

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

STONEHOUSE DEVELOPMENT COMPANY, L.L.C.

BY: Law O. Myers DATE: 3/27/02
PRINTED NAME: LAWRENCE O. MYERS TITLE: TREASURER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
COUNTY OF JAMES CITY

I, Peay B. Willis A NOTARY PUBLIC IN AND FOR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 27 DAY OF March 2002.

Peay B. Willis
SIGNATURE

MY COMMISSION EXPIRES September 30, 2006

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO STONEHOUSE DEVELOPMENT COMPANY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY THE FOLLOWING DEED:

FROM STONEHOUSE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 27, 1999 AND RECORDED DECEMBER 29, 1999 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT NUMBER 99-0026872.

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
7 May 2002
at 3:03 AM/PM, PD. 86, PG. 344
DOCUMENT # 020010934
BETSY B. WOOLRIDGE, CLERK
B. Woolridge, Dep. Clerk

SURVEYOR'S CERTIFICATE

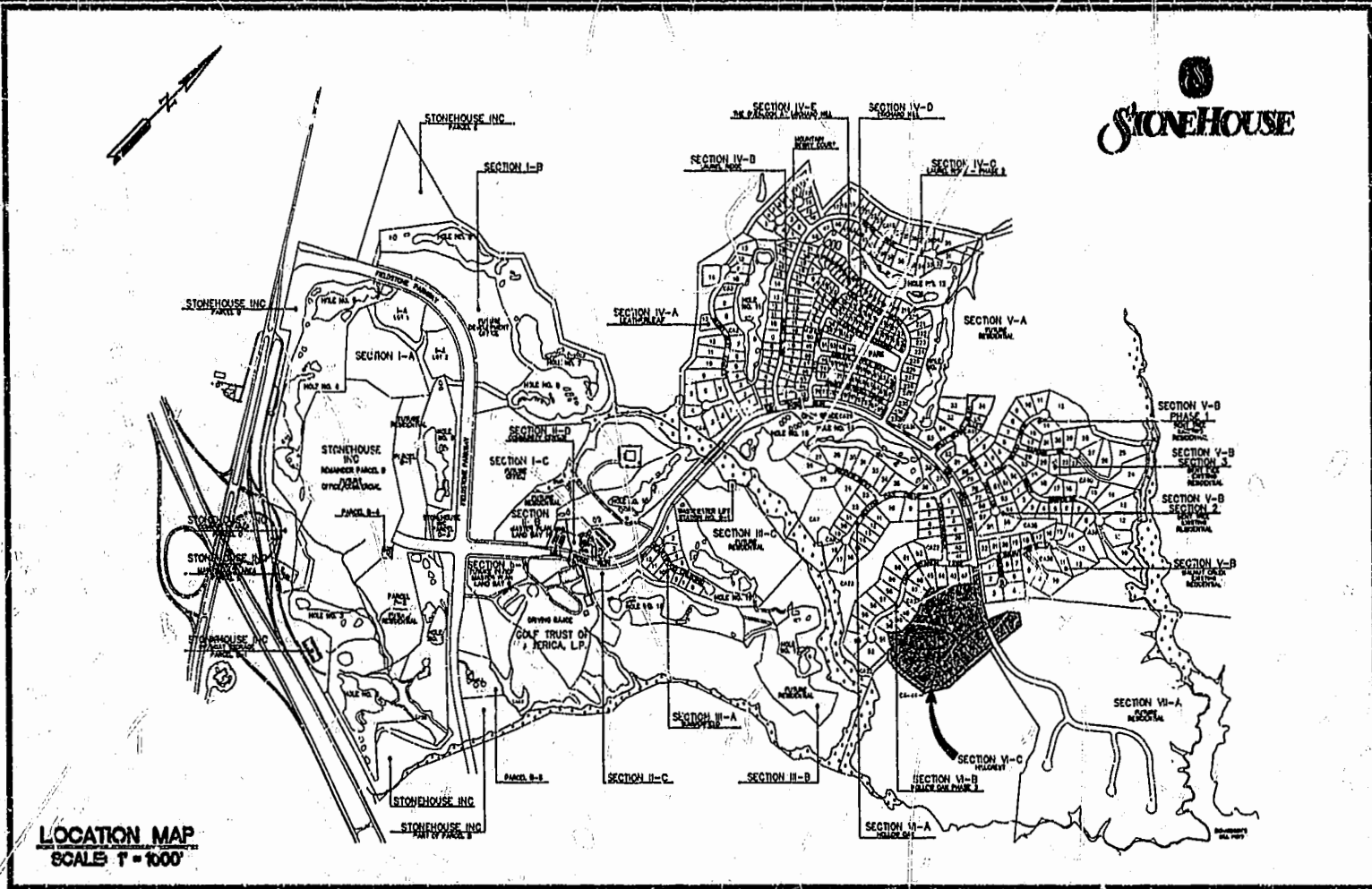
I, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE 11/2/01
G. T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL

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

Andrew Gann 4/2/2002
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
Not Applicable
VIRGINIA DEPARTMENT OF HEALTH DATE
5/7/02
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE



NOTES:

- 1. THIS PLAT WAS BASED UPON INFORMATION OF RECORD, INFORMATION PROVIDED BY THE OWNER.
- 2. THIS PROPERTY IS REFERENCED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) "NAD 83".
- 3. THIS PROPERTY IS ZONED PUD-R WITH PROFFERS.
- 4. THIS SUBDIVISION PLAT COMPLIES WITH THE PROFFERS APPLICABLE TO THE PROPERTY, RECORDED IN JAMES CITY COUNTY DEED BOOK 747, PAGE 476.
- 5. COMMON AREAS ARE DEFINED IN THE DECLARATION RECORDED IN DOCUMENT NO. 97-0015414, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY.
- 6. SETBACK REQUIREMENTS FOR THE "HILLCREST" SUBDIVISION ARE AS SHOWN ON THIS PLAT AND/OR SPECIFIED IN THE DESIGN CRITERIA STANDARDS AND GUIDELINES FOR STONEHOUSE, VIRGINIA AS PREPARED BY STONEHOUSE DEVELOPMENT COMPANY, L.L.C., PUBLISHED BY THE ENVIRONMENTAL REVIEW COMMITTEE.
- 7. UTILITY AND OTHER EASEMENTS ARE RESERVED PURSUANT TO THE DECLARATION RECORDED IN DOCUMENT NO. 97-0015414, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY AS THE SAME MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME.
- 8. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY.
- 9. ALL IRRIGATION EASEMENTS SHOWN ON THIS PLAT WERE DEDICATED TO GOLF TRUST OF AMERICA, L.P. AS RECORDED IN CIRCUIT COURT, WILLIAMSBURG / JAMES CITY COUNTY, SUBSEQUENT TO THESE EASEMENTS DEDICATIONS, THE USE OF THESE EASEMENTS HAS TRANSFERRED TO THE TRADITION GOLF CLUB AT STONEHOUSE LLC.
- 10. OWNERS FOR LOTS 17 AND 18 ARE RESPONSIBLE FOR MAINTENANCE OF THE COMMON DRIVEWAY WITHIN INGRESS-EGRESS EASEMENTS.
- 11. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE ASSOCIATION AT STONEHOUSE, INC.

- 12. THE RIGHT-OF-WAY 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 IN ACCORDANCE WITH SECTION 19-48 (6) (2) OF THE SUBDIVISION ORDINANCE.
- 13. THE VIRGINIA DEPARTMENT OF TRANSPORTATION IS HELD HARMLESS FROM ALL RESPONSIBILITY OF STORM WATER MANAGEMENT FACILITIES.
- 14. ALL ROADS ARE HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
- 15. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- 16. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- 17. NATURAL OPEN SPACE EASEMENTS SHALL MEAN AND REFER TO THOSE EASEMENTS DEDICATED TO THE COUNTY IN ORDER TO IMPLEMENT THE CHESAPEAKE BAY PRESERVATION ACT AND REQUIRING THAT THE AREAS ENCUMBERED THEREBY BE GENERALLY LEFT AS "UNDISTURBED NATURAL OPEN SPACE". THESE EASEMENTS CAN BE ON PUBLIC LAND ("PUBLIC NATURAL OPEN SPACE") OR PRIVATE LAND ("PRIVATE NATURAL OPEN SPACE") ON A LOT. ANY USE RIGHTS WILL BE PROMULGATED BY THE DEVELOPER, OR THE ASSOCIATION, AND WILL BE CONSISTENT WITH THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ACT, AND THE DEED OF EASEMENT FOR NATURAL OPEN SPACE.
- 18. NATURAL OPEN SPACE EASEMENTS (UNDISTURBED NATURAL OPEN SPACE) SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 19. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 OF THE JAMES CITY COUNTY CODE.
- 20. EASEMENTS DENOTED AS "EXCLUSIVE 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.
- 21. BUILDINGS ON LOTS 4, 5, & 6 ARE TO BE CONSTRUCTED AT OR ABOVE THE ELEVATIONS INDICATED ON THIS PLAT TO PROVIDE SANITARY SEWER SERVICE AND TO ELEVATE THE BUILDING ABOVE THE ADJACENT J.C.C. BMP #WC041 100 YEAR HIGH WATER ELEVATION.

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5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
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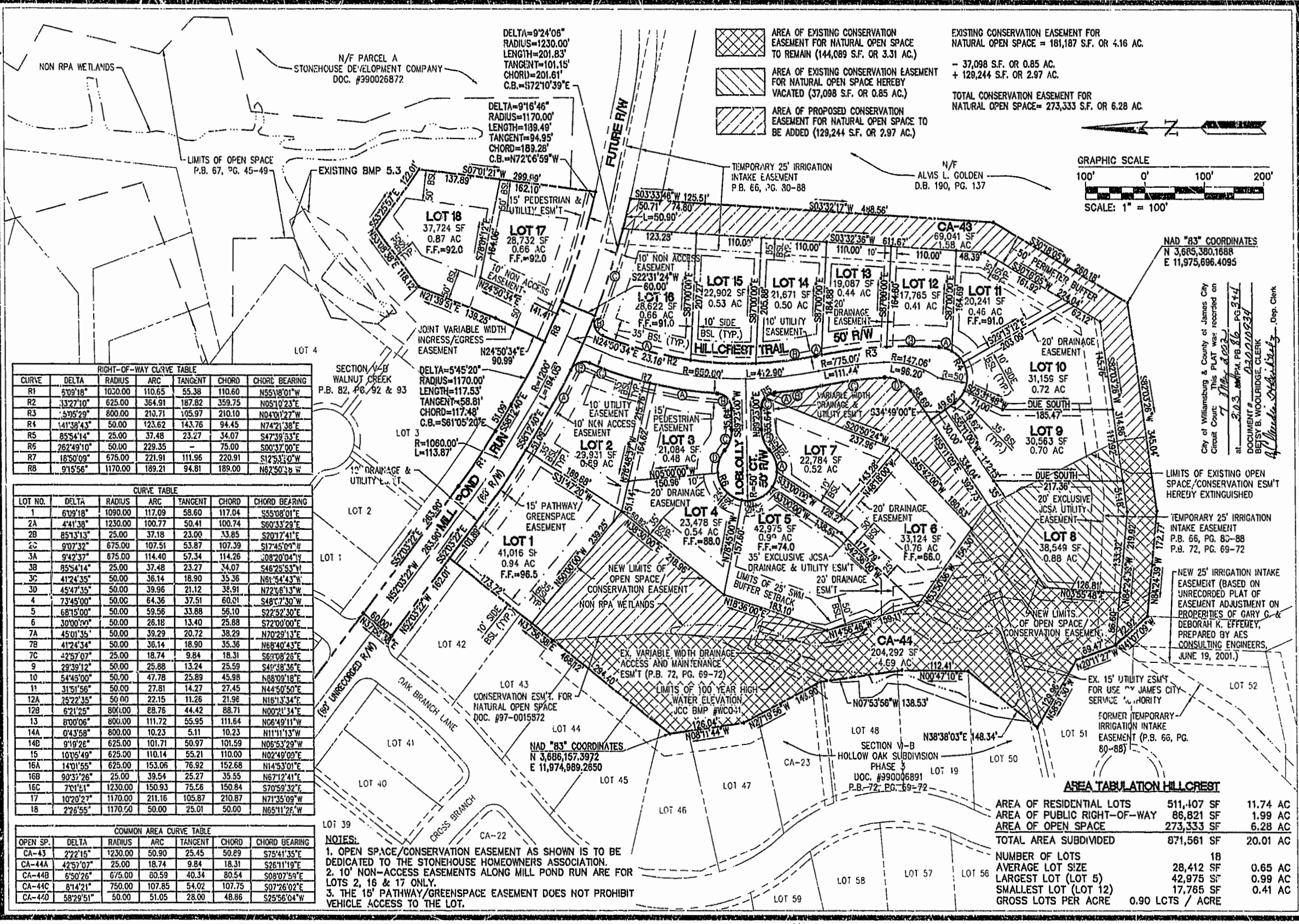
PLAT OF SUBDIVISION
SECTION VI-C - HILLCREST
AT STONEHOUSE
FOR
STONEHOUSE DEVELOPMENT COMPANY, L.L.C.
STONEHOUSE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
5	3/19/02	REVISED NOTE #9 PER CLIENTS COMMENTS	VMB
4	2/22/02	ADDED 20' DRAINAGE EASEMENT TO LOTS 12 AND 13 & ADDED LABEL FOR LIMITS OF 25' BUFFER SETBACK	VMB
3	1/24/02	REVISED NOTE #20 PER JCC COMMENTS	VMB
2	1/23/02	REVISED PER JCC COMMENTS	VMB
1	11/28/01	REVISED PER OWNERS COMMENTS	VMD

Designed	Drawn
AES	AWT
Scale	Date
NOTE0	11/2/01
Project No.	
9028-09	
Drawing No.	
1 OF 2	

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RIGHT-OF-WAY CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	509'18"	1030.00	110.65	55.38	110.60	N55°18'01"W
R2	1327'10"	625.00	364.91	187.82	359.75	N05°10'23"E
R3	505'29"	800.00	210.71	105.97	210.10	N04°01'27"W
R4	141'38'43"	50.00	123.62	143.76	94.45	N74°21'38"W
R5	855'41"	25.00	37.48	23.27	34.07	S47°39'33"E
R6	262'49'10"	50.00	229.35	-	75.00	S00°37'00"E
R7	1850'09"	675.00	221.91	111.96	220.91	S12°53'0"W
R8	915'56"	1170.00	189.21	94.81	189.00	N62°50'3"W

CURVE TABLE

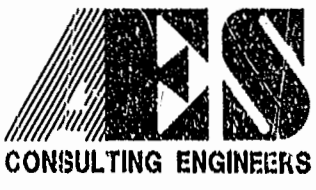
LOT NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	609'18"	1090.00	117.09	58.60	117.04	S55°08'01"E
2A	441'38"	1230.00	100.77	50.41	100.74	S60°33'29"E
2B	851'13"	25.00	37.18	23.00	33.85	S20°17'41"E
2C	907'32"	675.00	107.51	53.87	107.39	S17°45'09"W
3A	942'37"	675.00	114.40	57.34	114.26	S08°20'04"E
3B	855'41"	25.00	37.48	23.27	34.07	S46°25'53"W
3C	4124'35"	50.00	36.14	18.90	35.36	N61°54'43"W
3D	4547'35"	50.00	39.96	21.12	38.91	N72°16'13"W
4	7345'00"	50.00	64.36	37.51	60.01	S48°27'30"W
5	6815'00"	50.00	59.56	33.88	56.10	S22°52'30"E
6	3000'00"	50.00	26.18	13.40	25.88	S72°00'00"E
7A	4501'35"	50.00	39.29	20.72	38.29	N70°29'13"E
7B	4124'34"	50.00	36.14	18.90	35.36	N68°40'43"E
7C	4257'07"	25.00	37.48	23.27	34.07	S67°08'28"E
9	2939'12"	50.00	25.88	13.24	25.59	S49°38'36"E
10	5443'00"	50.00	47.78	25.89	45.98	N88°09'18"E
11	3151'56"	50.00	27.81	14.27	27.45	N44°50'50"E
12A	2522'35"	50.00	22.15	11.26	21.96	N16°13'34"E
12B	621'25"	800.00	88.76	44.42	88.71	N00°21'34"E
13	800'06"	800.00	111.72	55.95	111.64	N06°49'11"W
14A	043'58"	800.00	10.23	5.11	10.23	N11°11'13"W
14B	919'26"	625.00	101.71	50.97	101.59	N06°53'29"W
15	1019'49"	625.00	110.14	55.21	110.00	N02°49'09"E
16A	1401'55"	625.00	153.06	76.92	152.68	N14°53'01"E
16B	9031'26"	25.00	39.54	25.27	35.55	N67°12'41"E
16C	701'51"	1230.00	150.93	75.56	150.84	S70°59'32"E
17	1020'27"	1170.00	211.16	105.87	210.87	N71°35'09"W
18	228'55"	1170.00	50.00	25.01	50.00	N65°11'26"W

COMMON AREA CURVE TABLE

OPEN SP.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
CA-43	222'15"	1230.00	50.90	25.45	50.89	S75°41'35"E
CA-44A	4251'07"	25.00	18.74	9.84	18.31	S26°11'19"E
CA-44B	850'26"	675.00	80.59	40.34	80.54	S08°07'59"E
CA-44C	814'21"	750.00	107.85	54.02	107.75	S07°26'02"E
CA-47D	5829'51"	50.00	51.05	28.00	48.86	S25°56'04"W

NOTES:

- OPEN SPACE/CONSERVATION EASEMENT AS SHOWN IS TO BE DEDICATED TO THE STONEHOUSE HOMEOWNERS ASSOCIATION.
- 10' NON-ACCESS EASEMENTS ALONG MILL POND RUN ARE FOR LOTS 2, 16 & 17 ONLY.
- THE 15' PATHWAY/GREENSPACE EASEMENT DOES NOT PROHIBIT VEHICLE ACCESS TO THE LOT.



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 SECTION VI-C 'HILLCREST'
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 FOR
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STONEHOUSE
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



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Designed	Drawn
AES	AWT
Scale	Date
1"=100'	11/2/01
Project No.	
9028-09	
Drawing No.	
2 OF 2	

AREA TABULATION HILLCREST

AREA OF RESIDENTIAL LOTS	511,407 SF	11.74 AC
AREA OF PUBLIC RIGHT-OF-WAY	86,821 SF	1.99 AC
AREA OF OPEN SPACE	273,333 SF	6.28 AC
TOTAL AREA SUBDIVDED	871,561 SF	20.01 AC
NUMBER OF LOTS	18	
AVERAGE LOT SIZE	28,412 SF	0.65 AC
LARGEST LOT (LOT 5)	42,975 SF	0.99 AC
SMALLEST LOT (LOT 12)	17,765 SF	0.41 AC
GROSS LOTS PER ACRE	0.90 LOTS / ACRE	