BOOK 75 PAGE 37

STONEHOUSE

RESUBDIVISION PLAT OF ORCHARD HILL, PHASE 2 BEING A SUBDIVISION OF STONEHOUSE LIMITED LIABILITY COMPANY

STONEHOUSE DISTRICT, JAMES CITY COUNTY
DATED 6/1/99 SCALE 1"=50'
SHEET 2 OF 4

VIRGINIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) (NAD83)

LOT 1
N19°59'39"W 20.04'
N60°48'55"E 143.21'
LIMITED COMMON AREA PARCEL LCA-4 7154.10 S.F. 0.1642 Ac.
34.17'
N57°43'58"E 141.23'
L=45.73'
C5
L=60.00'
LOT 10
75.62'
LOT 52 9,272.60 S.F. 0.2129 Ac.
EXISTING 20' DRAINAGE EASEMENT
N51°13'52"E 133.53'
C6
L=36.38'
LOT 9
N40°21'25"W 315.35'
60.00'
LOT 51 7,922.25 S.F. 0.1819 Ac.
60.00'
N51°14'10"E 131.08'
LOT 8
60.02'
LOT 50 7,814.97 S.F. 0.1794 Ac.
N51°14'10"E 129.42'
LOT 7
74.30'
LOT 49 9,539.91 S.F. 0.2189 Ac.
N51°14'10"E 127.35'
11.03'
LOT 6
49.64'
LOT 48 7,823.39 S.F. 0.1796 Ac.
N51°14'10"E 135.18'
63.68'
N29°20'03"W 245.07'
LOT 5
131.75'
LOT 4
LOT 3
LOT 2
LOT 1
COMMON AREA PARCEL CA-26 3,521.63 S.F. 0.0808 Ac.
N51°19'21"W 198.70'
168.64'
30' BUFFER
C30
POB
30.06'
C1
TIE LINE
C31
C2
69.83'
N45°06'26"W 64.08'
5.75'
C3
44.19'
N24°36'16"W
C4
62.82'
EXISTING PROPERTY LINES ARE HEREBY EXTINGUISHED
EXISTING VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT
VARIABLE WIDTH R/W
PLAT BOOK 70, PAGES 42-45
OLD GROVE LANE
N38°45'50"W 280.77'
60.00'
74.27'
SECTION IV-B LAUREL RIDGE
EXISTING PROPERTY LINES ARE HEREBY EXTINGUISHED
N51°14'10"E 118.34'
N51°39'43"E 110.93'
65.05'
N82°09'58"E 193.28'
64.37'
63.88'
LOT 54 7,187.62 S.F. 0.1650 Ac.
S38°45'50"E 60.00'
LOT 55 7,544.51 S.F. 0.1732 Ac.
S38°20'17"E 124.60'
LOT 56 7,389.07 S.F. 0.1696 Ac.
S36°20'22"E 113.85'
LOT 57 6,776.54 S.F. 0.1556 Ac.
S34°20'28"E 105.44'
LOT 58 6,313.67 S.F. 0.1449 Ac.
S32°20'33"E 99.31'
1.21'
S51°14'10"W 120.50'
31.49'
LOT 53 7,113.61 S.F. 0.1702 Ac.
125.00'
65.00'
L=12.78'
L=60.00'
L=60.00'
L=60.00'
N15°29'16"W 41.81'
47.22'
95.50'
S51°14'10"W, 142.72'
C29
10' UTILITY AND DRAINAGE EASEMENT (TYPICAL ALL LOTS)
EXISTING PROPERTY LINES ARE HEREBY EXTINGUISHED
L=414.16'
GREEN APPLE WAY
50' R/W
C28
C27
LIMITED COMMON AREA PARCEL LCA 2 8,238.25 S.F. 0.1891 Ac.
EXISTING PROPERTY LINES ARE HEREBY EXTINGUISHED
C18
L=64.64'
L=64.64'
L=64.64'
L=64.65'
L=64.65'
L=64.65'
L=64.85'
L=57.81'
C19
C20
L=48.27'
L=5.29'
L=12.41'
L=22.90'
20' DRAINAGE EASEMENT
N51°14'10"E 142.72'
47.72'
95.00'
L=14.33'
N04°34'07"W 44.48'
23.31'
LOT 84 6,740.09 S.F. 0.1547 Ac.
60.00'
N38°45'50"W 120.04'
LOT 59 7,386.77 S.F. 0.1696 Ac.
LOT 60 7,490.03 S.F. 0.1719 Ac.
LOT 61 7,490.32 S.F. 0.1720 Ac.
LOT 62 7,490.32 S.F. 0.1720 Ac.
LOT 63 7,490.32 S.F. 0.1720 Ac.
LOT 64 7,490.32 S.F. 0.1720 Ac.
LOT 65 7,490.32 S.F. 0.1720 Ac.
LOT 66 7,490.32 S.F. 0.1720 Ac.
LOT 67 7,490.32 S.F. 0.1720 Ac.
LOT 68 7,397.88 S.F. 0.1698 Ac.
LOT 69 7,444.17 S.F. 0.1709 Ac.
S42°35'13"E 74.18'
55.10'
L=87.91'
CIDER HOUSE ROAD
50' R/W
PLAT BOOK 70, PAGES 42-45
C21
C24
L=151.19'
S51°11'17"E, 153.95'
FUTURE DEVELOPMENT 43,567.00 S.F. 1.0059 Ac.
S74°48'43"W 132.31'
5.00'
30' BUFFER
242.85'
S74°48'43"W, 100.00'
C25
C22
S74°48'43"W 33.04'
9.17'
23.87'
L=16.14'
C23
N74°48'43"E 35.54'
31.07'
L=31.69'
4.47'
C14
S51°11'17"E, 100.00'
35.00'
5.00'
29.47'
L=28.93'
31.07'
S74°48'43"W 60.54'
35.54'
C13
EXISTING PROPERTY LINES ARE HEREBY EXTINGUISHED
N52°30'12"E 59.99'
5.04'
N55°03'17"E 60.00' 54.96'
N57°16'21"E 60.00' 49.93'
15.11'
N59°29'26"E 60.00' 44.89'
20.14'
N61°42'30"E 60.00' 39.86'
N63°55'35"E 60.00' 25.18'
34.81'
N66°08'39"E 60.00' 30.21'
29.79'
N68°21'43"E 60.00' 35.24'
24.76'
N70°34'48"E 60.00' 40.28'
19.72'
N72°19'35"E 60.02' 45.32'
105.33'
45.31'
60.01'
10.07'
N38°45'50"W 120.04'
60.04'
181.02'
61.02'
N51°15'15"E 120.00'
44.51'
S38°45'50"E 59.96'
L=15.50'
S51°14'10"W 120.45'
C7
N61°34'04"W 44.52'
L=107.05'
LOT 79 7,490.01 S.F. 0.1719 Ac.
LOT 78 7,489.85 S.F. 0.1719 Ac.
LOT 77 7,489.52 S.F. 0.1719 Ac.
LOT 76 7,489.26 S.F. 0.1719 Ac.
LOT 75 7,489.12 S.F. 0.1719 Ac.
LOT 74 7,489.04 S.F. 0.1719 Ac.
LOT 73 7,489.04 S.F. 0.1719 Ac.
LOT 72 7,489.13 S.F. 0.1719 Ac.
LOT 71 7,497.74 S.F. 0.1721 Ac.
LOT 70 7,265.70 S.F. 0.1668 Ac.
S19°02'24"E 119.24'
S16°38'10"E 120.16'
122.30'
10' UTILITY AND DRAINAGE EASEMENT (TYPICAL ALL LOTS)
20' DRAINAGE EASEMENT
L=60.00'
C17
EXISTING PROPERTY LINES ARE HEREBY EXTINGUISHED
THREE BUSHEL DRIVE
50' R/W
LOT 82 7,200.07 S.F. 0.1653 Ac.
LOT 80 7,270.59 S.F. 0.1669 Ac.
LOT 81 7,586.31 S.F. 0.1742 Ac.
L=28.44'
120.36'
60.60'
EXISTING PROPERTY LINES ARE HEREBY EXTINGUISHED
C15
L=65.72'
L=65.72'
L=65.71'
L=65.71'
L=65.71'
L=65.71'
L=65.71'
L=65.71'
L=65.71'
C8
C9
L=28.37'
LOT 85 8,763.41 S.F. 0.2012 Ac.
LOT 86 7,542.85 S.F. 0.1732 Ac.
LOT 87 7,542.85 S.F. 0.1732 Ac.
LOT 88 7,542.85 S.F. 0.1732 Ac.
LOT 89 7,542.85 S.F. 0.1732 Ac.
LOT 90 7,542.85 S.F. 0.1732 Ac.
LOT 91 7,542.85 S.F. 0.1732 Ac.
LOT 92 7,542.85 S.F. 0.1732 Ac.
LOT 93 7,542.85 S.F. 0.1732 Ac.
LOT 94 7,542.85 S.F. 0.1732 Ac.
LOT 95 7,542.85 S.F. 0.1732 Ac.
LOT 96 7,385.51 S.F. 0.1691 Ac.
N43°47'14"W 120.00'
N41°03'32"W 120.00'
N38°19'50"W 120.00'
N35°36'08"W 120.00'
N32°52'25"W 120.00'
N30°08'43"W 120.00'
N27°25'01"W 120.00'
N24°41'19"W 120.00'
N21°57'37"W 120.00'
N19°13'55"W 120.00'
N16°30'13"W 120.00'
N13°46'31"W 120.00'
C10
N48°05'26"W 64.08'
69.83'
C16
COMMON AREA PARCEL CA-27 22,267.43 S.F. 0.5112 Ac.
30' BUFFER
30' BUFFER
L=60.00'
L=70.00'
5.75'
C11
C12
MILL POND RUN
60' R/W
EXISTING PROPERTY LINES ARE HEREBY EXTINGUISHED
EXISTING PROPERTY LINES ARE HEREBY EXTINGUISHED
FUTURE DEVELOPMENT 103,781.70 S.F. 2.3825 Ac.
FUTURE DEVELOPMENT 47,345.56 S.F. 1.0869 Ac.
LIMITED COMMON AREA PARCEL LCA 3 3,402.27 S.F. 0.0781 Ac.
COMMON AREA PARCEL CA-28 3,835.17 S.F. 0.0880 Ac.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Recorded 1:34 PM on the 15 day of JUNE, 1999
DOCUMENT # 990022675
Teste: S. Ward Clerk
By Claudia Hall Deputy Clerk

PLAT RECORDED P.B. NO. 75 PAGE 36-39

DWG. # 10,771W