

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: Lawrence O. Myers DATE: 12/11/02
PRINTED NAME: LAWRENCE O. MYERS TITLE: TREASURER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
COUNTY OF JAMES CITY

I, Monah Jango 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 11th DAY OF December, 2002.

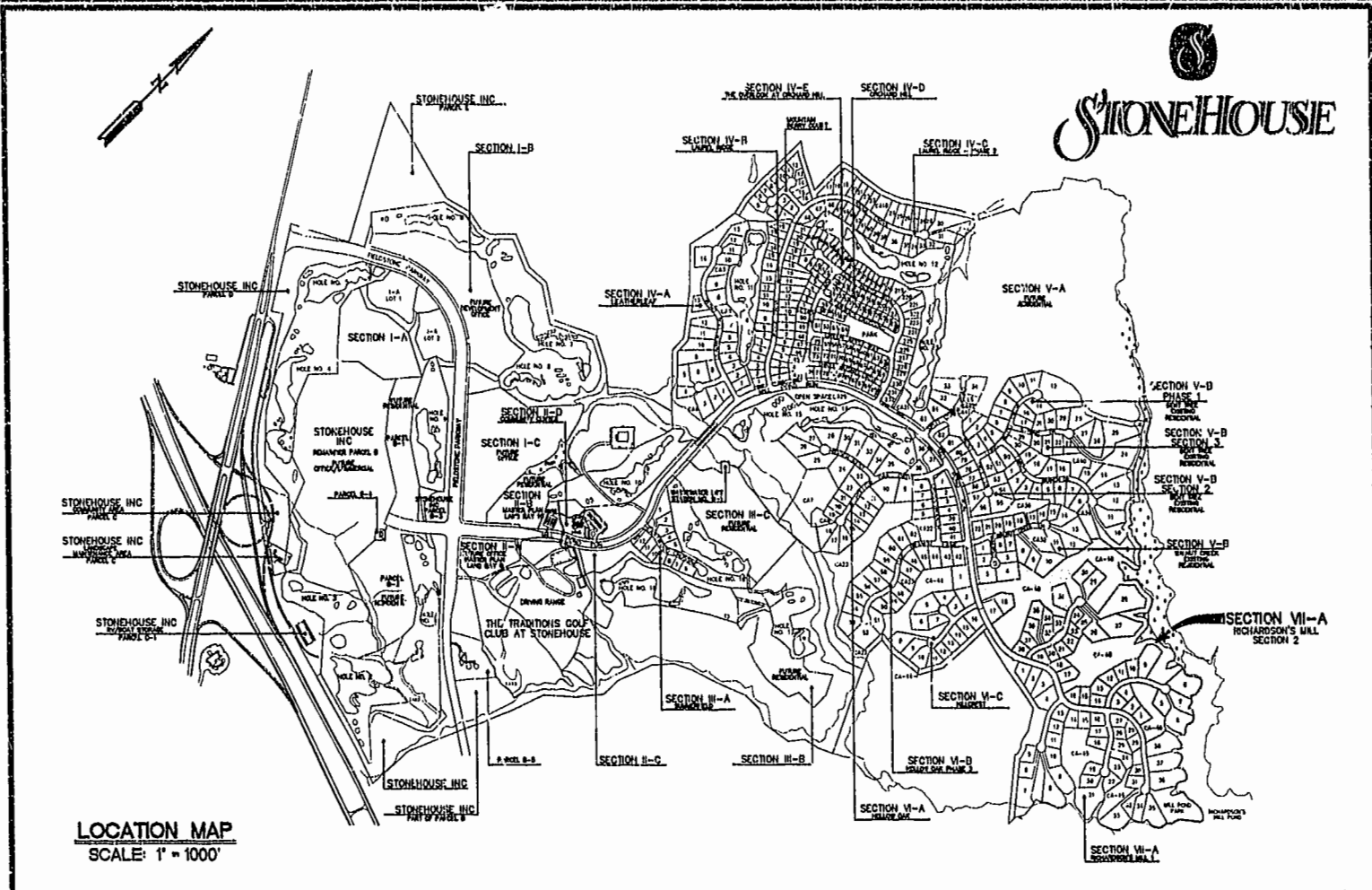
Monah Jango
NATURE.

MY COMMISSION EXPIRES MARCH 31, 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 28, 1999 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT NUMBER 99-0026872.



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: 12/11/02
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.

Robert Egan 12/13/2002
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

NOT APPLICABLE
VIRGINIA DEPARTMENT OF HEALTH DATE

[Signature] 1/22/03
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 "RICHARDSON'S MILL SECTION 2" 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 THE TRADITIONS GOLF CLUB AT STONEHOUSE L.L.C., AS RECORDED IN CIRCUIT COURT, WILLIAMSBURG / JAMES CITY COUNTY.
10. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE ASSOCIATION AT STONEHOUSE, INC.
11. THE VIRGINIA DEPARTMENT OF TRANSPORTATION IS HELD HARMLESS FROM ALL RESPONSIBILITY OF STORM WATER MANAGEMENT FACILITIES.
12. ALL ROADS ARE HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
13. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
14. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.

15. 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") (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.

16. 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.

17. 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.

18. EASEMENTS DENOTED AS "EXCLUSIVE JCSA UTILITY EASEMENT" 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.

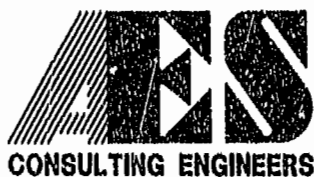
19. ALL LOTS OF THIS SUBDIVISION LIE WITHIN FEMA FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), (AS SHOWN ON FEMA PANEL NUMBER 510201 B) WITH THE EXCEPTION OF LOTS 6, 7, 8, 27 AND 28. PORTIONS OF LOTS 6, 7, 9, 27 AND 28, IN PARTICULAR, THOSE AREAS IMMEDIATELY ADJACENT TO RICHARDSON'S MILL POND AND WARE CREEK LIE WITHIN FEMA FLOOD ZONE A (A SPECIAL HAZARD AREA INUNDED BY 100-YEAR FLOOD). THIS ZONE IS OUTSIDE THE BUILDING AREA OF THE PARTICULAR LOTS AS IDENTIFIED ON THIS PLAT.

20. ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

21. LOTS REQUIRING A GRINDER PUMP FOR SANITARY SEWER SERVICE ARE DENOTED WITH THE FOLLOWING SYMBOL: (G)

ALL LOTS REQUIRING A GRINDER PUMP SHALL HAVE A GRINDER PUMP WHICH IS CAPABLE TO PRODUCE A FLOW RATE OF 9 GALLONS PER MINUTE AT 138 FEET OF TOTAL DYNAMIC HEAD. SERVICE LINES FROM WATER METERS AND GRINDER PUMP CONNECTIONS SHALL BE PRIVATE AND ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS AND NOT JAMES CITY SERVICE AUTHORITY. FURTHERMORE, THE PRIVATE SANITARY SEWER FORCE MAIN SHALL BE EXCLUDED FROM COVERAGE UNDER ANY FUTURE GRINDER PUMP MAINTENANCE AGREEMENT THROUGH JAMES CITY SERVICE AUTHORITY.

12.10.02-14:54 902813P01.dwg AWT



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

PLAT OF SUBDIVISION
SECTION VII-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 Circuit Court: This PLAT was recorded on <u>23 January 2003</u>	
at <u>11:37 AM</u> on <u>1/23/03</u>	at <u>11:37 AM</u> on <u>1/23/03</u>
DOCUMENT # <u>030002234</u>	BETSY B. WOOLRIDGE, CLERK
By <u>[Signature]</u> Dep. Clerk	
2	12/19/02 REVISD BUILDING SETBACKS VMB
1	11/15/02 REVISED PER JCC COMMENT LETTER DATED 11/5/02 VMB
No.	DATE REVISION / COMMENT / NOTE BY

Designed AES	Drawn AWT
Scale	Date
NOTED	10/1/02
Project No. 9028-13	
Drawing No. 1 OF 5	

LOT CURVE TABLE						
LOT NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	20°45'09"	350.00	126.77	64.09	126.08	N86°28'34"W
2	20°40'29"	350.00	126.29	63.84	125.81	S72°48'36"W
3A	11°58'22"	350.00	73.14	36.70	73.00	S56°29'11"W
3B	90°00'00"	25.00	39.27	25.00	35.36	N84°30'00"W
3C	34°55'29"	245.00	149.34	77.07	147.04	N22°02'16"W
4A	27°08'05"	245.00	116.03	59.12	114.85	N06°59'31"E
4B	8°41'44"	345.00	52.36	26.23	52.31	N26°54'26"E
5A	41°2'33"	50.00	56.14	18.90	35.36	N87°54'23"E
5B	60°32'31"	50.00	58.07	32.81	54.96	N77°20'25"E
6	28°57'18"	50.00	25.27	12.91	25.00	N29°35'30"E
7	65°30'49"	50.00	57.17	32.17	54.11	N17°38'34"W
8	85°52'48"	50.00	74.34	46.53	68.12	S88°39'38"W
9	11°40'11"	395.00	81.49	40.89	81.34	S51°56'57"W
10	14°36'40"	395.00	100.73	50.64	100.46	S39°44'02"W
11A	8°52'08"	395.00	61.14	30.63	61.08	S26°58'38"W
11B	8°42'33"	295.00	44.84	22.46	44.80	S18°12'17"W
12	18°41'05"	295.00	96.20	48.53	95.78	S04°30'29"W
13	18°23'48"	295.00	94.72	47.77	94.31	S14°01'58"E
14A	16°16'08"	295.00	83.76	42.17	83.48	S11°21'56"E
14B	90°00'00"	25.00	39.27	25.00	35.36	S65°30'00"W
16	62°16'12"	170.00	184.76	102.69	175.80	N11°38'06"E

COMMON AREA CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
CA-1	11°20'33"	395.00	78.20	39.23	78.07	N83°31'49"E
CA-2	41°24'35"	50.00	38.14	18.90	35.36	N48°29'49"E
CA-3	15°55'43"	50.00	13.90	7.00	13.86	N35°45'23"E
CA-4	37°56'48"	345.00	228.49	118.61	224.34	S50°13'42"W
CA-5	27°19'34"	350.00	166.93	85.08	165.35	S62°26'13"E
CA-6	5°31'48"	170.00	18.41	8.21	16.40	S64°27'54"E

RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	62°03'34"	245.00	285.37	147.38	252.59	S08°28'13"E
R2	46°38'32"	345.00	280.85	148.73	273.16	S45°52'50"W
R3	26°49'09"	50.00	229.35	-	75.00	S20°47'54"E
R4	46°38'32"	395.00	321.55	170.29	312.75	N45°52'50"E
R5	62°03'34"	295.00	319.53	177.46	304.13	N08°28'13"E

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	1°21'23"	775.00	18.35	9.17	18.35	N49°27'08"W
C2	10°43'34"	350.00	433.13	297.48	453.34	N89°08'13"W
C3	17°48'00"	170.00	201.17	114.24	189.63	S84°24'00"W

SETBACK LINE TABLE								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
SB1	N65°34'07"W	70.16	SB12	N63°48'43"W	22.88	SB21	S41°44'35"W	45.58
SB2	WEST	56.07	SB13	N25°55'47"W	12.61	SB22	N19°19'01"E	112.44
SB3	N63°26'06"W	54.70	SB14	N08°11'11"E	47.38	SB23	N14°14'34"E	129.54
SB4	N50°58'56"W	67.24	SB15	N85°23'57"E	78.11	SB24	N10°37'49"E	48.25
SB5	N48°09'11"W	113.21	SB16	N32°33'59"E	62.50	SB25	N30°56'50"E	66.98
SB6	N43°01'46"E	63.57	SB17	N67°14'42"W	52.54	SB26	N32°19'39"E	91.41
SB7	S74°13'36"E	83.98	SB18	N12°25'06"W	52.05	SB27	N61°59'27"E	114.15
SB8	S20°24'52"E	34.58	SB19	S73°38'58"W	70.31			
SB9	N54°03'10"W	60.72	SB20	S12°42'41"E	96.76			
SB10	N12°27'00"W	50.65						
SB11	N89°24'14"W	54.39						

AREA OF EXISTING CONSERVATION EASEMENT FOR NATURAL OPEN SPACE TO REMAIN (630,135 S.F. OR 14.47 AC.) P.B. 67, PG. 45

AREA OF EXISTING CONSERVATION EASEMENT FOR NATURAL OPEN SPACE HEREBY VACATED (287,833 S.F. OR 6.61 AC.) P.B. 67, PG. 45

AREA OF PROPOSED CONSERVATION EASEMENT FOR NATURAL OPEN SPACE TO BE ADDED (325,303 S.F. OR 7.47 AC.)

GP LOT REQUIRES GRINDER PUMP SANITARY SEWER SERVICE. ALL LOTS, EXCEPT FOR LOTS 18-22 & 37-38 REQUIRE A GRINDER PUMP FOR SANITARY SEWER SERVICE

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

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

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

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L51	N26°10'12"E	78.65	L87	S38°26'32"E	14.87
L52	N24°19'04"E	55.52	L88	S24°11'07"E	21.56
L53	N32°00'57"E	30.79	L89	S16°32'17"E	26.79
L54	N48°27'16"E	47.99	L90	S15°44'56"E	20.61
L55	N69°49'33"E	69.14	L91	S09°59'31"E	17.80
L56	S86°30'13"E	40.08	L92	S08°11'40"W	22.77
L57	S88°42'02"E	35.93	L93	S21°06'15"W	45.71
L58	N54°49'42"E	38.95	L94	S16°59'45"E	13.17
L59	N61°59'18"E	28.67	L95	S63°42'16"E	20.63
L60	S85°48'30"E	16.78	L96	S55°58'09"E	18.87
L61	S80°03'03"E	28.58	L97	S41°30'48"E	16.55
L62	S71°08'46"E	34.08	L98	S21°56'42"E	17.95
L63	S45°00'39"E	24.82	L99	S08°15'30"E	50.89
L64	S18°25'40"E	25.80	L100	N83°51'41"E	37.34
L65	S12°54'17"W	20.10	L101	S82°37'43"E	15.78
L66	S35°25'51"W	16.65	L102	S59°18'13"E	31.43
L67	S23°44'40"W	15.94	L103	S49°47'15"E	22.34
L68	S07°07'45"W	23.53	L104	S42°56'25"E	19.98
L69	S27°36'22"E	28.98	L105	S34°42'25"E	19.26
L70	S27°45'50"E	25.07	L106	S20°38'32"E	18.45
L71	N42°42'53"E	30.98	L107	S10°06'18"E	9.28
L72	N29°31'38"E	35.55	L108	S10°31'52"W	14.46
L73	N17°21'30"E	48.93	L109	S38°52'29"W	22.97
L74	N28°36'57"E	21.94	L110	S00°31'16"E	22.55
L75	N62°02'21"E	21.16	L111	S18°13'11"E	32.49
L76	N85°43'13"E	18.91	L112	S37°36'29"E	37.91
L77	S75°08'21"E	46.94	L113	S30°29'31"E	14.84
L78	S64°39'41"E	33.76	L114	S17°27'00"W	18.31
L79	N87°35'11"E	28.52	L115	S50°57'12"W	23.54
L80	N54°32'08"E	42.89	L116	S63°30'17"W	80.59
L81	N45°00'47"E	23.85	L117	S73°23'35"W	42.82
L82	N51°55'37"E	18.87	L118	S86°56'49"W	76.50
L83	N57°44'13"E	36.09	L119	S11°30'01"W	12.22
L84	N66°12'10"E	14.93	L120	S70°03'44"E	46.46
L85	S84°55'25"E	18.13	L121	S37°34'51"E	19.98
L86	S52°42'15"E	31.79			

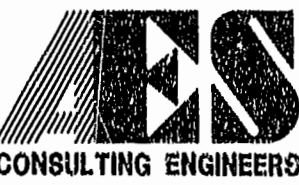
NOTE: STONEHOUSE DEVELOPMENT COMPANY, LLC, THE OWNER AND DEVELOPER OF THE FIRST PHASE OF THE STONEHOUSE DEVELOPMENT INCLUDING "SECTION VII-A RICHARDSON'S MILL SECTIONS 1 AND 2", NEITHER OWNS NOR CONTROLS THE POND KNOWN AS RICHARDSON'S MILL POND. LIKEWISE, THE ASSOCIATION AT STONEHOUSE, INC., THE HOMEOWNER'S ASSOCIATION FOR THE FOREMENTIONED STONEHOUSE DEVELOPMENT, NEITHER OWNS NOR CONTROLS RICHARDSON'S MILL POND. STONEHOUSE, INC. A CORPORATION NOT AFFILIATED WITH EITHER STONEHOUSE DEVELOPMENT COMPANY, LLC OR THE ASSOCIATION AT STONEHOUSE, INC., IS THE OWNER OF RICHARDSON'S MILL POND. POND LEVELS ARE SUBJECT TO FLUCTUATION DUE TO SEASONAL CLIMATIC EVENTS AS WELL AS IRRIGATION USE. NO REPRESENTATIONS OR WARRANTIES ARE MADE OR IMPLIED ABOUT POND ACCESS, FUTURE POND LEVELS, OR THE POND BECOMING COMMON AREA. NEITHER STONEHOUSE DEVELOPMENT COMPANY, LLC NOR THE ASSOCIATION AT STONEHOUSE, INC. SHALL HAVE ANY LIABILITY OR RESPONSIBILITY WITH RESPECT TO USE OF THE POND.

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

AREA TABULATION RICHARDSON'S MILL, SECTION 2

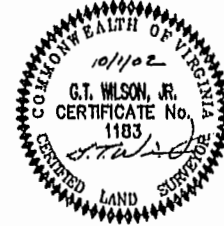
AREA OF RESIDENTIAL LOTS	1,185,103 SF	27.21 AC
AREA OF PUBLIC RIGHT-OF-WAY	96,534 SF	2.22 AC
AREA OF COMMON AREA	985,327 SF	22.62 AC
TOTAL AREA SUBDIVIDED	2,267,294 SF	52.05 AC
NUMBER OF RESIDENTIAL LOTS	38	
AVERAGE LOT SIZE	31,187 SF	0.72 AC
LARGEST LOT (LOT 28)	135,799 SF	3.12 AC
SMALLEST LOT (LOT 24)	14,357 SF	0.33 AC
GROSS LOTS PER ACRE	0.73 LOTS / ACRE	

NOTES:
 1. COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE STONEHOUSE HOMEOWNERS ASSOCIATION.
 2. IN ACCORDANCE WITH SECTION 19-29(H) OF THE JAMES CITY COUNTY ZONING ORDINANCE THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.



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

PLAT OF SUBDIVISION
 SECTION VII-A 'RICHARDSON'S MILL' SECTION 2
 AT STONEHOUSE
 FOR
 STONEHOUSE DEVELOPMENT COMPANY, LLC.
STONEHOUSE
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

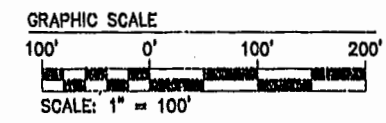


SEE SHEET 4 FOR SETBACK CLARIFICATION

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 11:37 AM on 03/11/02
 DOCUMENT # 030002234
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge, Dep. Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
2	12/19/02	REVISED BUILDING SETBACKS	VMB
1	11/15/02	REVISED PER JCC COMMENT LETTER DATED 11/5/02	VMB

Designed	Drawn
AES	AWT
Scale	Date
1"=100'	10/1/02
Project No.	
9028-13	
Draw'g No.	
2 OF 5	



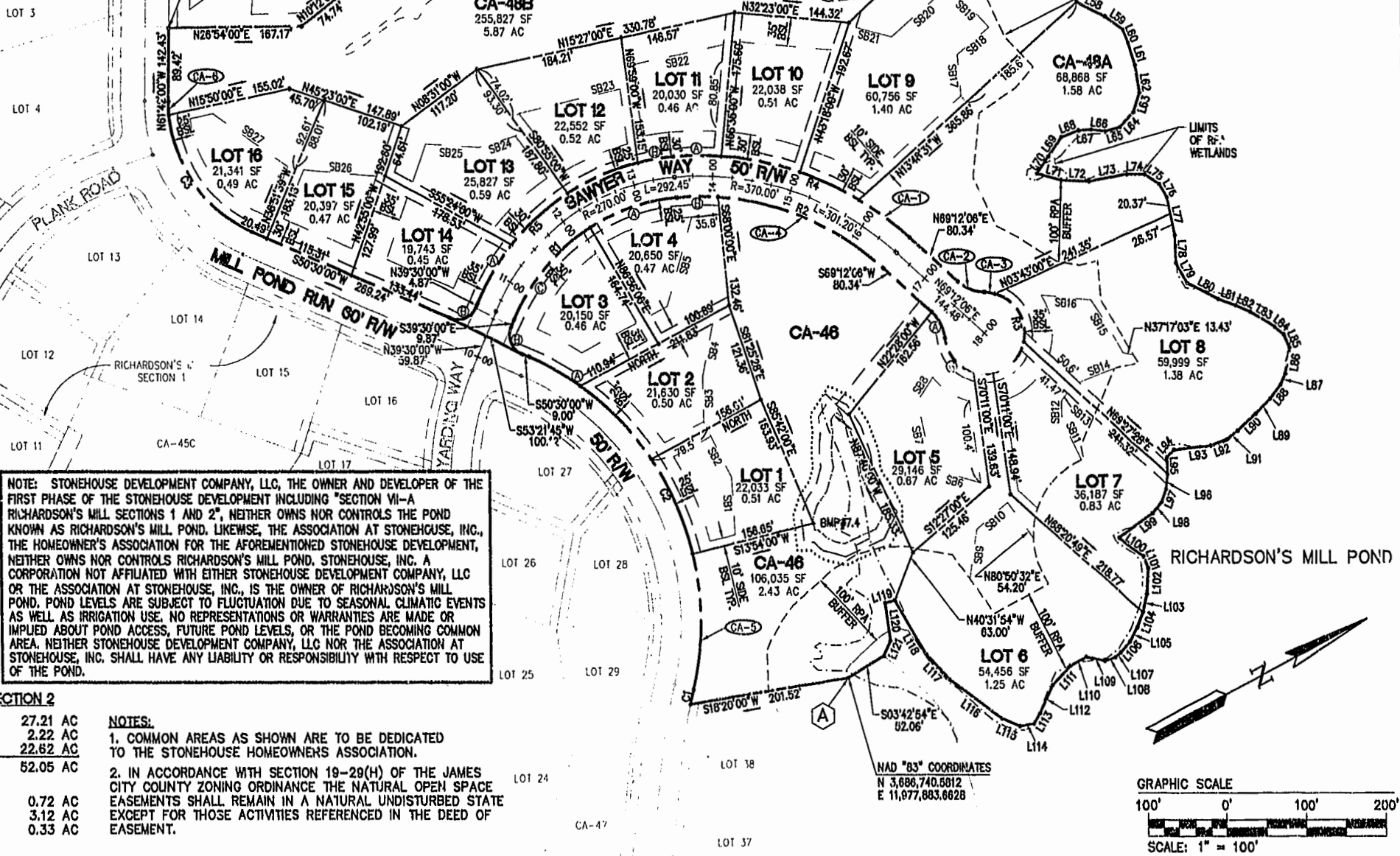
LOT CURVE TABLE						
LOT NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	20°45'09"	350.00	126.77	64.09	126.08	N86°28'34"W
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5A	41°24'35"	50.00	36.14	18.90	35.36	N89°54'23"E
5B	66°32'31"	50.00	58.07	32.81	54.86	N77°20'25"E
6	28°57'18"	50.00	25.27	12.91	25.00	N29°35'30"E
7	65°30'49"	50.00	57.17	32.17	54.11	N17°38'34"W
8	85°52'48"	50.00	74.94	46.53	68.12	S86°39'38"W
9	11°49'11"	395.00	81.49	40.89	81.34	S91°56'57"W
10	14°30'40"	735.00	100.73	50.64	100.46	S38°44'02"W
11A	8°52'08"	995.00	61.14	30.63	61.08	S26°59'38"W
11B	8°42'33"	295.00	44.84	22.46	44.80	S18°12'17"W
12	18°41'05"	295.00	96.20	48.53	95.78	S04°30'29"W
13	18°23'48"	295.00	94.72	47.77	94.31	S14°01'58"E
14A	16°16'08"	295.00	83.76	42.17	83.48	S31°21'56"E
14B	90°00'00"	25.00	39.27	25.00	35.36	S05°30'00"W
16	62°16'12"	170.00	184.76	102.69	175.80	N81°38'06"E

COMMON AREA CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
CA-1	11°20'33"	395.00	78.20	39.23	78.07	N63°31'49"E
CA-2	41°24'35"	50.00	36.14	18.90	35.36	N48°29'49"E
CA-3	15°55'43"	50.00	13.80	7.00	13.86	N35°45'23"E
CA-4	37°56'48"	345.00	228.49	118.61	224.34	S50°13'42"W
CA-5	27°19'34"	350.00	166.93	85.08	165.35	S62°26'13"E
CA-6	5°31'48"	170.00	16.41	8.21	16.40	S64°27'54"E

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	1°21'23"	775.00	18.35	9.17	18.35	N49°27'06"W
C2	80°43'34"	350.00	493.13	297.48	453.34	N89°01'13"W
C3	67°48'00"	170.00	201.17	114.24	189.63	S84°24'00"W

RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	62°03'34"	245.00	265.37	147.38	252.09	S08°28'13"E
R2	46°38'32"	345.00	280.85	148.73	273.16	S45°52'50"W
R3	28°49'09"	50.00	229.35	—	75.00	S20°47'54"E
R4	46°38'32"	395.00	321.55	170.29	312.75	N45°52'50"E
R5	62°03'34"	295.00	319.53	177.46	304.13	N08°28'13"W

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L51	N26°10'12"E	78.65	L87	S30°26'32"E	14.87
L52	N24°19'04"E	55.62	L88	S24°11'07"E	21.56
L53	N32°00'57"E	30.79	L89	S16°32'17"E	26.79
L54	N48°27'16"E	47.99	L90	S15°44'56"E	29.61
L55	N69°49'33"E	59.14	L91	S03°59'31"E	17.80
L56	S86°30'13"E	40.08	L92	S08°11'40"W	22.77
L57	S88°42'02"E	35.93	L93	S21°06'15"W	45.71
L58	N54°49'42"E	38.95	L94	S16°59'45"E	13.17
L59	N61°59'18"E	28.67	L95	S6°34'16"E	20.63
L60	S85°48'30"E	16.78	L96	S55°58'09"E	18.87
L61	S80°09'03"E	28.58	L97	S41°30'48"E	16.55
L62	S71°08'46"E	34.02	L98	S21°56'42"E	17.95
L63	S45°00'39"E	24.82	L99	S08°15'39"E	50.89
L64	S18°25'40"E	25.80	L100	N63°51'41"E	37.34
L65	S12°54'17"W	20.10	L101	S82°37'43"E	15.78
L66	S35°28'51"W	16.65	L102	S59°18'13"E	31.43
L67	S2°34'44"W	15.94	L103	S49°47'15"E	23.34
L68	S07°07'45"W	23.53	L104	S42°56'25"E	19.98
L69	S27°36'22"E	28.98	L105	S34°42'25"E	19.26
L70	S27°45'50"E	25.07	L106	S20°38'32"E	18.45
L71	N42°42'53"E	30.98	L107	S10°06'18"E	9.28
L72	N29°31'38"E	35.55	L108	S10°31'52"W	14.46
L73	N17°21'39"E	48.93	L109	S38°55'29"W	22.97
L74	N28°36'57"E	21.94	L110	S00°31'16"E	22.55
L75	N62°02'21"E	21.16	L111	S18°13'11"E	32.49
L76	N85°43'13"E	18.91	L112	S37°36'29"E	37.94
L77	S75°08'21"E	48.94	L113	S30°29'31"E	14.84
L78	S64°39'41"E	33.76	L114	S17°27'00"W	18.31
L79	N87°35'11"E	28.52	L115	S59°57'12"W	23.54
L80	N54°32'08"E	42.89	L116	S63°30'17"W	60.59
L81	N45°00'47"E	23.85	L117	S73°23'35"W	42.62
L82	N51°55'37"E	18.87	L118	S86°56'49"W	76.50
L83	N57°44'13"E	36.09	L119	S11°30'01"W	12.22
L84	N66°12'10"E	14.93	L120	S70°03'44"E	46.46
L85	S84°55'25"E	18.13	L121	S37°34'51"E	19.98
L86	S52°42'15"E	31.79			



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

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

NOTE: STONEHOUSE DEVELOPMENT COMPANY, LLC, THE OWNER AND DEVELOPER OF THE FIRST PHASE OF THE STONEHOUSE DEVELOPMENT INCLUDING "SECTION VI-A RICHARDSON'S MILL SECTIONS 1 AND 2", NEITHER OWNS NOR CONTROLS THE POND KNOWN AS RICHARDSON'S MILL POND. LIKEWISE, THE ASSOCIATION AT STONEHOUSE, INC., THE HOMEOWNER'S ASSOCIATION FOR THE AFOREMENTIONED STONEHOUSE DEVELOPMENT, NEITHER OWNS NOR CONTROLS RICHARDSON'S MILL POND. STONEHOUSE, INC. A CORPORATION NOT AFFILIATED WITH EITHER STONEHOUSE DEVELOPMENT COMPANY, LLC OR THE ASSOCIATION AT STONEHOUSE, INC., IS THE OWNER OF RICHARDSON'S MILL POND. POND LEVELS ARE SUBJECT TO FLUCTUATION DUE TO SEASONAL CLIMATIC EVENTS AS WELL AS IRRIGATION USE. NO REPRESENTATIONS OR WARRANTIES ARE MADE OR IMPLIED ABOUT POND ACCESS, FUTURE POND LEVELS, OR THE POND BECOMING COMMON AREA. NEITHER STONEHOUSE DEVELOPMENT COMPANY, LLC NOR THE ASSOCIATION AT STONEHOUSE, INC. SHALL HAVE ANY LIABILITY OR RESPONSIBILITY WITH RESPECT TO USE OF THE POND.

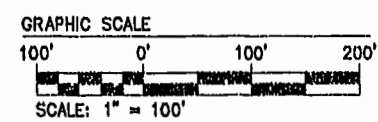
BOUNDARY LINES BETWEEN (A) AND (B) ARE 5' ABOVE POND HIGH WATER MARK (P.B. 66, PG. 80-88)

AREA TABULATION RICHARDSON'S MILL, SECTION 2

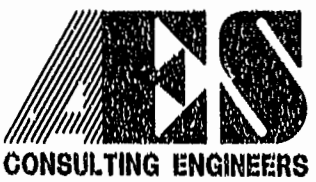
AREA OF RESIDENTIAL LOTS	1,185,103 SF	27.21 AC
AREA OF PUBLIC RIGHT-OF-WAY	98,864 SF	2.22 AC
AREA OF COMMON AREA	985,327 SF	22.62 AC
TOTAL AREA SUBDIVIDED	2,267,294 SF	52.05 AC
NUMBER OF RESIDENTIAL LOTS	38	
AVERAGE LOT SIZE	31,187 SF	0.72 AC
LARGEST LOT (LOT 28)	135,799 SF	3.12 AC
SMALLEST LOT (LOT 24)	14,357 SF	0.33 AC
GROSS LOTS PER ACRE	0.73 LOTS / ACRE	

NOTES:

- COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE STONEHOUSE HOMEOWNERS ASSOCIATION.
- IN ACCORDANCE WITH SECTION 19-29(H) OF THE JAMES CITY COUNTY ZONING ORDINANCE THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.



AWT 12.13.02-10:23 902813P04.dwg



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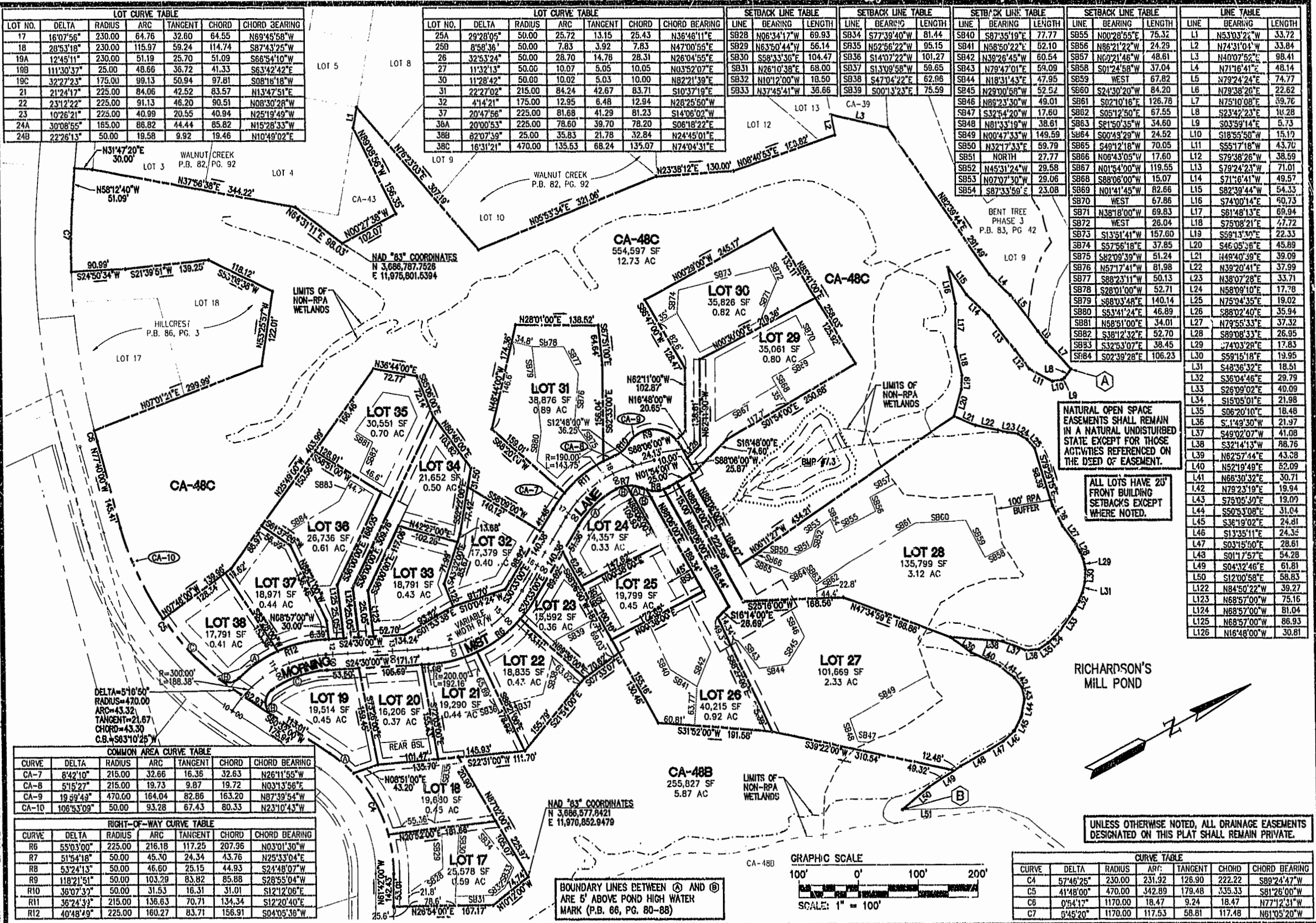
PLAT OF SUBDIVISION
SECTION VI-A "RICHARDSON'S MILL" SECTION 2
AT STONEHOUSE
FOR
STONEHOUSE DEVELOPMENT COMPANY, L.L.C.
STONEHOUSE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
23 January 2003
at 11:37 AM/PM; PG. 28-33
DOCUMENT # 030002234
BETSY B. WOOLRIDGE, CLERK
By *Christina T. B. Kelly*, Dep. Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
2	12/19/02	REVISED BUILDING SE WALLS	YMB
1	11/15/02	REVISED PER JCC COMMENT LETTER DATED 11/3/02	YMB

Designed	AES	Drawn	AWT
Scale	1"=100'	Date	10/1/02
Project No.	9028-13		
Drawing No.	4 OF 5		



LOT NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
17	16°07'56"	230.00	64.76	32.60	64.55	N69°45'58"W
18	20°53'18"	230.00	115.97	59.24	114.74	S87°43'25"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	50.94	97.81	S08°18'18"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	80.51	N08°30'28"W
23	10°26'21"	225.00	40.99	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 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	14.78	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	4°14'21"	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°08'02"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	16°31'21"	470.00	135.53	68.24	135.07	N74°04'31"E

LINE	BEARING	LENGTH
SB28	N08°34'17"W	69.93
SB29	N63°50'44"W	56.14
SB30	S58°33'38"E	104.47
SB31	N26°10'38"E	68.00
SB32	N10°12'00"W	18.50
SB33	N37°45'41"W	36.66

LINE	BEARING	LENGTH
SB34	S77°39'40"W	81.44
SB35	N52°56'22"W	95.15
SB36	S14°07'22"W	101.27
SB37	S13°09'58"W	58.65
SB38	S47°04'22"E	62.86
SB39	S00°13'23"E	75.59

LINE	BEARING	LENGTH
SB40	S87°35'19"E	77.77
SB41	N58°50'22"E	62.10
SB42	N58°26'45"W	60.54
SB43	N79°47'01"E	69.09
SB44	N18°31'43"E	47.95
SB45	N29°00'59"W	52.52
SB46	N89°23'30"W	49.01
SB47	S32°54'20"W	17.60
SB48	N81°33'19"W	38.61
SB49	N00°47'33"W	149.59
SB50	N32°17'33"E	59.79
SB51	NORTH	27.77
SB52	N45°31'24"W	29.58
SB53	N07°07'30"W	29.06
SB54	S87°33'59"E	23.08

LINE	BEARING	LENGTH
SB55	N00°28'55"E	76.32
SB56	N86°21'22"W	24.29
SB57	N00°21'46"W	48.61
SB58	S01°24'58"W	37.04
SB59	WEST	67.82
SB60	S24°30'20"W	84.20
SB61	S02°10'16"E	126.78
SB62	S05°12'50"E	67.55
SB63	S81°50'35"W	34.60
SB64	S00°43'29"W	24.52
SB65	S49°12'18"W	70.05
SB66	N08°43'05"W	17.60
SB67	N01°54'00"W	119.55
SB68	S88°06'00"W	15.07
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	37.85
SB75	S42°09'39"W	51.24
SB76	N57°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	48.89
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

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

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R6	55°03'00"	225.00	216.18	117.25	207.96	N03°01'30"W
R7	51°54'18"	50.00	45.70	24.34	43.76	N25°33'04"E
R8	53°24'13"	50.00	46.60	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	38°07'37"	50.00	31.53	16.31	31.01	S12°12'08"E
R11	36°24'34"	215.00	136.63	70.71	134.34	S12°20'40"E
R12	40°48'49"	225.00	180.27	83.71	156.91	S04°05'36"W

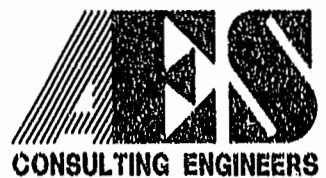
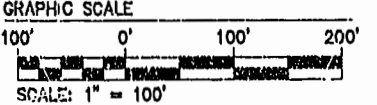
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C4	57°46'25"	230.00	231.92	126.90	222.22	S89°24'47"W
C5	41°48'00"	470.00	342.89	179.48	335.33	S81°26'00"W
C6	0°54'17"	1170.00	18.47	9.24	18.47	N77°23'31"W
C7	9°45'20"	1170.00	117.53	58.81	117.48	N61°05'20"W

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

ALL LOTS HAVE 20' FRONT BUILDING SETBACKS EXCEPT WHERE NOTED.

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

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



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Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
SECTION VII-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 Circuit Court: This PLAT was recorded on 23 January 2003 at 11:37 AM/PM: P.B. 89, Page 33 DOCUMENT # 030002234 BETSY B. WOOLRIDGE, CLERK By <i>Blair H. H. H. H.</i> , Dep. Clerk			
No.	DATE	REVISION / COMMENT / NOTE	BY
2	12/19/02	REVISED BUILDING SETBACKS	VMB
1	11/15/02	REVISED PER JCC COMMENT LETTER DATED 11/5/02	VMB

Designed VMB/RDS	Drawn AWT
Scale 1"=100'	Date 10/1/02
Project No. 9028-13	
Drawing No. 5 OF 5	

AWT 12.19.02-10.36 902813F05.dwg