

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L34 | S38°58'33"E | 54.51 |
| L35 | S58°52'08"E | 98.54 |
| L36 | S19°58'01"E | 75.89 |
| L37 | S57°41'12"E | 33.24 |
| L38 | S33°47'47"E | 35.45 |
| L39 | S88°10'03"E | 30.25 |
| L40 | S72°08'06"E | 17.56 |
| L41 | S24°47'37"E | 55.38 |
| L42 | S04°02'15"W | 65.50 |
| L43 | S17°08'54"E | 52.67 |
| L44 | S51°05'54"E | 57.57 |
| L45 | N78°36'33"E | 57.14 |
| L46 | S75°13'44"E | 30.26 |
| L47 | N43°52'14"E | 30.68 |
| L48 | N59°01'25"E | 56.12 |
| L49 | N80°32'59"E | 87.20 |
| L50 | N48°01'23"E | 55.07 |
| L51 | N88°43'30"E | 31.76 |
| L52 | S51°45'49"E | 62.59 |
| L53 | N65°27'29"E | 69.76 |

AREA TABULATION LISBURN

| | | |
|-----------------------------|------------------|----------|
| AREA OF RESIDENTIAL LOTS | 1,983,739 SF | 45.54 AC |
| AREA OF PUBLIC RIGHT-OF-WAY | 287,380 SF | 6.60 AC |
| AREA OF COMMON AREA | 1,353,511 SF | 31.07 AC |
| TOTAL AREA SUBDIVIDED | 3,624,630 SF | 83.21 AC |
| NUMBER OF RESIDENTIAL LOTS | 109 | |
| AVERAGE LOT SIZE | 18,199 SF | 0.42 AC |
| LARGEST LOT (LOT 88) | 62,193 SF | 1.43 AC |
| SMALLEST LOT (LOT 56) | 8,642 SF | 0.20 AC |
| GROSS LOTS PER ACRE | 1.31 LOTS / ACRE | |

NOTE: EACH LOT WITH A GRINDER PUMP SHALL REQUIRE THE INSTALLATION OF A SEWAGE GRINDER PUMP CAPABLE OF ELEVEN GALLONS PER MINUTE (GPM) AT 68 FEET OF TOTAL DYNAMIC HEAD (TDH) (PER CONSTRUCTION PLANS)

N/F
EDITH BELL HAZELWOOD
W.B. 4, PG. 13
W.B. 20, PG. 702

□ DENOTES BMP ACCESS EASEMENT

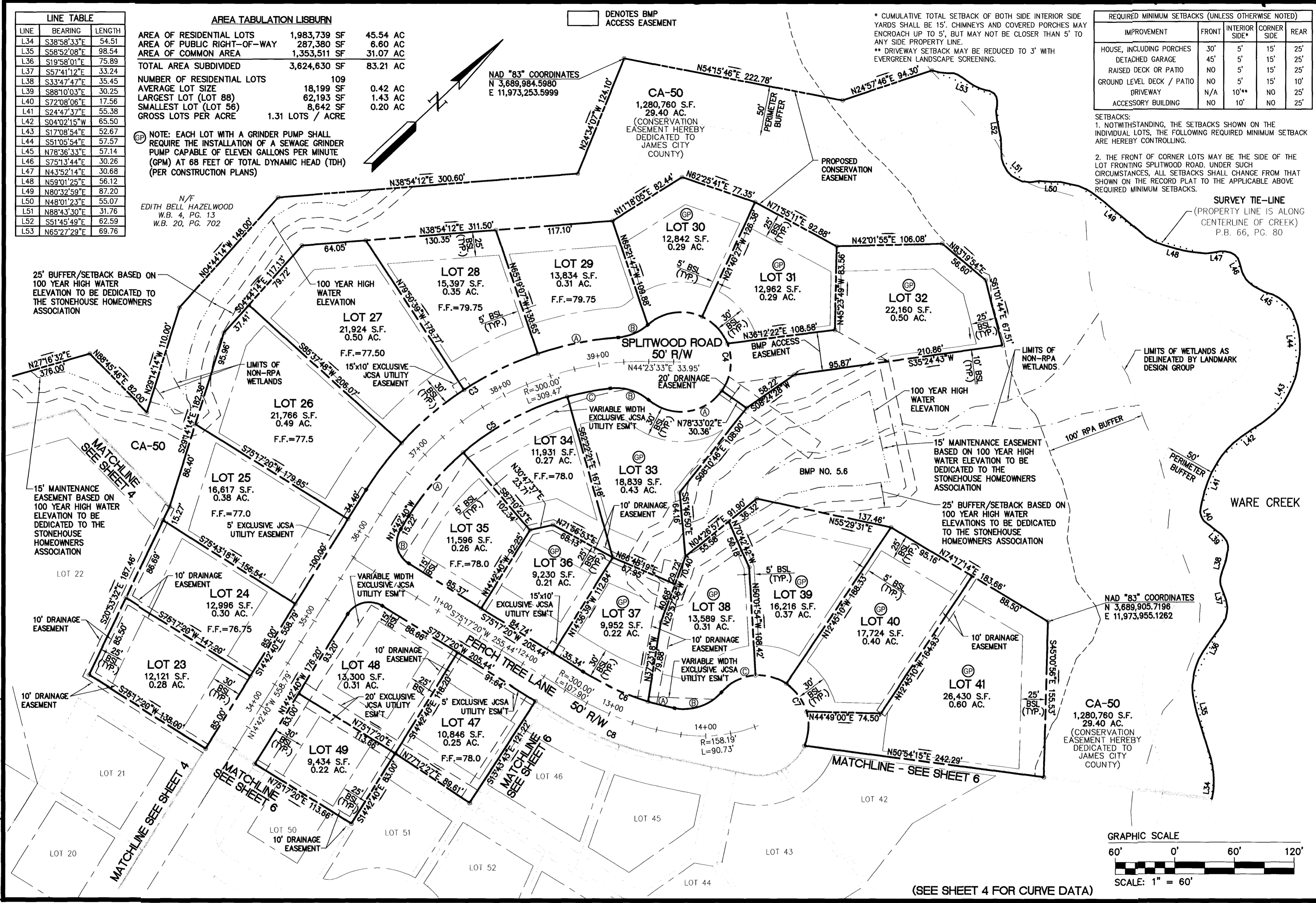
* CUMULATIVE TOTAL SETBACK OF BOTH SIDE INTERIOR SIDE YARDS SHALL BE 15'. CHIMNEYS AND COVERED PORCHES MAY ENCRoACH UP TO 5', BUT MAY NOT BE CLOSER THAN 5' TO ANY SIDE PROPERTY LINE.
** DRIVEWAY SETBACK MAY BE REDUCED TO 3' WITH EVERGREEN LANDSCAPE SCREENING.

| IMPROVEMENT | REQUIRED MINIMUM SETBACKS (UNLESS OTHERWISE NOTED) | | | |
|---------------------------|--|----------------|-------------|------|
| | FRONT | INTERIOR SIDE* | CORNER SIDE | REAR |
| HOUSE, INCLUDING PORCHES | 30' | 5' | 15' | 25' |
| DETACHED GARAGE | 45' | 5' | 15' | 25' |
| RAISED DECK OR PATIO | NO | 5' | 15' | 25' |
| GROUND LEVEL DECK / PATIO | NO | 5' | 15' | 10' |
| DRIVEWAY | N/A | 10'* | NO | 25' |
| ACCESSORY BUILDING | NO | 10' | NO | 25' |

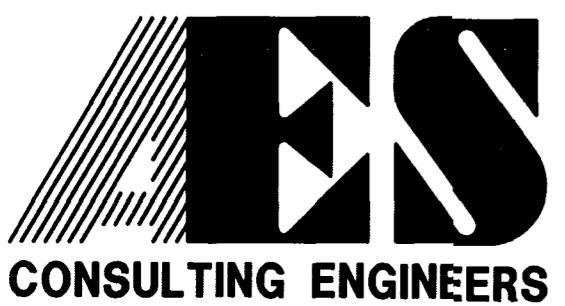
SETBACKS:
1. NOTWITHSTANDING, THE SETBACKS SHOWN ON THE INDIVIDUAL LOTS, THE FOLLOWING REQUIRED MINIMUM SETBACK ARE HEREBY CONTROLLING.

2. THE FRONT OF CORNER LOTS MAY BE THE SIDE OF THE LOT FRONTING SPLITWOOD ROAD. UNDER SUCH CIRCUMSTANCES, ALL SETBACKS SHALL CHANGE FROM THAT SHOWN ON THE RECORD PLAT TO THE APPLICABLE ABOVE REQUIRED MINIMUM SETBACKS.

SURVEY TIE-LINE
(PROPERTY LINE IS ALONG CENTERLINE OF CREEK)
P.B. 66, PG. 80



12.03.02-10:12 9088-P05.dwg



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

PLAT OF SUBDIVISION
SECTION V-A 'LISBURN'
AT STONEHOUSE
FOR
G.C.R., INC.
STONEHOUSE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



| | | | |
|-----|------|---------------------------|----|
| No. | DATE | REVISION / COMMENT / NOTE | BY |
| | | | |
| | | | |

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
22 July 2003
at 3:24 AM/PM, P.B. 91 PG 3-9
DOCUMENT # 030021747
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk

| | |
|-------------|---------|
| Designed | Drawn |
| VMB | AWT |
| Scale | Date |
| 1"=60' | 12/3/02 |
| Project No. | 9088 |
| Drawing No. | 5 OF 7 |