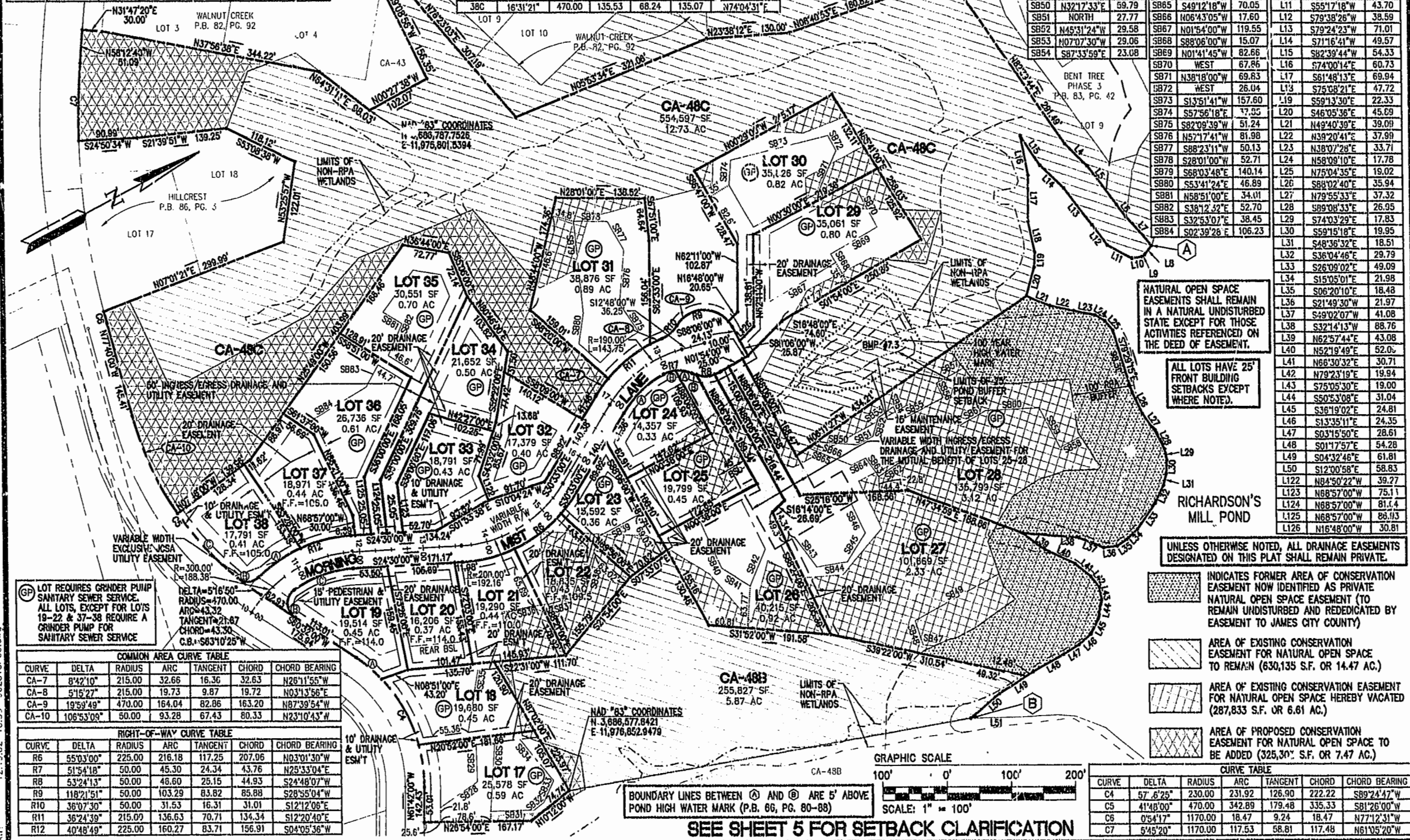


LOT CURVE TABLE						
LOT NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
17	16'07"56"	230.00	84.78	32.00	64.55	N69°45'58"W
18	28°53'18"	230.00	115.97	59.24	114.74	S87°43'26"W
19A	12°45'11"	230.00	51.19	25.70	51.09	S66°54'10"W
19B	111°30'37"	25.00	48.66	36.72	41.33	S63°42'42"E
19C	32°27'23"	175.00	99.13	59.94	97.81	S08°16'18"W
21	21°24'17"	225.00	84.06	42.52	83.57	N13°47'51"E
22	23°12'22"	225.00	91.13	46.20	90.51	N08°30'28"W
23	10°26'21"	225.00	40.89	20.55	40.94	N25°19'49"W
24A	30°08'55"	165.00	86.82	44.44	85.82	N15°28'33"W
24B	22°26'13"	50.00	19.58	9.92	19.46	N10°49'02"E

LOT CURVE TABLE						
LOT NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
25A	29°28'05"	50.00	25.72	13.15	25.43	N36°46'11"E
25B	8°58'36"	50.00	7.83	3.92	7.83	N47°00'55"E
26	32°53'24"	50.00	28.70	14.76	28.31	N26°04'55"E
27	11°32'13"	50.00	10.07	5.05	10.05	N03°52'07"E
30	11°28'42"	50.00	10.02	5.03	10.00	N82°21'39"E
31	22°27'02"	215.00	84.24	42.67	83.71	S10°37'19"E
32	41°4'21"	175.00	12.95	6.48	12.94	N28°25'50"W
37	20°47'56"	225.00	81.68	41.29	81.23	S14°06'02"W
38A	20°00'53"	225.00	78.60	39.70	78.20	S08°18'22"E
38B	82°07'39"	25.00	35.83	21.78	32.84	N24°45'01"E
38C	18°31'21"	470.00	135.53	68.24	135.07	N74°04'31"E

SETBACK LINE TABLE			SETBACK LINE TABLE			SETBACK LINE TABLE			SETBACK LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
SB28	N06°34'17"W	64.93	SB34	S77°39'40"W	81.44	SB40	S87°35'19"E	77.77	SB55	N00°28'55"E	76.32
SB29	N63°50'44"W	56.14	SB35	N52°56'22"W	95.15	SB41	N58°50'42"E	52.10	SB56	N86°21'22"W	24.29
SB30	S58°33'36"E	104.47	SB36	S14°07'22"W	101.27	SB42	N39°26'45"W	60.54	SB57	N00°21'46"W	48.61
SB31	N26°10'38"E	68.00	SB37	S13°09'58"W	59.65	SB43	N79°47'01"E	59.09	SB58	N02°14'58"W	37.04
SB32	N10°12'00"W	18.50	SB38	S47°04'27"E	82.96	SB44	N18°31'43"E	47.95	SB59	WEST	67.82
SB33	N37°45'41"W	36.65	SB39	S00°32'27"E	75.59	SB45	N29°00'53"W	52.82	SB60	S24°30'20"W	84.20
						SB46	N89°23'30"W	49.01	SB61	S02°10'16"E	126.78
						SB47	S32°54'20"W	17.60	SB62	S05°12'50"E	67.55
						SB48	N81°33'19"W	38.61	SB63	S81°50'35"W	34.60
						SB49	N°14'47'33"W	149.59	SB64	S00°48'29"W	24.52
						SB50	N32°17'33"E	59.79	SB65	S49°12'18"W	70.05
						SB51	NORTH	27.77	SB66	N06°43'05"W	17.60
						SB52	N45°31'24"W	29.58	SB67	N01°54'00"W	119.55
						SB53	N07°07'30"W	29.06	SB68	S88°06'00"W	15.07
						SB54	S87°33'59"E	23.08	SB69	N01°41'45"W	82.66
						SB70	WEST	67.86	SB71	N38°18'00"W	69.83
						SB72	WEST	26.04	SB73	S13°51'41"W	157.60
						SB74	S57°56'18"E	17.35	SB75	S82°09'39"W	51.24
						SB76	N5°17'41"W	81.98	SB77	S88°23'11"W	50.13
						SB78	S28°01'00"W	52.71	SB79	S68°03'48"E	140.14
						SB80	S53°41'24"E	46.89	SB81	N58°51'00"E	34.01
						SB82	S38°12'32"E	52.70	SB83	S32°53'07"E	38.45
						SB84	S02°39'28"E	106.23	SB85	S02°39'28"E	106.23

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N53°03'22"W	33.72	L11	S55°17'18"W	43.70	L21	N49°40'39"E	39.09
L2	N74°31'04"W	33.84	L12	S79°38'28"W	38.59	L22	N39°20'41"E	37.99
L3	N40°07'52"E	98.41	L13	S79°24'23"W	71.01	L23	N58°09'10"E	17.78
L4	N71°16'41"E	46.14	L14	S71°16'41"W	49.57	L24	N58°09'10"E	17.78
L5	N79°24'24"E	74.77	L15	S82°39'44"W	54.33	L25	N75°04'35"E	19.02
L6	N79°38'26"E	22.62	L16	S74°00'14"E	60.73	L26	N75°04'35"E	19.02
L7	N75°10'08"E	59.79	L17	S74°00'14"E	60.73	L27	N79°55'33"E	37.32
L8	S23°42'23"E	18.28	L18	S74°00'14"E	60.73	L28	N89°08'33"E	26.95
L9	S03°59'14"E	5.73	L19	S59°13'30"E	22.33	L29	S74°03'29"E	17.83
L10	S18°55'54"W	15.10	L20	S46°05'36"E	45.69	L30	S59°15'18"E	19.95
L11	S55°17'18"W	43.70	L21	N49°40'39"E	39.09	L31	S48°36'32"E	18.51
L12	S79°38'28"W	38.59	L22	N39°20'41"E	37.99	L32	S36°04'46"E	29.79
L13	S79°24'23"W	71.01	L23	N58°09'10"E	17.78	L33	S26°09'02"E	49.09
L14	S71°16'41"W	49.57	L24	N58°09'10"E	17.78	L34	S15°05'01"E	21.98
L15	S82°39'44"W	54.33	L25	N75°04'35"E	19.02	L35	S06°20'10"E	18.48
L16	S74°00'14"E	60.73	L26	N75°04'35"E	19.02	L36	S21°49'30"W	21.97
L17	S74°00'14"E	60.73	L27	N79°55'33"E	37.32	L37	S49°02'07"W	41.08
L18	S74°00'14"E	60.73	L28	N89°08'33"E	26.95	L38	S32°14'13"W	88.76
L19	S59°13'30"E	22.33	L29	S74°03'29"E	17.83	L39	N62°57'44"E	43.08
L20	S46°05'36"E	45.69	L30	S59°15'18"E	19.95	L40	N52°19'49"E	52.05
L21	N49°40'39"E	39.09	L31	S48°36'32"E	18.51	L41	N66°30'32"E	30.71
L22	N39°20'41"E	37.99	L32	S36°04'46"E	29.79	L42	N79°23'19"E	19.94
L23	N58°09'10"E	17.78	L33	S26°09'02"E	49.09	L43	S75°05'30"E	19.00
L24	N58°09'10"E	17.78	L34	S15°05'01"E	21.98	L44	S50°33'08"E	31.04
L25	N75°04'35"E	19.02	L35	S06°20'10"E	18.48	L45	S36°19'02"E	24.81
L26	N75°04'35"E	19.02	L36	S21°49'30"W	21.97	L46	S13°35'11"E	24.35
L27	N79°55'33"E	37.32	L37	S49°02'07"W	41.08	L47	S03°15'50"E	28.61
L28	N89°08'33"E	26.95	L38	S32°14'13"W	88.76	L48	S01°17'57"E	54.28
L29	S74°03'29"E	17.83	L39	N62°57'44"E	43.08	L49	S04°32'46"E	61.81
L30	S59°15'18"E	19.95	L40	N52°19'49"E	52.05	L50	S12°00'58"E	58.83
L31	S48°36'32"E	18.51	L41	N66°30'32"E	30.71	L51	N84°50'22"W	39.77
L32	S36°04'46"E	29.79	L42	N79°23'19"E	19.94	L52	N88°57'00"W	75.11
L33	S26°09'02"E	49.09	L43	S75°05'30"E	19.00	L53	N68°57'00"W	81.4
L34	S15°05'01"E	21.98	L44	S50°33'08"E	31.04	L54	N68°57'00"W	86.13
L35	S06°20'10"E	18.48	L45	S36°19'02"E	24.81	L55	N16°48'00"W	30.81
L36	S21°49'30"W	21.97	L46	S13°35'11"E	24.35			
L37	S49°02'07"W	41.08	L47	S03°15'50"E	28.61			
L38	S32°14'13"W	88.76	L48	S01°17'57"E	54.28			
L39	N62°57'44"E	43.08	L49	S04°32'46"E	61.81			
L40	N52°19'49"E	52.05	L50	S12°00'58"E	58.83			
L41	N66°30'32"E	30.71	L51	N84°50'22"W	39.77			
L42	N79°23'19"E	19.94	L52	N88°57'00"W	75.11			
L43	S75°05'30"E	19.00	L53	N68°57'00"W	81.4			
L44	S50°33'08"E	31.04	L54	N68°57'00"W	86.13			
L45	S36°19'02"E	24.81	L55	N16°48'00"W	30.81			
L46	S13°35'11"E	24.35						
L47	S03°15'50"E	28.61						
L48	S01°17'57"E	54.28						
L49	S04°32'46"E	61.81						
L50	S12°00'58"E	58.83						
L51	N84°50'22"W	39.77						
L52	N88°57'00"W	75.11						
L53	N68°57'00"W	81.4						
L54	N68°57'00"W	86.13						
L55	N16°48'00"W	30.81						



NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

ALL LOTS HAVE 25' FRONT BUILDING SETBACKS EXCEPT WHERE NOTED.

RICHARDSON'S MILL POND

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

- INDICATES FORMER AREA OF CONSERVATION EASEMENT NOW IDENTIFIED AS PRIVATE NATURAL OPEN SPACE EASEMENT (TO REMAIN UNDISTURBED AND REDEDICATED BY EASEMENT TO JAMES CITY COUNTY)
- AREA OF EXISTING CONSERVATION EASEMENT FOR NATURAL OPEN SPACE TO REMAIN (630,135 S.F. OR 14.47 AC.)
- AREA OF EXISTING CONSERVATION EASEMENT FOR NATURAL OPEN SPACE HEREBY VACATED (287,833 S.F. OR 6.61 AC.)
- AREA OF PROPOSED CONSERVATION EASEMENT FOR NATURAL OPEN SPACE TO BE ADDED (325,302 S.F. OR 7.47 AC.)

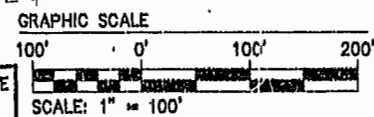
LOT REQUIRES GRINDER PUMP SANITARY SEWER SERVICE. ALL LOTS, EXCEPT FOR LOTS 19-22 & 37-38 REQUIRE A GRINDER PUMP FOR SANITARY SEWER SERVICE

COMMON AREA CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
CA-7	8°42'10"	215.00	32.66	16.36	32.63	N26°11'55"W
CA-8	5°15'27"	215.00	19.73	9.87	19.72	N03°13'56"E
CA-9	19°59'49"	470.00	164.04	82.86	163.20	N87°39'54"W
CA-10	106°53'09"	50.00	93.28	67.43	80.33	N23°10'43"W

RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R6	55°03'00"	225.00	216.18	117.25	207.06	N03°01'30"W
R7	51°54'18"	50.00	45.30	24.34	43.76	N25°33'04"E
R8	53°24'13"	50.00	48.60	25.15	44.93	S24°48'07"W
R9	118°21'51"	50.00	103.29	83.82	85.88	S28°55'04"W
R10	36°07'30"	50.00	31.53	16.31	31.01	S12°12'08"E
R11	36°24'39"	215.00	136.63	70.71	134.34	S12°20'40"E
R12	40°48'49"	225.00	160.27	83.71	156.91	S04°05'36"W

BOUNDARY LINES BETWEEN (A) AND (B) ARE 5' ABOVE POND HIGH WATER MARK (P.B. 66, PG. 80-88)

SEE SHEET 5 FOR SETBACK CLARIFICATION



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C4	57°6'25"	230.00	231.92	126.90	222.22	S89°24'47"W
C5	41°48'00"	470.00	342.89	179.48	335.33	S81°26'00"W
C6	0°54'17"	1170.00	18.47	9.24	18.47	N77°12'31"W
C7	5°45'20"	1170.00	117.53	58.81	117.48	N61°05'20"W



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(757) 253-0040 Fax (757) 220-8994

PLAT OF SUBDIVISION  
SECTION VI-A 'RICHARDSON'S MILL' SECTION 2  
AT STONEHOUSE  
FOR  
STONEHOUSE DEVELOPMENT COMPANY, L.L.C.  
**STONEHOUSE**  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
C	