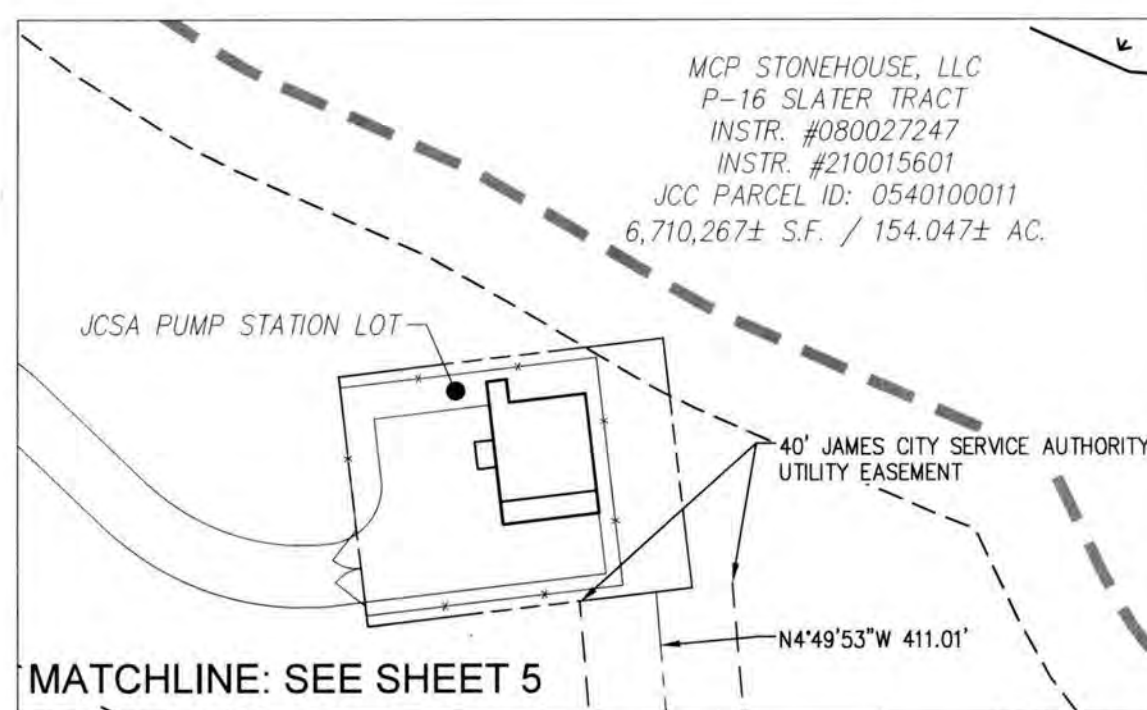
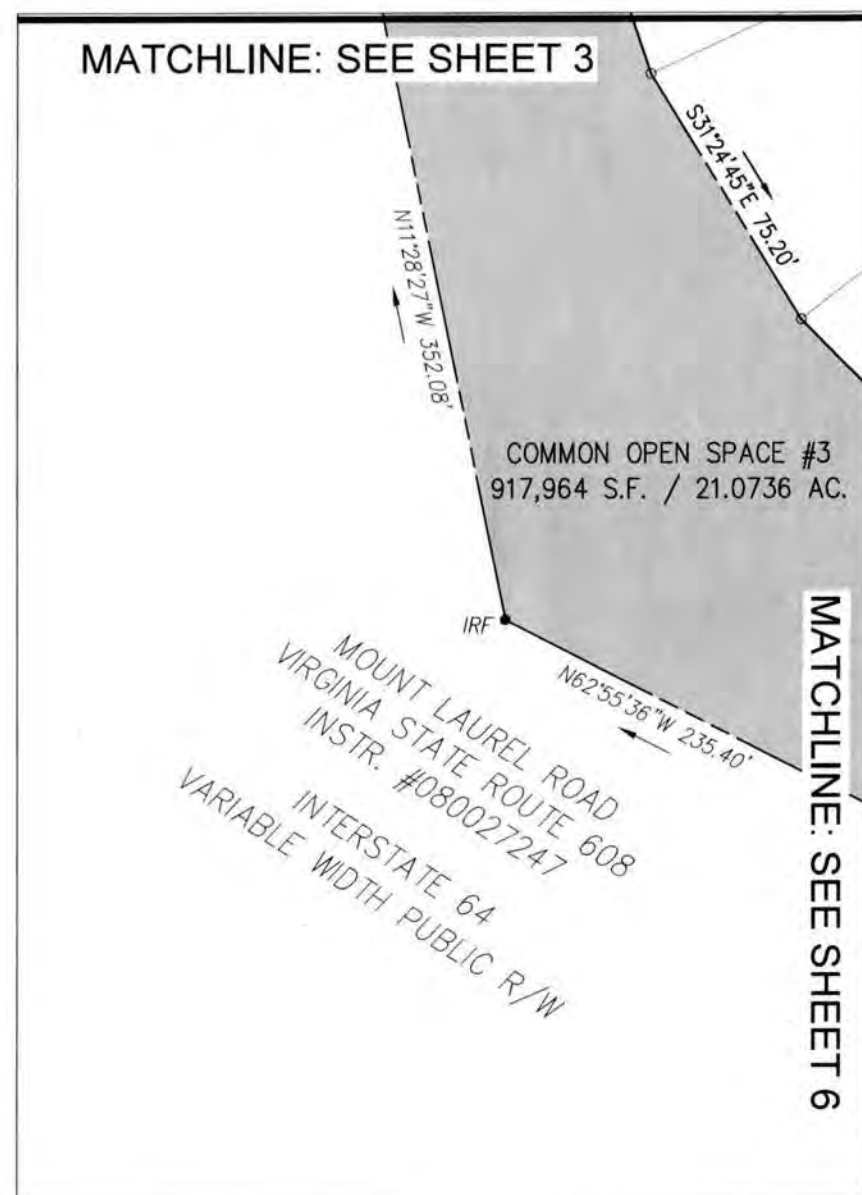
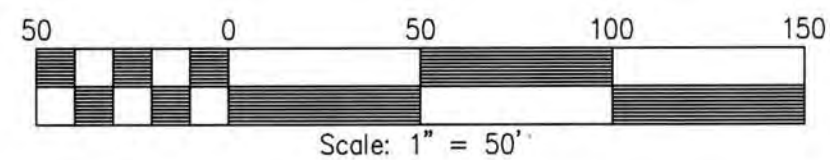


202506907

SUBDIVISION OF  
STONEHOUSE  
TRACT 11A  
PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA  
AUGUST 9, 2024 JOB NO: 23-400

SHEET 8 OF 15  
JCC-S-24-0019





202506907

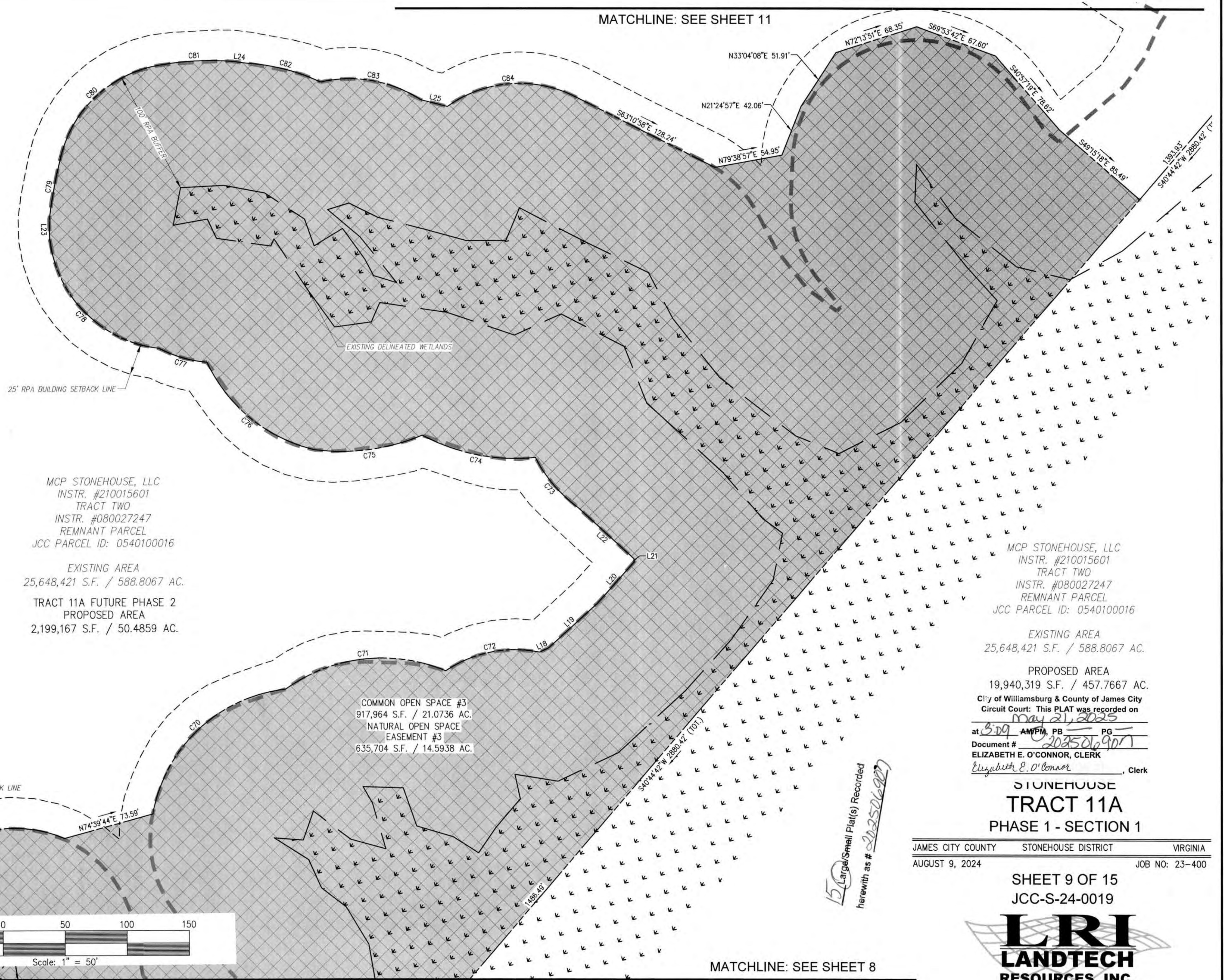
LEGEND:  
○ IRON ROD TO BE SET

VIRGINIA STATE PLANE  
(NAD83) (VA SOUTH ZONE)

MATCHLINE: SEE SHEET 11

MATCHLINE: SEE SHEET 7

MATCHLINE: SEE SHEET 10



MCP STONEHOUSE, LLC  
INSTR. #210015601  
TRACT TWO  
INSTR. #080027247  
REMNANT PARCEL  
JCC PARCEL ID: 0540100016

EXISTING AREA  
25,648,421 S.F. / 588.8067 AC.  
TRACT 11A FUTURE PHASE 2  
PROPOSED AREA  
2,199,167 S.F. / 50.4859 AC.

COMMON OPEN SPACE #3  
917,964 S.F. / 21.0736 AC.  
NATURAL OPEN SPACE  
EASEMENT #3  
635,704 S.F. / 14.5938 AC.

MCP STONEHOUSE, LLC  
INSTR. #210015601  
TRACT TWO  
INSTR. #080027247  
REMNANT PARCEL  
JCC PARCEL ID: 0540100016

EXISTING AREA  
25,648,421 S.F. / 588.8067 AC.

PROPOSED AREA  
19,940,319 S.F. / 457.7667 AC.

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 21, 2025

at 3:09 AM/PM, PG  
Document # 202506907  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk

STONEHOUSE  
TRACT 11A  
PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA  
AUGUST 9, 2024 JOB NO: 23-400

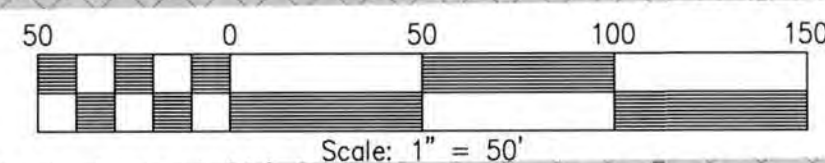
SHEET 9 OF 15  
JCC-S-24-0019

**LRI**  
**LANDTECH**  
RESOURCES, INC.  
Engineering and Surveying Consultants

205-E Bulfinch Boulevard - Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

MATCHLINE: SEE SHEET 8

15 Large/Small Plat(s) Recorded  
herewith as # 202506907





MAIL CHINE: SEE SHEET 3



202506907

SUBDIVISION OF  
STONEHOUSE  
TRACT 11A  
PHASE 1 - SECTION 1

JAMES CITY COUNTY    STONEHOUSE DISTRICT    VIRGINIA  
AUGUST 9, 2024    JOB NO: 23-400

SHEET 11 OF 15  
JCC-S-24-0019



VIRGINIA STATE PLANE  
(NAD83) (VA SOUTH ZONE)

MCP STONEHOUSE, LLC  
INSTR. #210015601  
TRACT TWO  
INSTR. #080027247  
REMNANT PARCEL  
JCC PARCEL ID: 0540100016

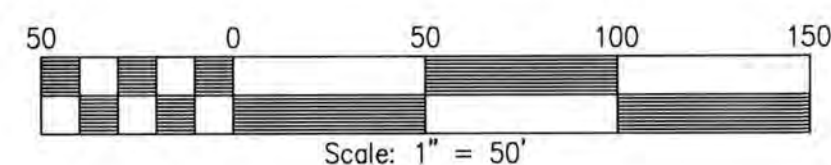
EXISTING AREA  
25,648,421 S.F. / 588.8067 AC.

TRACT 11A FUTURE PHASE 2  
PROPOSED AREA  
2,199,167 S.F. / 50.4859 AC.

15 Large/Small Plat(s) Recorded  
herewith as # 202506907

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 21, 2025  
at 3:09 AM/PM, PB PG  
Document # 202506907  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk

LEGEND:  
○ IRON ROD TO BE SET



MATCHLINE: SEE SHEET 9

MATCHLINE: SEE SHEET 12

COMMON OPEN SPACE #3  
917,964 S.F. / 21.0736 AC.  
NATURAL OPEN SPACE  
EASEMENT #3  
635,704 S.F. / 14.5938 AC.

MCP STONEHOUSE, LLC  
INSTR. #210015601  
TRACT TWO  
INSTR. #080027247  
REMNANT PARCEL  
JCC PARCEL ID: 0540100016

EXISTING AREA  
25,648,421 S.F. / 588.8067 AC.

PROPOSED AREA  
19,940,319 S.F. / 457.7667 AC.



202506907



MATCHLINE:  
SEE SHEET 13

MATCHLINE: SEE SHEET 11 / 13

MCP STONEHOUSE, LLC  
INSTR. #210015601  
TRACT TWO  
INSTR. #080027247  
REMNANT PARCEL  
JCC PARCEL ID: 0540100016  
EXISTING AREA  
25,648,421 S.F. / 588.8067 AC.  
TRACT 11A FUTURE PHASE 2  
PROPOSED AREA  
2,199,167 S.F. / 50.4859 AC.

MCP STONEHOUSE, LLC  
INSTR. #210015601  
TRACT TWO  
INSTR. #080027247  
REMNANT PARCEL  
JCC PARCEL ID: 0540100016  
EXISTING AREA  
25,648,421 S.F. / 588.8067 AC.  
PROPOSED AREA  
19,940,319 S.F. / 457.7667 AC.

15 Large/Small Plat(s) Recorded  
herewith as # 202506907

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 3:09 PM, PB PG  
Document # 202506907  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk

SUBDIVISION OF  
STONEHOUSE  
TRACT 11A  
PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA  
AUGUST 9, 2024 JOB NO: 23-400

SHEET 12 OF 15  
JCC-S-24-0019

**LRI**  
**LANDTECH**  
**RESOURCES, INC.**  
Engineering and Surveying Consultants

205-E Bullfants Boulevard - Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com



202506907

VIRGINIA STATE PLANE  
(NAD83) (VA SOUTH ZONE)

MATCHLINE: SEE SHEET 5

N87°09'08"E 676.90'

N68°15'34"W 603.84'

MATCHLINE: SEE SHEET 12

S40°44'42"W

SUBDIVISION OF  
STONEHOUSE  
TRACT 11A  
PHASE 1 - SECTION 1

JAMES CITY COUNTY    STONEHOUSE DISTRICT    VIRGINIA  
AUGUST 9, 2024    JOB NO: 23-400

SHEET 13 OF 15  
JCC-S-24-0019

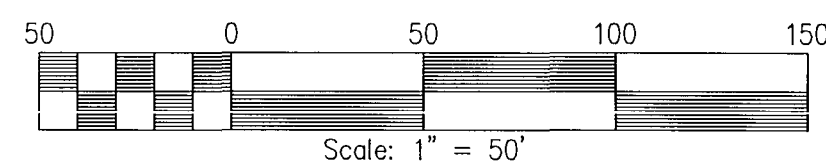


205-E Bullfants Boulevard - Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

MCP STONEHOUSE, LLC  
INSTR. #210015601  
TRACT TWO  
INSTR. #080027247  
REMNANT PARCEL  
JCC PARCEL ID: 0540100016

EXISTING AREA  
25,648,421 S.F. / 588.8067 AC.

TRACT 11A FUTURE PHASE 2  
PROPOSED AREA  
2,199,167 S.F. / 50.4859 AC.



15 Large/Small Plat(s) Recorded  
herewith as # 202506907

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 21, 2025  
at 3:09 AM PM PG  
Document # 202506907  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk

LEGEND:  
○ IRON ROD TO BE SET



202506907

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	94°46'12"	25.00'	41.35'	27.17'	36.80'	S27°30'46"E
C2	17°42'48"	225.00'	69.56'	35.06'	69.28'	N66°02'28"W
C3	90°00'00"	24.50'	38.48'	24.50'	34.65'	N77°48'56"E
C4	75°55'21"	32.50'	43.07'	25.36'	39.98'	N5°08'43"W
C5	255°55'24"	60.00'	268.00'	76.90'	94.61'	S84°51'19"W
C6	90°00'00"	24.50'	38.48'	24.50'	34.65'	S12°11'04"E
C7	90°00'00"	24.50'	38.48'	24.50'	34.65'	N77°48'56"E
C8	54°05'35"	225.00'	212.42'	114.87'	204.62'	S59°51'43"W
C9	8°30'31"	225.00'	33.41'	16.74'	33.38'	N88°50'13"W
C10	8°30'31"	175.00'	25.99'	13.02'	25.96'	N88°50'13"W
C11	90°00'00"	24.50'	38.48'	24.50'	34.65'	S41°54'31"W
C12	10°14'52"	225.00'	40.24'	20.18'	40.19'	N2°01'57"E
C13	10°14'52"	175.00'	31.30'	15.69'	31.26'	N2°01'57"E
C14	90°00'00"	24.50'	38.48'	24.50'	34.65'	N48°05'29"W
C15	54°05'35"	175.00'	165.22'	89.35'	159.15'	S59°51'43"W
C16	90°00'00"	24.50'	38.48'	24.50'	34.65'	S12°11'04"E
C17	90°00'00"	24.50'	38.48'	24.50'	34.65'	S77°48'56"W
C18	90°00'00"	24.50'	38.48'	24.50'	34.65'	S12°11'04"E
C19	90°00'00"	24.50'	38.48'	24.50'	34.65'	S77°48'56"W
C20	83°26'52"	25.00'	36.41'	22.29'	33.28'	S8°54'30"E
C21	96°33'08"	25.00'	42.13'	28.04'	37.32'	N81°05'30"E
C22	90°00'00"	24.50'	38.48'	24.50'	34.65'	N12°11'04"W
C23	90°00'00"	24.50'	38.48'	24.50'	34.65'	S77°48'56"W
C24	90°00'00"	24.50'	38.48'	24.50'	34.65'	N12°11'04"W
C25	17°42'48"	175.00'	54.10'	27.27'	53.89'	N66°02'28"W
C26	86°56'14"	24.50'	37.17'	23.22'	33.71'	S61°38'03"W
C27	4°01'54"	150.00'	10.55'	5.28'	10.55'	N20°10'53"E
C28	97°05'42"	24.50'	41.52'	27.74'	36.73'	N26°21'01"W
C29	97°57'51"	24.50'	41.89'	28.17'	36.97'	S56°07'12"W
C30	82°02'09"	24.50'	35.08'	21.31'	32.16'	N33°52'48"W
C31	91°22'24"	25.00'	39.87'	25.61'	35.78'	S59°24'56"W
C32	90°00'00"	24.50'	38.48'	24.50'	34.65'	S12°11'04"E
C33	90°00'00"	24.50'	38.48'	24.50'	34.65'	S77°48'56"W
C34	90°00'00"	24.50'	38.48'	24.50'	34.65'	N12°11'04"W
C35	90°00'00"	24.50'	38.48'	24.50'	34.65'	N77°48'56"E
C36	17°42'52"	200.00'	61.84'	31.17'	61.59'	N66°02'28"W
C37	54°05'35"	200.00'	188.82'	102.11'	181.89'	S59°51'43"W
C38	8°30'31"	200.00'	29.70'	14.88'	29.67'	N88°50'13"W
C39	10°14'52"	200.00'	35.77'	17.93'	35.72'	N2°01'57"E
C40	7°05'42"	125.00'	15.48'	7.75'	15.47'	N18°38'59"E
C41	7°57'51"	49.50'	6.88'	3.45'	6.88'	S11°07'12"W
C42	36°22'33"	32.50'	20.63'	10.68'	20.29'	N14°37'41"E
C43	39°32'48"	32.50'	22.43'	11.68'	21.99'	N23°19'59"W
C44	176°14'33"	60.00'	184.56'	1829.21'	119.94'	S45°00'53"W
C45	50°02'54"	60.00'	52.41'	28.01'	50.76'	N21°50'23"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C46	29°37'57"	60.00'	31.03'	15.87'	30.69'	N18°00'02"E
C47	6°21'32"	225.00'	24.97'	12.50'	24.96'	S35°59'42"W
C48	12°48'08"	225.00'	50.27'	25.24'	50.17'	S45°34'32"W
C49	12°58'36"	225.00'	50.96'	25.59'	50.85'	S58°27'54"W
C50	12°53'22"	225.00'	50.62'	25.42'	50.51'	S71°23'53"W
C51	9°03'57"	225.00'	35.60'	17.84'	35.56'	S82°22'32"W
C52	4°14'05"	225.00'	16.63'	8.32'	16.63'	S89°01'34"W
C53	4°16'26"	225.00'	16.78'	8.40'	16.78'	N86°43'11"W
C54	22°45'50"	175.00'	69.53'	35.23'	69.07'	S75°31'36"W
C55	31°19'46"	175.00'	95.69'	49.07'	94.50'	S48°28'49"W
C56	4°01'03"	175.00'	12.27'	6.14'	12.27'	N59°11'36"W
C57	13°41'45"	175.00'	41.83'	21.02'	41.73'	N68°03'00"W
C58	13°09'23"	225.00'	51.66'	25.95'	51.55'	N39°23'37"E
C59	13°09'23"	175.00'	40.18'	20.18'	40.10'	N39°23'37"E
C61	25°14'02"	99.91'	44.00'	22.36'	43.65'	S64°43'10"W
C62	18°41'22"	155.47'	50.71'	25.58'	50.49'	N73°11'13"W
C63	90°00'00"	24.50'	38.48'	24.50'	34.65'	S12°11'04"E
C64	90°00'00"	24.50'	38.48'	24.50'	34.65'	N77°48'56"E
C65	93°46'50"	24.50'	40.10'	26.17'	35.77'	S13°38'28"E
C66	93°20'43"	24.50'	39.92'	25.97'	35.64'	S79°29'18"W
C67	23°47'40"	225.00'	93.44'	47.40'	92.77'	S44°42'46"W
C68	89°54'25"	136.65'	214.42'	136.42'	193.09'	N89°17'02"E
C69	70°09'04"	101.90'	124.76'	71.55'	117.11'	N78°13'01"E
C70	73°14'38"	122.71'	156.87'	91.21'	146.40'	N47°02'37"E
C71	58°19'59"	133.44'	135.86'	74.48'	130.07'	N83°33'10"E
C72	45°18'31"	100.33'	79.34'	41.88'	77.29'	N78°45'34"E
C73	26°28'03"	116.99'	54.04'	27.51'	53.56'	N40°13'21"W
C74	34°05'01"	158.84'	94.49'	48.69'	93.10'	N78°53'45"W
C75	30°43'36"	166.96'	89.54'	45.87'	88.47'	S82°33'13"W
C76	50°46'53"	129.54'	114.81'	61.48'	111.09'	N50°35'34"W
C77	22°41'53"	102.23'	40.50'	20.52'	40.24'	N73°37'03"W
C78	76°57'53"	100.39'	134.86'	79.81'	124.94'	N44°44'30"W
C79	7°14'15"	415.66'	52.50'	26.29'	52.47'	N10°33'22"E
C80	65°11'10"	97.65'	111.10'	62.44'	105.21'	N46°46'04"E
C81	14°51'59"	236.38'	61.33'	30.84'	61.16'	N86°47'39"E
C82	21°44'53"	164.28'	62.36'	31.56'	61.98'	S75°40'30"E
C83	45°55'29"	105.39'	84.47'	44.65'	82.23'	S79°53'34"E
C84	61°22'05"	99.63'	106.71'	59.12'	101.68'	N85°00'29"E
C85	17°05'06"	958.50'	285.82'	143.98'	284.76'	N5°11'11"E
C86	3°01'30"	958.50'	50.61'	25.31'	50.60'	N15°14'29"E
C87	3°07'06"	958.52'	52.17'	26.09'	52.16'	N18°18'47"E
C88	2°25'51"	958.47'	40.67'	20.34'	40.66'	N21°05'16"E
C89	42°44'26"	225.00'	167.84'	88.04'	163.98'	N78°33'17"W
C90	11°36'16"	234.00'	47.39'	23.78'	47.31'	S69°41'12"W
C91	2°41'19"	225.00'	10.56'	5.28'	10.56'	S57°57'15"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C92	7°18'23"	225.00'	28.69'	14.37'	28.67'	N49°37'30"E
C103	13°09'23"	200.00'	45.92'	23.06'	45.82'	N39°23'37"E
C104	0°20'13"	175.00'	1.03'	0.51'	1.03'	N45°48'12"E
C105	90°00'00"	11.50'	18.06'	11.50'	16.26'	N4°15'56"W
C106	90°00'00"	11.50'	18.06'	11.50'	16.26'	N85°44'04"E
C107	90°00'00"	11.50'	18.06'	11.50'	16.26'	S18°00'59"E
C108	90°00'00"	11.50'	18.06'	11.50'	16.26'	S71°59'01"W
C109	17°23'21"	56.50'	17.15'	8.64'	17.08'	S71°42'40"E
C110	107°20'21"	8.82'	16.53'	12.00'	14.21'	S21°50'53"W
C111	61°22'04"	7.00'	7.50'	4.15'	7.14'	S62°30'41"E
C112	63°26'50"	7.00'	7.75'	4.33'	7.36'	N55°04'52"E
C113	26°26'56"	7.00'	3.23'	1.64'	3.20'	N10°07'59"E
C114	94°59'33"	7.00'	11.61'	7.64'	10.32'	N50°35'16"W
C115	71°44'13"	14.30'	17.90'	10.34'	16.76'	S71°27'47"W
C116	86°02'02"	14.30'	21.47'	13.34'	19.51'	S7°25'20"E
C117	112°11'14"	14.30'	28.00'	21.28'	23.74'	N73°28'01"E
C118	90°02'30"	14.30'	22.47'	14.31'	20.23'	N27°38'51"W
C119	142°38'30"	25.50'	63.48'	75.43'	48.31'	S27°19'06"W
C120	26°40'19"	103.50'	48.18'	24.53'	47.75'	S85°18'11"W
C122	62°51'02"	40.50'	44.43'	24.75'	42.23'	S86°06'37"E
C123	16°55'40"	91.00'	26.89'	13.54'	26.79'	S53°29'43"W
C124	70°51'25"	80.50'	99.55'	57.27'	93.33'	N27°02'10"E
C125	103°18'32"	12.50'	22.54'	15.80'	19.61'	N60°49'31"W
C126	45°39'41"	12.50'	9.96'	5.26'	9.70'	N23°22'49"E
C131	94°25'02"	12.50'	20.60'	13.50'	18.35'	S86°34'50"E
C132	84°57'57"	46.00'	68.21'	42.13'	62.13'	S12°40'37"E
C133	69°10'40"	12.50'	15.09'	8.62'	14.19'	S4°46'59"E
C134	105°11'48"	13.00'	23.87'	17.00'	20.65'	S4°35'10"E
C135	59°59'18"	13.00'	13.61'	7.50'	13.00'	S87°10'43"E
C136	122°13'41"	13.00'	27.73'	23.56'	22.77'	N4°00'04"E
C137	74°52'30"	13.00'	16.99'	9.95'	15.81'	S85°26'59"W
C138	82°11'37"	48.75'	69.93'	42.52'	64.09'	N81°43'07"E
C139	89°42'45"	48.75'	76.33'	48.51'	68.77'	N13°15'31"W
C140	90°00'00"	48.75'	76.58'	48.75'	68.94'	S12°11'04"E
C141	70°56'16"	47.51'	58.83'	33.85'	55.14'	S67°22'17"W
C142	90°00'00"	15.75'	24.74'	15.75'	22.27'	S12°10'52"E
C143	90°01'30"	15.74'	24.74'	15.75'	22.27'	S77°49'53"W
C144	80°43'41"	15.75'	22.19'	13.39'	20.40'	N82°27'17"E
C145	87°58'36"	15.61'	23.97'	15.07'	21.68'	N13°21'06"W
C146	87°48'34"	12.20'	18.70'	11.74'	16.92'	N78°54'39"E
C147	90°00'00"	6.80'	10.68'	6.80'	9.62'	N77°48'56"E
C148	89°48'11"	12.20'	19.12'	12.16'	17.22'	S77°54'50"W
C149	50°41'05"	21.00'	18.58'	9.95'	17.98'	S58°09'28"W
C150	50°41'05"	41.00'	36.27'	19.42'	35.10'	N58°09'28"E
C151	90°00'00"	12.20'	19.16'	12.20'	17.25'	N77°48'56"E

SUBDIVISION OF  
STONEHOUSE  
TRACT 11A  
PHASE 1 - SECTION 1

---

JAMES CITY COUNTY      STONEHOUSE DISTRICT      VIRGINIA  
AUGUST 9, 2024      JOB NO: 23-400

SHEET 14 OF 15  
JCC-S-24-0019



15 Large/Small Plat(s) Recorded  
herewith as # 202506907

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 3:09 PM, PG  
Document # 202506907  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Conner, Clerk



202506907

SUBDIVISION OF  
STONEHOUSE  
TRACT 11A  
PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA  
AUGUST 9, 2024 JOB NO: 23-400

SHEET 15 OF 15  
JCC-S-24-0019



LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°52'28"E	21.93'
L2	S74°53'52"E	44.51'
L3	N50°40'12"W	21.93'
L9	S86°48'56"E	20.00'
L10	S57°11'04"E	35.00'
L11	N32°48'56"E	19.50'
L12	S32°48'56"W	5.00'
L13	S57°00'26"E	50.00'
L14	S32°48'56"W	25.00'
L15	S32°48'56"W	25.00'
L18	N65°00'38"E	7.93'
L19	N47°24'53"E	53.38'
L20	N41°50'55"E	44.65'
L21	N4°02'28"W	2.61'
L22	N47°30'15"W	60.83'
L23	N1°43'46"W	14.98'
L24	S82°49'24"E	11.47'
L25	S75°44'43"E	22.06'
L26	N32°48'56"E	298.23'
L27	S57°11'04"E	20.00'
L29	S27°14'28"E	2.80'
L30	N64°50'05"E	75.24'
L31	N70°00'57"E	74.31'
L32	S89°20'00"E	65.82'
L34	N36°29'39"W	60.75'
L35	N77°48'56"E	45.55'
L36	S13°46'00"E	46.94'
L37	S32°48'56"W	19.82'
L38	S89°58'17"E	5.34'
L44	N64°50'05"E	76.87'
L45	N46°23'05"E	49.56'
L47	S2°14'29"E	20.06'
L48	N86°54'31"E	55.00'
L49	N87°45'31"E	61.65'
L50	S15°06'08"W	15.00'
L51	S50°46'36"E	38.63'
L52	S63°00'59"E	39.72'
L53	S66°37'14"E	43.78'
L54	S79°12'58"E	12.65'
L55	N40°44'04"E	5.00'
L56	N63°06'35"W	43.48'
L57	N74°06'21"W	12.49'
L58	N76°18'48"W	24.30'
L59	N63°00'59"W	39.72'
L60	N23°21'27"E	24.66'

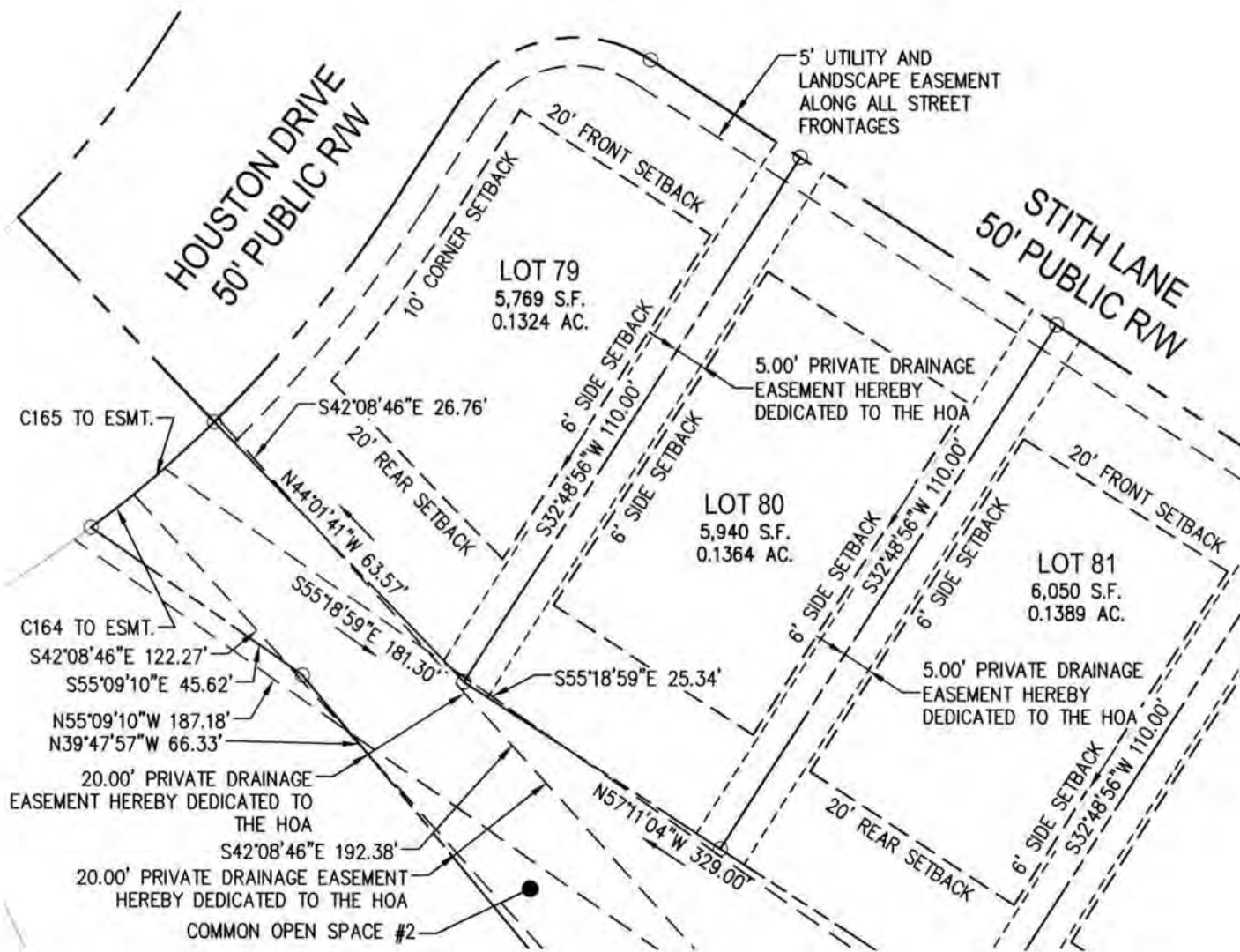
LINE TABLE		
LINE	BEARING	LENGTH
L61	N3°05'29"W	7.60'
L62	S81°54'58"W	44.17'
L63	S31°37'38"E	26.55'
L64	N86°48'17"E	20.80'
L65	N26°11'18"E	17.58'
L66	S63°48'42"E	17.00'
L67	N26°11'18"E	17.00'
L68	S63°48'42"E	20.00'
L69	S26°11'20"W	44.58'
L70	S42°08'46"E	192.38'
L71	S55°18'59"E	181.30'
L72	N55°09'10"W	187.18'
L73	S42°08'46"E	122.27'
L75	N46°12'39"E	104.90'
L76	N8°53'09"W	36.09'
L77	N29°48'21"E	116.82'
L78	S67°31'13"W	13.75'
L79	N46°08'43"E	82.34'
L80	S46°08'49"W	82.02'
L82	S29°48'21"W	116.82'
L83	S29°48'21"W	120.24'
L84	N28°02'27"W	20.00'
L85	N61°57'33"E	50.68'
L86	N28°02'27"W	17.00'
L87	S28°02'27"E	17.00'
L88	S61°57'33"W	20.00'
L89	S58°44'25"W	17.08'
L90	S58°44'25"W	20.55'
L91	S57°11'04"E	28.85'
L92	N32°00'54"W	7.32'
L93	N21°12'56"E	14.57'
L94	S64°34'00"E	5.54'
L95	S23°19'49"E	12.19'
L96	S12°57'03"E	4.20'
L97	S4°49'43"E	6.63'
L98	S84°44'20"E	15.05'
L99	S53°35'53"E	17.46'
L100	S38°03'07"E	7.93'
L101	S0°52'53"E	3.16'
L102	S52°20'40"E	62.44'
L103	S56°21'08"E	19.15'
L104	N57°06'46"W	40.12'
L105	N62°49'38"E	68.04'
L106	S48°00'44"W	61.57'
L107	S57°11'04"E	21.96'

LINE TABLE		
LINE	BEARING	LENGTH
L108	S17°14'50"E	45.75'
L109	S17°14'50"E	36.25'
L110	S61°03'26"E	55.19'
L111	S51°04'56"E	35.17'
L112	S51°04'56"E	35.24'
L113	N57°10'46"W	20.00'
L114	S32°48'46"W	17.45'
L115	N32°59'17"E	33.27'
L116	N57°10'52"W	125.00'
L117	S44°00'53"E	20.00'
L118	S62°58'34"E	196.37'
L119	S62°58'34"E	64.06'
L120	S32°49'08"W	30.01'
L122	S32°48'56"W	17.11'
L123	N32°43'30"E	31.10'
L124	S57°11'04"E	10.75'
L125	S32°49'14"W	32.85'
L126	S45°59'07"W	20.85'
L127	N45°59'07"E	20.84'
L128	N32°49'14"E	17.00'
L129	N85°49'36"W	16.75'
L130	N52°08'34"W	41.98'
L131	N57°11'04"W	57.87'
L132	N57°11'04"W	58.05'
L133	S33°00'44"W	37.81'
L134	S62°58'34"E	14.75'
L135	S39°22'19"E	5.34'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C152	90°11'49"	12.20'	19.21'	12.24'	17.28'	S12°05'10"E
C153	46°50'15"	35.50'	29.02'	15.38'	28.22'	N31°48'40"W
C154	52°48'11"	46.87'	43.20'	23.27'	41.68'	N81°37'53"W
C155	89°48'11"	10.20'	15.99'	10.17'	14.40'	S77°54'50"W
C156	89°48'11"	30.20'	47.33'	30.10'	42.64'	N77°54'50"E
C157	92°50'36"	12.50'	20.26'	13.14'	18.11'	N1°05'50"E
C158	86°34'10"	12.50'	18.89'	11.77'	17.14'	S89°29'44"W
C159	92°07'21"	12.50'	20.10'	12.97'	18.00'	S86°25'11"E
C160	86°34'10"	12.50'	18.89'	11.77'	17.14'	S2°55'34"W
C161	37°42'52"	12.50'	8.23'	4.27'	8.08'	S48°39'47"W
C162	16°20'22"	26.00'	7.41'	3.73'	7.39'	N37°58'32"E
C163	16°59'05"	71.00'	21.05'	10.60'	20.97'	N53°28'01"E
C164	4°14'29"	225.00'	16.66'	8.33'	16.65'	S51°09'26"W
C165	2°26'07"	225.00'	9.56'	4.78'	9.56'	N52°03'38"E
C166	16°20'22"	46.00'	13.12'	6.60'	13.07'	S37°58'32"W
C169	90°00'06"	1.00'	1.57'	1.00'	1.41'	N12°10'49"W
C170	13°09'54"	6.00'	1.38'	0.69'	1.38'	S39°24'11"W
C171	76°50'00"	1.00'	1.34'	0.79'	1.24'	N84°24'08"E

15 Large/Small Plat(s) Recorded  
herewith as # 202506907

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 3:09 AM/PM, PG  
Document # 202506907  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk



BUILDING SETBACK, PRIVATE DRAINAGE EASEMENT, & LANDSCAPE EASEMENT DETAIL  
SCALE: 1" = 30'