INDICATES PRIVATE NATURAL OPEN SPACE EASEMENT: THE PRIVATE NATURAL OPEN SPACE AREAS ARE TO REMAIN UNDISTURBED AND ARE DEDICATED BY EASEMENT TO JAMES CITY COUNTY.

INDICATES PUBLIC NATURAL OPEN SPACE EASEMENT: THE PUBLIC NATURAL OPEN SPACE AREAS (OPEN SPACE / COMMON AREAS) ARE TO REMAIN UNDISTURBED AND ARE TO BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY.

(GP) NOTE: EACH LOT WITH A GRINDER PUMP SHALL REQUIRE THE INSTALLATION OF A SEWAGE GRINDER PUMP CAPABLE OF ELEVEN GALLONS PER MINUTE (GPM) AT 45 FEET OF TOTAL DYNAMIC HEAD (TDH) (PER CONSTRUCTION PLANS)

N/F
PARCEL A
STONEHOUSE DEVELOPMENT COMPANY, L.L.C.
DEED BOOK 778, PAGE 810
PLAT BOOK 63, PAGE(S) 89-97
AND DOC. NO. 970009626
PLAT BOOK 66, PAGE 85

LOT CURVE DATA

LOT NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
2	05°50'26"	825.00	84.10	42.09	84.06	N83°43'01"W
3A	00°33'00"	825.00	7.92	3.96	7.92	S80°31'18"E
3B	05°42'00"	1510.00	150.22	75.17	150.16	S77°23'48"E
3C	88°08'00"	25.00	38.46	24.20	34.77	N61°23'12"E
3D	02°44'58"	475.00	22.79	11.40	22.79	N15°56'43"E
4	10°52'20"	475.00	90.13	45.20	90.00	N09°08'04"E
5	18°21'42"	475.00	152.22	76.77	151.57	N05°28'57"W
6	14°19'55"	475.00	118.82	59.72	118.51	N21°49'46"W
7	04°13'29"	285.00	21.01	10.51	21.01	N26°52'58"W
8	18°44'58"	285.00	93.26	47.05	92.85	N15°23'45"W
9	16°36'06"	285.00	82.58	41.58	82.29	N02°16'46"E
10	16°36'06"	285.00	82.58	41.58	82.29	N18°52'52"E
11A	04°44'39"	285.00	23.60	11.81	23.59	N29°33'14"E
11B	45°01'03"	25.00	19.64	10.36	19.14	N09°25'03"E
11C	70°02'00"	50.00	61.12	35.03	57.38	N21°55'31"E
12	54°41'56"	50.00	47.73	25.86	45.94	N84°17'29"E
13	44°47'05"	50.00	39.08	20.60	38.09	S45°38'00"E
14A	106°30'44"	50.00	93.07	67.14	80.20	S29°44'54"W
14B	52°36'23"	25.00	22.95	12.36	22.16	S56°46'05"W
14C	02°55'45"	235.00	12.01	6.01	12.01	S29°00'00"W
15	23°13'10"	235.00	95.24	48.28	94.59	S15°55'33"W
16	33°18'40"	235.00	136.63	70.30	134.71	S12°20'23"E
17A	85°41'39"	25.00	37.83	23.60	34.32	S72°20'32"E
17B	05°07'55"	320.00	28.66	14.34	28.65	N61°44'41"E
29A	97°46'59"	370.00	50.26	25.17	50.22	S60°25'08"W
29B	85°18'25"	25.00	37.22	23.03	33.88	S21°39'26"W
29C	05°19'38"	525.00	48.81	24.42	48.80	S18°19'58"E
30A	05°19'08"	525.00	48.74	24.39	48.72	S13°00'35"E
30B	85°18'24"	25.00	37.22	23.03	33.88	S53°00'13"E
30C	20°09'19"	420.00	147.75	74.64	146.99	S85°34'46"E
50A	24°49'51"	370.00	160.35	81.45	159.10	N83°14'30"W
50B	84°15'39"	25.00	36.77	22.61	33.54	S42°12'45"W
50C	07°38'11"	525.00	69.97	35.04	69.92	S03°54'01"W
51	08°59'46"	525.00	82.43	41.30	82.35	S12°13'00"W
52A	00°36'19"	525.00	5.55	2.77	5.55	S17°01'03"W
52B	88°08'00"	25.00	38.46	24.20	34.77	S26°44'58"E
52C	06°04'28"	1510.00	160.09	80.12	160.01	S67°46'34"E
77A	04°05'33"	1460.00	104.29	52.17	104.26	N66°42'07"W
77B	04°05'33"	1260.00	90.00	45.02	89.98	S66°42'07"E
78A	04°05'33"	1460.00	104.29	52.16	104.26	N70°47'40"W
78B	04°05'34"	1260.00	90.00	45.02	89.98	S70°47'40"E
79A	04°05'33"	1460.00	104.29	52.16	104.26	N74°53'14"W
79B	04°05'33"	1260.00	90.00	45.02	89.98	S74°53'14"E
80A	03°18'48"	1460.00	84.43	42.23	84.42	N78°35'24"W
80B	01°26'05"	775.00	19.86	9.93	19.86	N80°58'51"W
80C	04°05'33"	1260.00	90.00	45.02	89.98	S78°58'46"E
81A	04°56'55"	775.00	66.94	33.49	66.92	N84°11'20"W
81B	05°38'45"	1260.00	124.16	62.13	124.11	S83°50'56"E
82A	03°07'10"	425.00	23.14	11.57	23.14	N79°31'47"W
82B	05°45'17"	455.00	45.70	22.87	45.68	S18°09'02"W
82C	25°21'50"	360.00	159.37	81.01	158.07	S08°20'46"W
82D	06°00'51"	1260.00	132.26	66.19	132.20	S89°40'43"E
83A	08°24'37"	1260.00	181.29	90.80	181.13	N79°33'13"E
83B	16°54'05"	440.00	129.79	65.37	129.32	N04°05'03"E
84A	28°29'36"	440.00	65.22	32.67	65.16	N16°46'53"E
84B	20°03'14"	375.00	131.25	66.30	130.58	N11°00'04"E

AREA TABULATION

AREA OF RESIDENTIAL LOTS	726,786 SF	16.68 AC
AREA OF PUBLIC RIGHT-OF-WAY	144,205 SF	3.31 AC
AREA OF COMMON AREA	89,077 SF	2.05 AC
TOTAL AREA SUBDIVIDED	960,068 SF	22.04 AC
NUMBER OF LOTS	30	
AVERAGE LOT SIZE	24,226 SF	0.56 AC
LARGEST LOT (LOT 12)	88,656 SF	2.04 AC
SMALLEST LOT (LOT 14)	15,561 SF	0.37 AC
GROSS LOTS PER ACRE	1.36 LOTS / ACRE	

NOTE: 15' PATHWAY AND GREENSPACE EASEMENT TO BE DEDICATED TO THE STONEHOUSE HOMEOWNERS ASSOCIATION.

NOTE:
THE RIGHT-OF-WAY OF SPLITWOOD ROAD, BENT TREE LANE, WINDY BRANCH DRIVE, AND SAPLING DRIVE IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

RIGHT-OF-WAY CURVE DATA

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	06°23'26"	325.00	92.02	46.06	91.73	N83°26'31"W
2	05°42'00"	1510.00	150.22	75.17	150.16	N77°23'48"W
3	46°16'55"	475.00	383.96	203.17	373.30	S05°50'16"E
4	60°55'17"	285.00	303.03	167.61	288.96	S01°27'55"W
5	276°03'45"	50.00	241.00	------	66.81	N55°00'37"W
6	59°27'36"	235.00	243.88	134.20	233.08	N00°44'05"E
7	05°07'55"	370.00	33.14	16.58	33.13	N61°44'41"E
8	10°38'46"	525.00	97.55	48.92	97.41	N15°40'24"W
9	20°09'19"	370.00	130.16	65.76	129.49	S85°34'46"E
10	17°14'16"	525.00	157.95	79.58	157.35	N08°42'04"E
11	15°35'27"	1460.00	397.30	199.88	396.06	S72°27'04"E
12	06°25'01"	775.00	86.80	43.44	86.75	S83°28'18"E
13	04°01'40"	425.00	29.88	14.94	29.87	N79°04'32"W
14	26°08'51"	440.00	200.78	102.18	199.06	S07°57'16"W
15	02°58'09"	425.00	22.02	11.01	22.02	N00°58'29"W

OPEN AREA CURVE DATA

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
CA31	00°37'12"	1260.00	13.63	6.82	13.63	S75°07'19"W
CA32-A	87°38'48"	25.00	38.24	23.99	34.62	S38°42'14"W
CA32-B	07°42'55"	1230.00	165.83	82.94	165.50	S78°40'10"W
CA32-C	08°51'49"	1260.00	194.92	97.66	194.73	N79°14'37"E
CA32-D	00°45'10"	440.00	5.78	2.89	5.78	S04°44'35"E
CA33-A	84°26'28"	25.00	36.84	22.68	33.60	N60°43'04"E
CA33-B	00°54'30"	425.00	6.74	3.37	6.74	S77°30'57"E
CA33-C	28°01'48"	1260.00	616.42	314.51	610.29	S76°40'15"E
CA33-D	28°15'02"	1230.00	606.47	309.53	600.35	N78°46'51"W
CA33-E	87°48'22"	25.00	38.31	24.06	34.67	N49°00'11"W
CA33-F	26°07'41"	390.00	177.85	90.50	176.31	N07°57'51"E
CA33-G	02°31'51"	425.00	18.77	9.39	18.77	N19°45'45"E
CA41	14°21'16"	425.00	91.64	46.00	91.47	N08°36'12"W

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

PLAT OF SUBDIVISION
SECTION V-B " BENT TREE" - PHASE 1
AT STONEHOUSE
FOR
STONEHOUSE DEVELOPMENT COMPANY, L.L.C.
STONEHOUSE L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
5/17/00
G.T. WILSON, JR.
CERTIFICATE No. 1183
CERTIFIED LAND SURVEYOR

PLAT RECORDED IN P.B. NO. 78 PAGE 30 + 31
Recorded 25 day of April 2000
DOCUMENT # 000013931
Teste: B. Waldrick Clerk
By Deputy Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed VMB	Drawn RDS
Scale 1"=100'	Date 5/17/00
Project No. 8876-00	
Drawing No. 2 OF 2	