



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.

FOR G.C.R., INC.
BY: [Signature] DATE: 12-03-02
PRINTED NAME: JAMES L. CLAYTON TITLE: PRESIDENT

CERTIFICATE OF NOTARIZATION - FOR G.C.R., INC.

STATE OF VIRGINIA
COUNTY OF JAMES CITY
I, JOHN F. SLUSS 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 3 DAY OF DECEMBER, 2002.

[Signature] SIGNATURE.
MY COMMISSION EXPIRES July 31, 2005

FOR STONEHOUSE DEVELOPMENT COMPANY, LLC
BY: _____ DATE: _____
PRINTED NAME: _____ TITLE: _____

CERTIFICATE OF NOTARIZATION FOR STONEHOUSE DEVELOPMENT COMPANY, LLC

STATE OF VIRGINIA
COUNTY OF JAMES CITY
I, _____ 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 _____ DAY OF _____

_____, SIGNATURE.
MY COMMISSION EXPIRES _____

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO GCR, INCORPORATED, BY THE FOLLOWING DEED:

FROM Stonehouse Development Company, LLC, BY DEED DATED DECEMBER 5, 2002 AND RECORDED DECEMBER 9, 2002 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT NUMBER 020029397

SURVEYOR'S CERTIFICATE

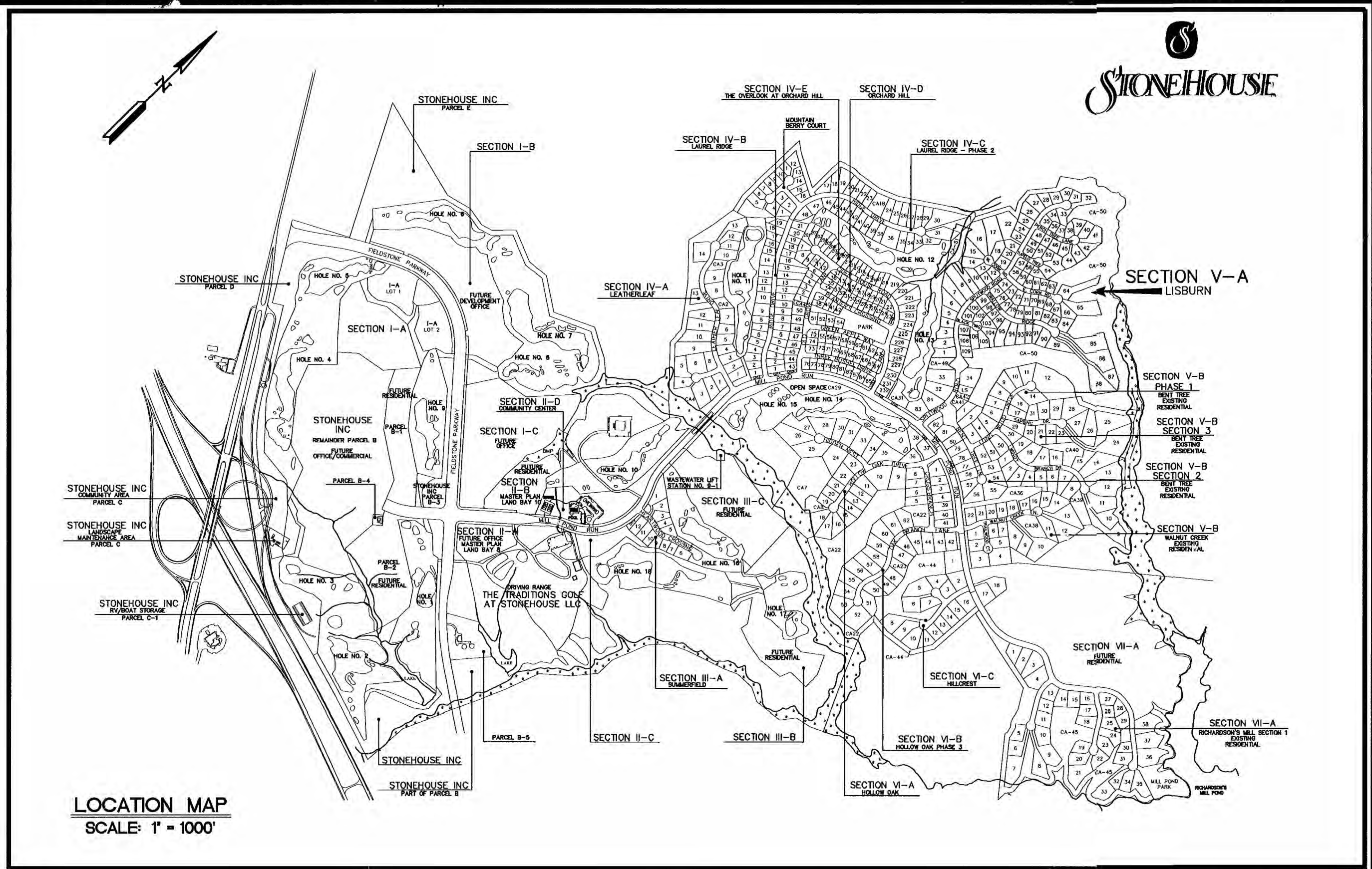
I, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

12/3/02 DATE [Signature] 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.

[Signature] 12/06/2002 DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION
[Signature] DATE
VIRGINIA DEPARTMENT OF HEALTH
[Signature] 4/3/03 DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

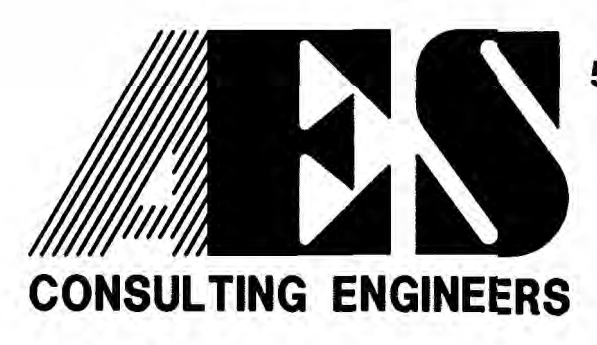


NOTES:

- 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 "LISBURN" 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 J.C.S.A. EXCLUSIVE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY.
9. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE ASSOCIATION AT STONEHOUSE, INC.
10. THE VIRGINIA DEPARTMENT OF TRANSPORTATION IS HELD HARMLESS FROM ALL RESPONSIBILITY OF STORM WATER MANAGEMENT FACILITIES.
11. ALL ROADS ARE HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
12. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
13. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.

- 14. NATURAL OPEN SPACE EASEMENTS (CONSERVATION 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.
15. 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.
16. 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.
17. 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.
18. THE FOLLOWING COMMON AREAS (CA) SHALL BE DEDICATED AS NATURAL OPEN SPACE EASEMENTS OR CONSERVATION EASEMENTS: CA-49, CA-50 AND CA-51, TO JAMES CITY COUNTY.
19. ALL EXISTING WELLS ARE TO BE ABANDONED IN ACCORDANCE WITH THE HEALTH DEPARTMENT'S STATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
20. ON MAY 6, 2002, THE PLANNING COMMISSION OF JAMES CITY COUNTY GRANTED AN EXCEPTION TO SECTION 19-52 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE TO ALLOW A CUL-DE-SAC THAT EXCEEDS 1,000 FEET IN LENGTH (SPLITWOOD DRIVE).
21. THIS SUBDIVISION IS LOCATED PRIMARILY WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON FIRM PANEL 510201 0010B. A FEW AREAS OF THIS SUBDIVISION ARE IN FLOOD ZONE A, HOWEVER, THERE IS NO DEVELOPMENT PLAN TO THESE AREAS.

12.03.02-10:31 9088-PC1.dwg AWT



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

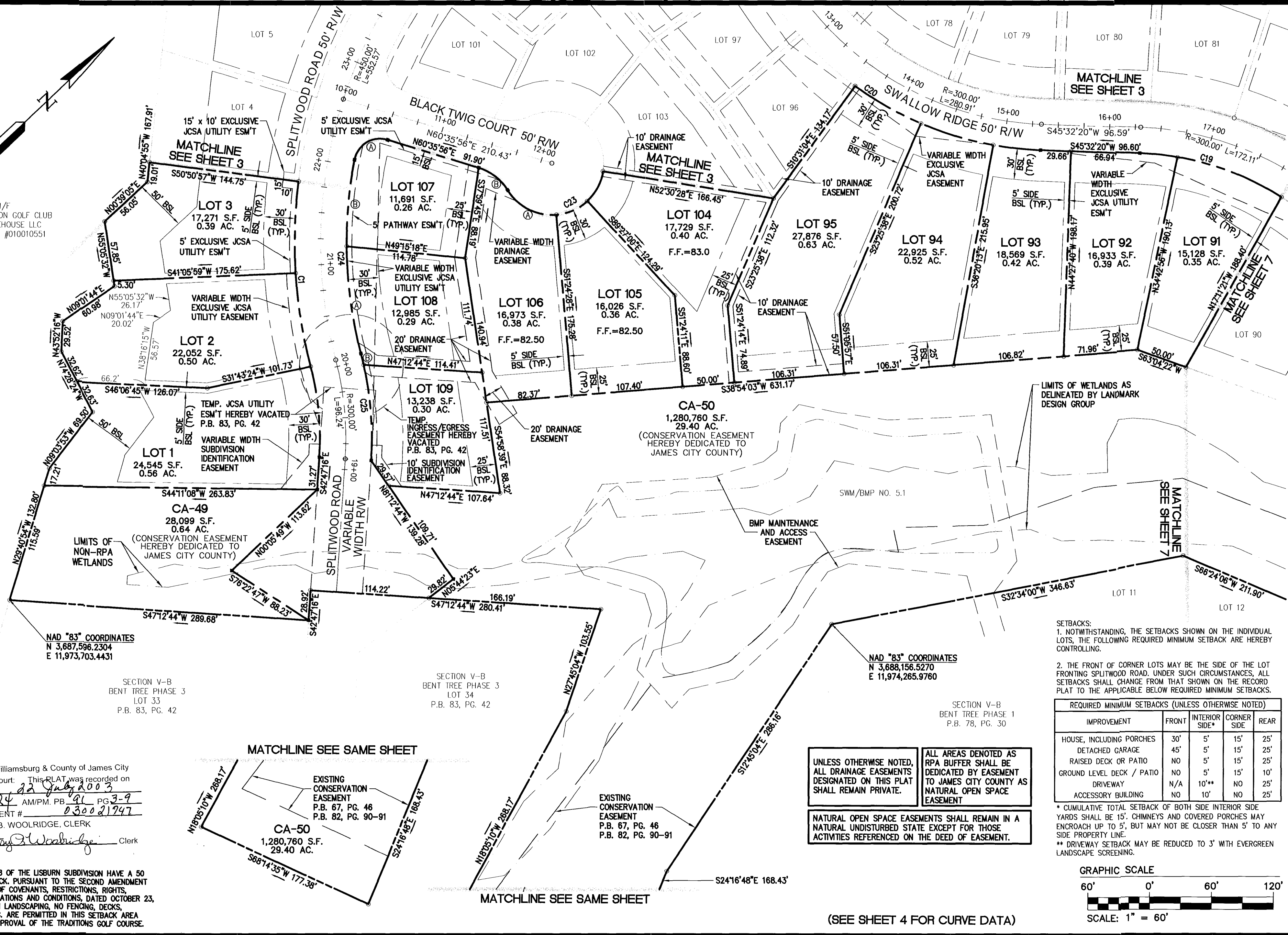
PLAT OF SUBDIVISION SECTION V-A 'LISBURN' AT STONEHOUSE FOR G.C.R., INC. STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes recording information: City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 12/03/02 at 3:24 AM/PM. PG 91 PG 3-9 DOCUMENT # 030021747 Betsy B. Woolridge, Clerk

Table with columns: Designed (VMB), Drawn (AWT), Scale (NOTED), Date (12/3/02), Project No. (9088), Drawing No. (1 OF 7)

N/F THE TRADITION GOLF CLUB AT STONEHOUSE LLC DOCUMENT #010010551



NAD '83' COORDINATES N 3,687,596.2304 E 11,973,703.4431

SECTION V-B BENT TREE PHASE 3 LOT 33 P.B. 83, PG. 42

SECTION V-B BENT TREE PHASE 3 LOT 34 P.B. 83, PG. 42

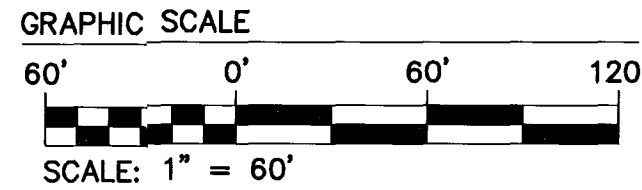
NAD '83' COORDINATES N 3,688,156.5270 E 11,974,265.9760

SECTION V-B BENT TREE PHASE 1 P.B. 78, PG. 30

- 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...

Table with 5 columns: IMPROVEMENT, FRONT, INTERIOR SIDE*, CORNER SIDE, REAR. Rows include HOUSE, DETACHED GARAGE, RAISED DECK OR PATIO, GROUND LEVEL DECK / PATIO, DRIVEWAY, ACCESSORY BUILDING.

* CUMULATIVE TOTAL SETBACK OF BOTH SIDE INTERIOR SIDE YARDS SHALL BE 15'. CHIMNEYS AND COVERED PORCHES MAY ENCRACH UP TO 5', BUT MAY NOT BE CLOSER THAN 5' TO ANY SIDE PROPERTY LINE.

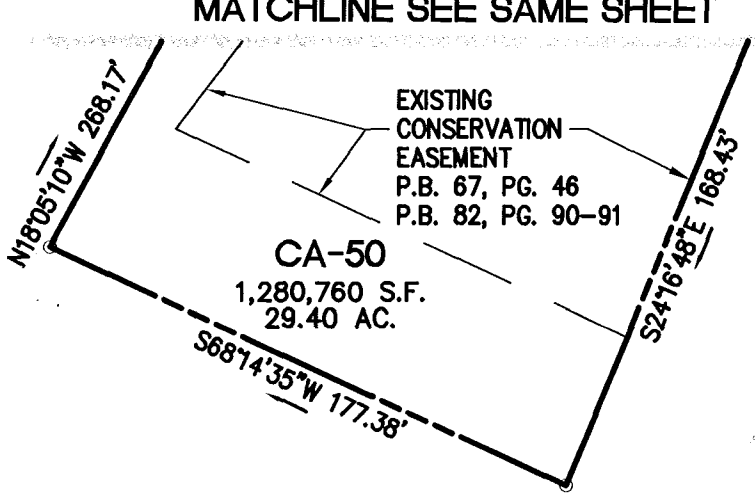


UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. ALL AREAS DENOTED AS RPA BUFFER SHALL BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY AS NATURAL OPEN SPACE EASEMENT

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

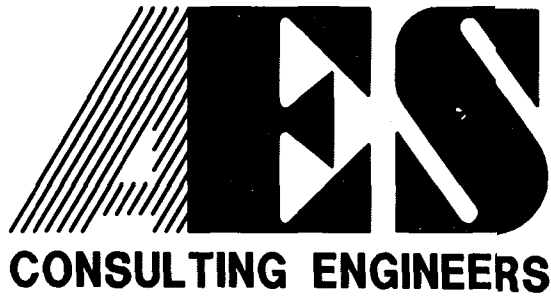
(SEE SHEET 4 FOR CURVE DATA)

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



NOTE: LOTS 1 THROUGH 8 OF THE LISBURN SUBDIVISION HAVE A 50 FOOT REAR SETBACK, PURSUANT TO THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, RIGHTS, AFFIRMATIVE OBLIGATIONS AND CONDITIONS, DATED OCTOBER 23, 2001, OTHER THAN LANDSCAPING, NO FENCING, DECKS, OUTBUILDINGS, ETC. ARE PERMITTED IN THIS SETBACK AREA WITHOUT PRIOR APPROVAL OF THE TRADITIONS GOLF COURSE.

AWT 04.15.03-07:59 9088-P02.dwg



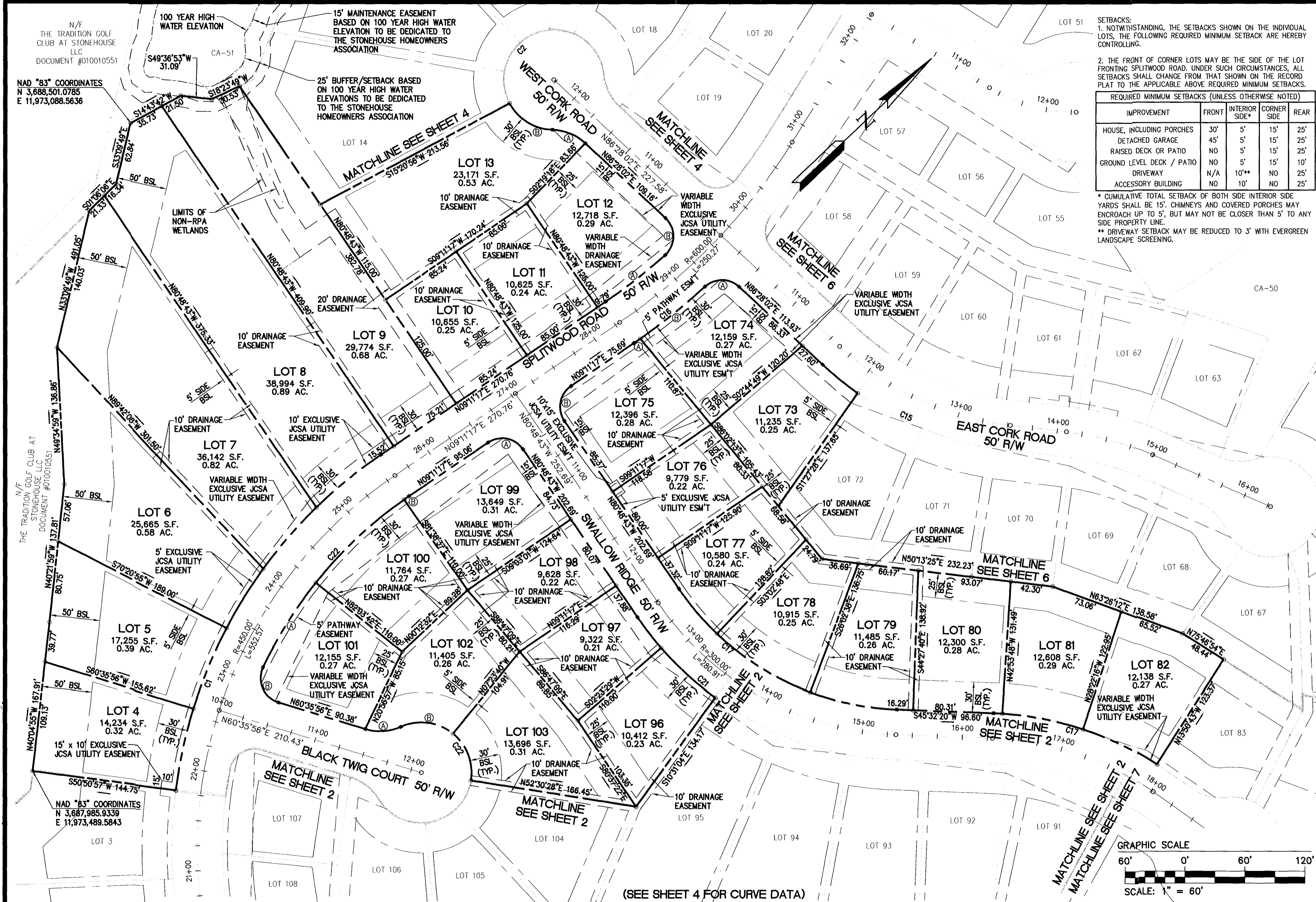
5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

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



Revision table with columns: No., DATE, REVISION / COMMENT / NOTE, BY

Project information table: Designed VMB, Drawn AWT, Scale 1"=60', Date 12/3/02, Project No. 9088, Drawing No. 2 OF 7



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.

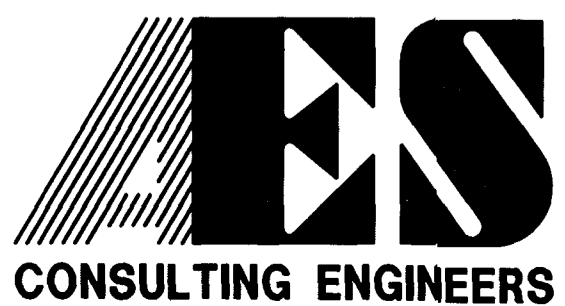
REQUIRED MINIMUM SETBACKS (UNLESS OTHERWISE NOTED)				
IMPROVEMENT	FRONT	INTERIOR SIDE*	CORNER SIDE	REAR
HOUSE, INCLUDING PORCHES	30'	5'	15'	25'
DETACHED GARAGE	45'	5'	15'	25'
RAISED DECK OR PATIO	NO	5'	15'	25'
GROUND LEVEL DECK / PATIO	NO	5'	15'	10'
DRIVEWAY	N/A	10**	NO	25'
ACCESSORY BUILDING	NO	10'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

* CUMULATIVE TOTAL SETBACK OF BOTH SIDE INTERIOR SIDE YARDS SHALL BE 15'. CHIMNEYS AND COVERED PORCHES MAY ENCRUSH 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.

NAD "83" COORDINATES
 N 3,688,501.0785
 E 11,973,088.5636

NAD "83" COORDINATES
 N 3,687,985.9339
 E 11,973,489.5843

AWT 12.03.02-10:11 9088-P03.dwg



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
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PLAT OF SUBDIVISION
 SECTION V-A "LISBURN"
 AT STONEHOUSE
 FOR
 G.C.R., INC.

 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
 23 Feb 2003
 at 3:24 AM/PM, PB 091 PG 3-9
 DOCUMENT # 030021747
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk

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

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.

LOT CURVE TABLE						LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	18°22'48"	275.00	88.22	44.49	87.84	13B	60°17'29"	50.00	52.61	29.04	50.22	N75°12'11"E	31	43°24'10"	50.00	37.88	19.90	36.98	N89°58'23"W	42	39°59'16"	50.00	34.90	18.19	34.19	N42°51'48"W
2	11°03'40"	475.00	91.70	45.99	91.56	14	37°51'46"	50.00	33.04	17.15	32.44	S55°43'11"E	32	56°49'19"	50.00	49.59	27.05	47.58	N39°51'38"W	43	36°52'23"	50.00	32.18	16.67	31.63	N35°33'17"E
3	10°40'32"	475.00	88.50	44.38	88.37	15	37°51'47"	50.00	33.04	17.15	32.44	S17°51'25"E	33A	95°29'48"	50.00	83.34	55.04	74.02	N36°17'56"E	45	7°48'28"	325.00	44.29	22.18	44.25	N59°04'59"E
4	10°01'48"	475.00	83.15	41.68	83.05	16	37°51'46"	50.00	33.04	17.15	32.44	S20°00'22"W	33B	47°16'52"	50.00	41.26	21.89	40.10	S60°24'22"W	46	12°18'07"	325.00	69.78	35.02	69.65	N69°08'17"E
5	10°28'24"	475.00	86.83	43.54	86.71	17	28°38'53"	50.00	25.00	12.77	24.74	S53°15'41"W	33C	9°08'16"	275.00	43.86	21.98	43.81	S32°11'47"W	48	90°00'00"	25.00	39.27	25.00	35.36	S30°17'20"W
6	8°22'27"	475.00	69.42	34.77	69.36	18A	60°17'28"	50.00	52.61	29.04	50.22	N82°16'08"W	34	24°48'02"	275.00	119.03	60.46	118.11	S15°13'38"W	50	90°00'00"	25.00	39.27	25.00	35.36	S59°42'40"E
7	9°43'54"	475.00	80.68	40.44	80.58	18B	41°24'35"	50.00	36.14	18.90	35.36	S72°49'41"E	35A	17°32'17"	275.00	84.18	42.42	83.85	S05°56'32"E	51A	59°59'57"	50.00	52.36	28.87	50.00	N45°17'21"E
8	10°00'36"	475.00	82.99	41.60	82.88	19A	95°12'55"	25.00	41.55	27.39	36.93	N38°51'34"E	35B	90°00'00"	25.00	39.27	25.00	35.36	S59°42'39"E	51B	60°58'54"	50.00	53.22	29.44	50.74	S45°46'50"W
12A	7°30'18"	575.00	75.32	37.71	75.26	19B	5°57'45"	575.00	59.84	29.95	59.81	N11°43'48"W	37	14°55'08"	275.00	71.61	36.01	71.40	N67°49'46"E	52	50°11'53"	50.00	43.81	23.42	42.42	N78°37'47"W
12B	95°12'56"	25.00	41.55	27.39	36.93	26	10°20'28"	325.00	58.66	29.41	58.58	S09°32'26"E	38A	5°41'22"	275.00	27.31	13.66	27.30	N57°31'31"E	53	29°07'34"	50.00	25.42	12.99	25.14	N38°58'03"W
						27	14°31'33"	325.00	82.40	41.42	82.17	S02°53'34"W	38B	59°29'19"	50.00	51.91	28.57	49.61	N24°56'10"E	54	80°57'46"	50.00	70.65	42.68	64.92	N16°04'37"E
						28	14°31'33"	325.00	82.40	41.42	82.17	S17°25'07"W	38C	44°46'35"	50.00	39.07	20.60	38.09	N17°34'49"E	55	19°08'54"	50.00	16.71	8.43	16.63	N66°07'57"E
						29A	14°31'33"	325.00	82.40	41.42	82.17	S31°56'39"W	39	37°11'13"	50.00	32.45	16.82	31.88	N58°33'42"E	57	90°00'00"	25.00	39.27	25.00	35.36	S30°17'20"W
						29B	37°32'11"	50.00	32.76	16.99	32.17	N20°26'19"E	40	39°59'16"	50.00	34.90	18.19	34.19	S82°51'04"E	58A	6°45'59"	625.00	73.81	36.95	73.77	N11°19'40"W

RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	70°21'21"	475.00	583.27	334.80	547.31	S25°59'24"E
C2	262°49'09"	50.00	229.35	56.69	-	S03°31'58"E
C3	53°55'05"	325.00	305.84	165.30	294.68	S12°14'53"W
C4	262°22'35"	50.00	228.97	57.14	-	N47°08'29"W
C5	51°28'35"	275.00	247.07	132.57	238.84	S11°01'37"W
C6	20°36'30"	275.00	98.91	50.00	98.38	N64°59'05"E
C7	238°47'58"	50.00	208.39	88.74	-	N65°24'30"W
C8	20°06'35"	325.00	114.07	57.63	113.48	N65°14'02"E
C9	240°25'01"	50.00	209.80	85.88	-	N44°30'06"W
C10	36°25'26"	275.00	174.82	90.48	171.89	N68°15'19"E
C11	17°10'49"	325.00	97.45	49.09	97.09	S58°38'01"W
C12	41°24'35"	50.00	36.14	18.90	35.36	S46°31'08"W
C13	262°49'10"	50.00	229.35	56.69	-	N22°46'35"W
C14	17°10'49"	275.00	82.46	41.54	82.15	S58°38'01"W
C15	36°25'25"	325.00	206.61	106.93	203.15	N68°15'19"E
C16	8°18'33"	625.00	90.64	45.40	90.56	N05°02'00"E
C17	53°38'57"	275.00	257.50	139.06	248.19	N72°21'49"E
C18	32°52'11"	325.00	186.45	95.87	183.90	S61°58'26"W
C19	262°49'09"	50.00	229.35	56.69	-	N11°35'29"W
C20	32°52'11"	275.00	157.76	81.12	155.61	S61°58'26"W
C21	53°38'57"	325.00	304.32	164.34	293.32	N72°21'49"E
C22	30°32'15"	425.00	226.52	116.02	223.84	S06°04'50"E
C23	262°49'10"	50.00	229.35	56.69	-	N29°24'04"W
C24	25°27'19"	425.00	188.82	95.99	187.27	S48°26'25"E
C25	18°22'48"	325.00	104.26	52.58	103.81	N51°58'40"W

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

NAD "83" COORDINATES
 N 3,689,058.3372
 E 11,972,928.0976

N/F CHARLES D. COATS
 D.B. 337, PG. 502

25' BUFFER/SETBACK BASED ON 100 YEAR HIGH WATER ELEVATIONS TO BE DEDICATED TO THE STONEHOUSE HOMEOWNERS ASSOCIATION

SECTION IV-C LAUREL RIDGE PHASE 2
 P.B. 70, PG. 90

100 YEAR HIGH WATER ELEVATION

15' MAINTENANCE EASEMENT BASED ON 100 YEAR HIGH WATER ELEVATION TO BE DEDICATED TO THE STONEHOUSE HOMEOWNERS ASSOCIATION

LOT 17
 52,357 S.F.
 1.20 AC.
 F.F.=77.0

LOT 16
 52,651 S.F.
 1.20 AC.
 F.F.=77.0

LOT 15
 29,210 S.F.
 0.67 AC.
 F.F.=78.0

LOT 14
 26,020 S.F.
 0.60 AC.
 F.F.=78.0

LOT 18
 17,072 S.F.
 0.39 AC.

LOT 20
 11,875 S.F.
 0.27 AC.

LOT 19
 14,718 S.F.
 0.33 AC.

LOT 21
 12,364 S.F.
 0.28 AC.

LOT 22
 47,628 S.F.
 1.09 AC.



NAD "83" COORDINATES
 N 3,688,704.6418
 E 11,972,931.6363

N/F THE TRADITION GOLF CLUB
 AT STONEHOUSE LLC
 DOCUMENT #010010551

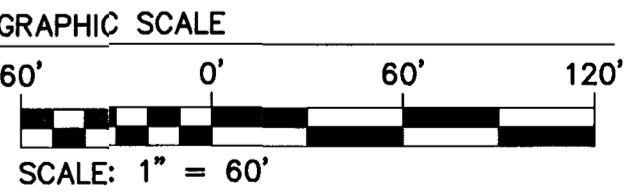
15' MAINTENANCE EASEMENT BASED ON 100 YEAR HIGH WATER ELEVATION TO BE DEDICATED TO THE STONEHOUSE HOMEOWNERS ASSOCIATION

25' BUFFER/SETBACK BASED ON 100 YEAR HIGH WATER ELEVATIONS TO BE DEDICATED TO THE STONEHOUSE HOMEOWNERS ASSOCIATION

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 REQUIRED MINIMUM SETBACKS. (SHOWN TO RIGHT)

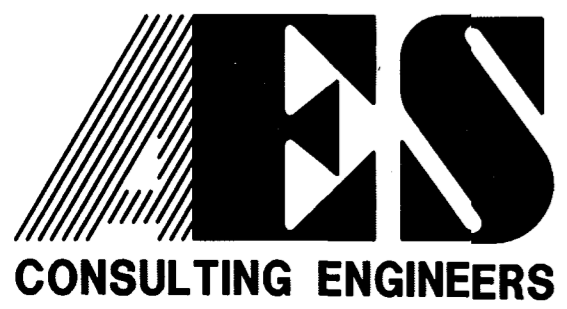
REQUIRED MINIMUM SETBACKS (UNLESS OTHERWISE NOTED)				
IMPROVEMENT	FRONT	INTERIOR SIDE*	CORNER SIDE	REAR
HOUSE, INCLUDING PORCHES	30'	5'	15'	25'
DETACHED GARAGE	45'	5'	15'	25'
RAISED DECK OR PATIO	NO	5'	15'	25'
GROUND LEVEL DECK / PATIO	NO	5'	15'	10'
DRIVEWAY	N/A	10'	NO	25'
ACCESSORY BUILDING	NO	10'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

* 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.



City of Williamsburg & County of James City
 Circuit Court, This Plat was recorded on
 at 3:24 AM/PM, PB 01 PG 8-9
 DOCUMENT # 030021747
 BETHSY B. WOOLRIDGE, CLERK

AWT
 04.15.03-07:59 8088-P04.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
1	2/14/03	REVISED EASEMENT ON LOT 19 PER J.C.C. COMMENT LETTER DATED 2/10/03	AWT

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

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

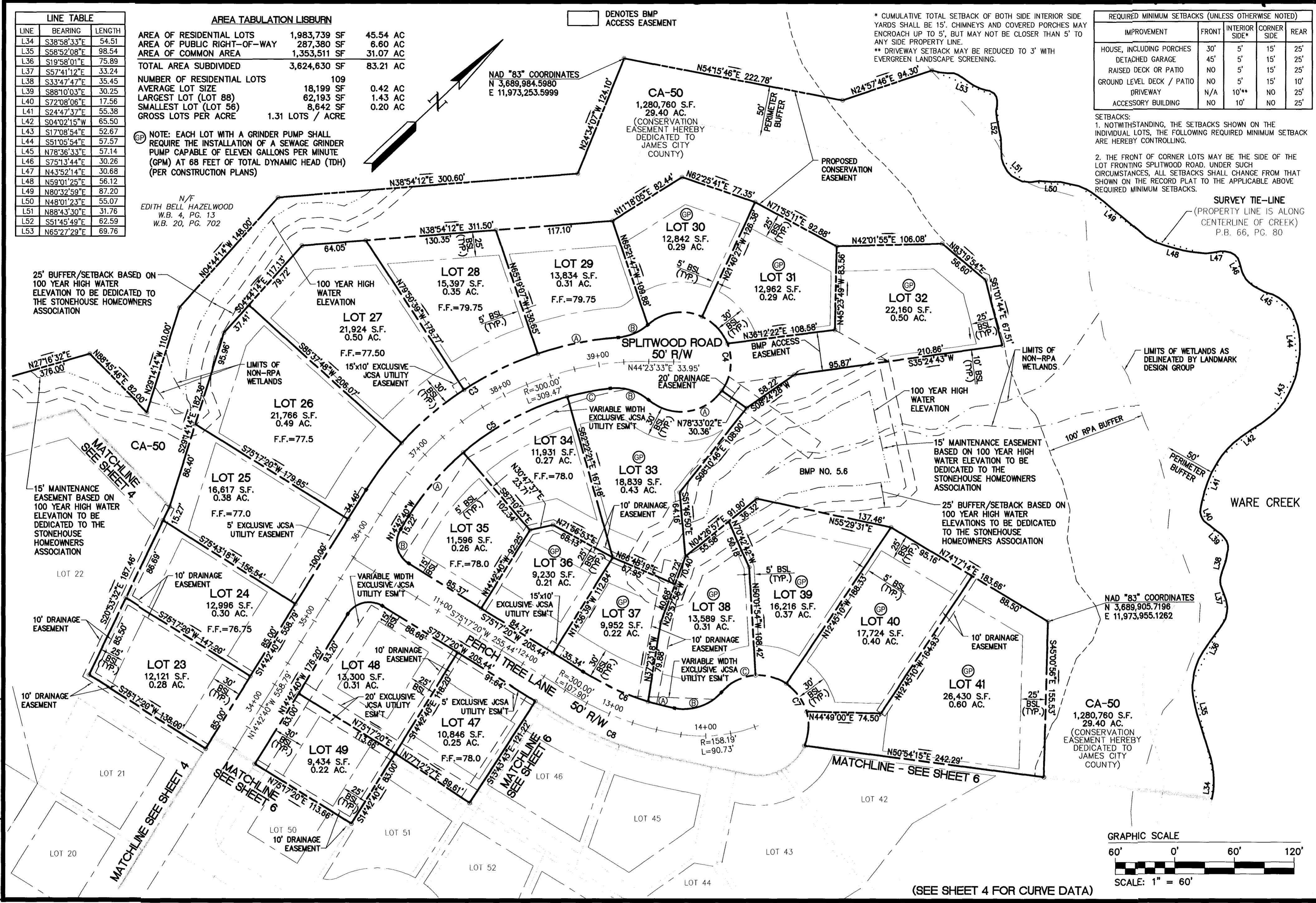
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** DRIVEWAY SETBACK MAY BE REDUCED TO 3' WITH EVERGREEN LANDSCAPE SCREENING.

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'

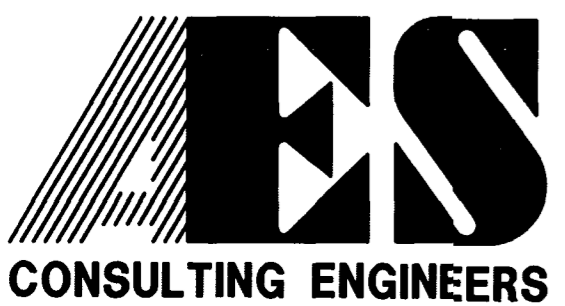
SETBACKS:
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2. THE FRONT OF CORNER LOTS MAY BE THE SIDE OF THE LOT FRONTING SPLITWOOD ROAD. UNDER SUCH CIRCUMSTANCES, ALL SETBACKS SHALL CHANGE FROM THAT SHOWN ON THE RECORD PLAT TO THE APPLICABLE ABOVE REQUIRED MINIMUM SETBACKS.

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



AWT 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

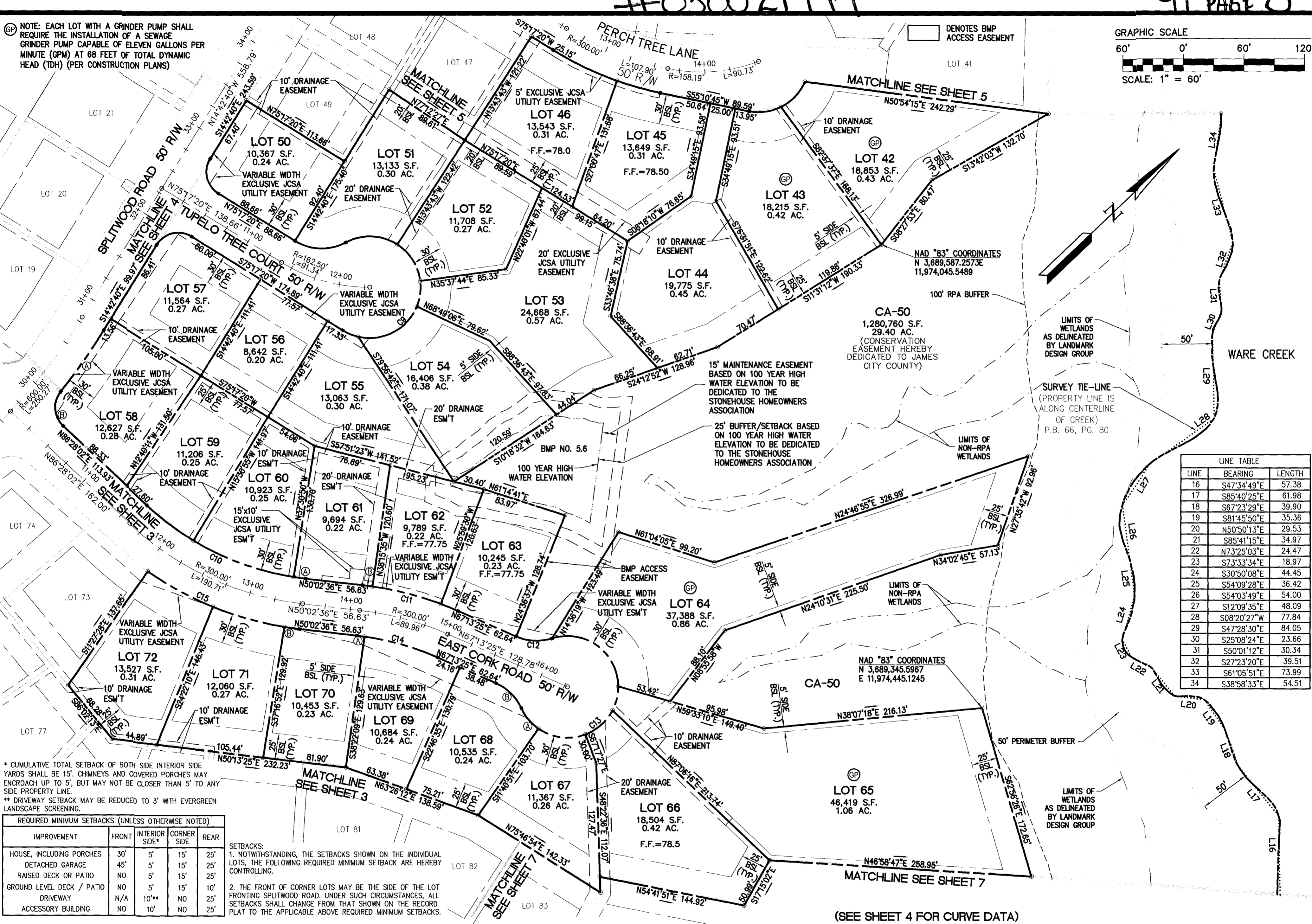
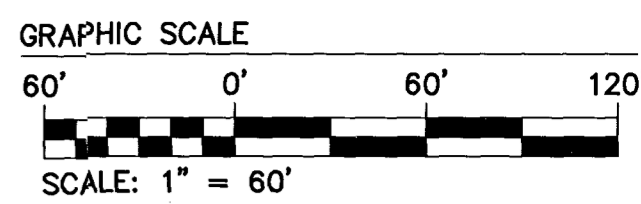
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
22 July 2003
at 3:24 AM/PM, PG. 91 PG. 3-9
DOCUMENT # 030021747
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk

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

#030021747

91 PAGE 8

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)



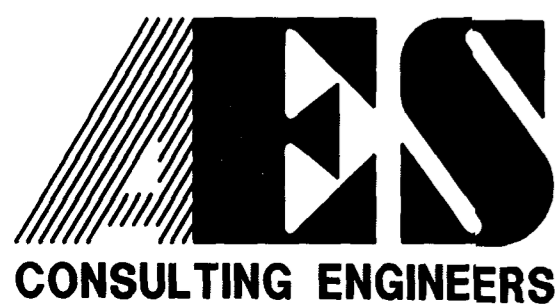
LINE	BEARING	LENGTH
16	S47°34'49"E	57.38
17	S85°40'25"E	61.98
18	S67°23'29"E	39.90
19	S81°45'50"E	35.36
20	N50°50'13"E	29.53
21	S85°41'15"E	34.97
22	N73°25'03"E	24.47
23	S73°33'34"E	18.97
24	S30°50'08"E	44.45
25	S54°09'28"E	36.42
26	S54°03'49"E	54.00
27	S12°09'35"E	48.09
28	S08°20'27"W	77.84
29	S47°28'30"E	84.05
30	S25°08'24"E	23.66
31	S50°01'12"E	30.34
32	S27°23'20"E	39.51
33	S61°05'51"E	73.99
34	S38°58'33"E	54.51

* CUMULATIVE TOTAL SETBACK OF BOTH SIDE INTERIOR SIDE YARDS SHALL BE 15'. CHIMNEYS AND COVERED PORCHES MAY ENCR OACH 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.

REQUIRED MINIMUM SETBACKS (UNLESS OTHERWISE NOTED)				
IMPROVEMENT	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.

(SEE SHEET 4 FOR CURVE DATA)



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PLAT OF SUBDIVISION SECTION V-A 'LISBURN' AT STONEHOUSE FOR G.C.R., INC.

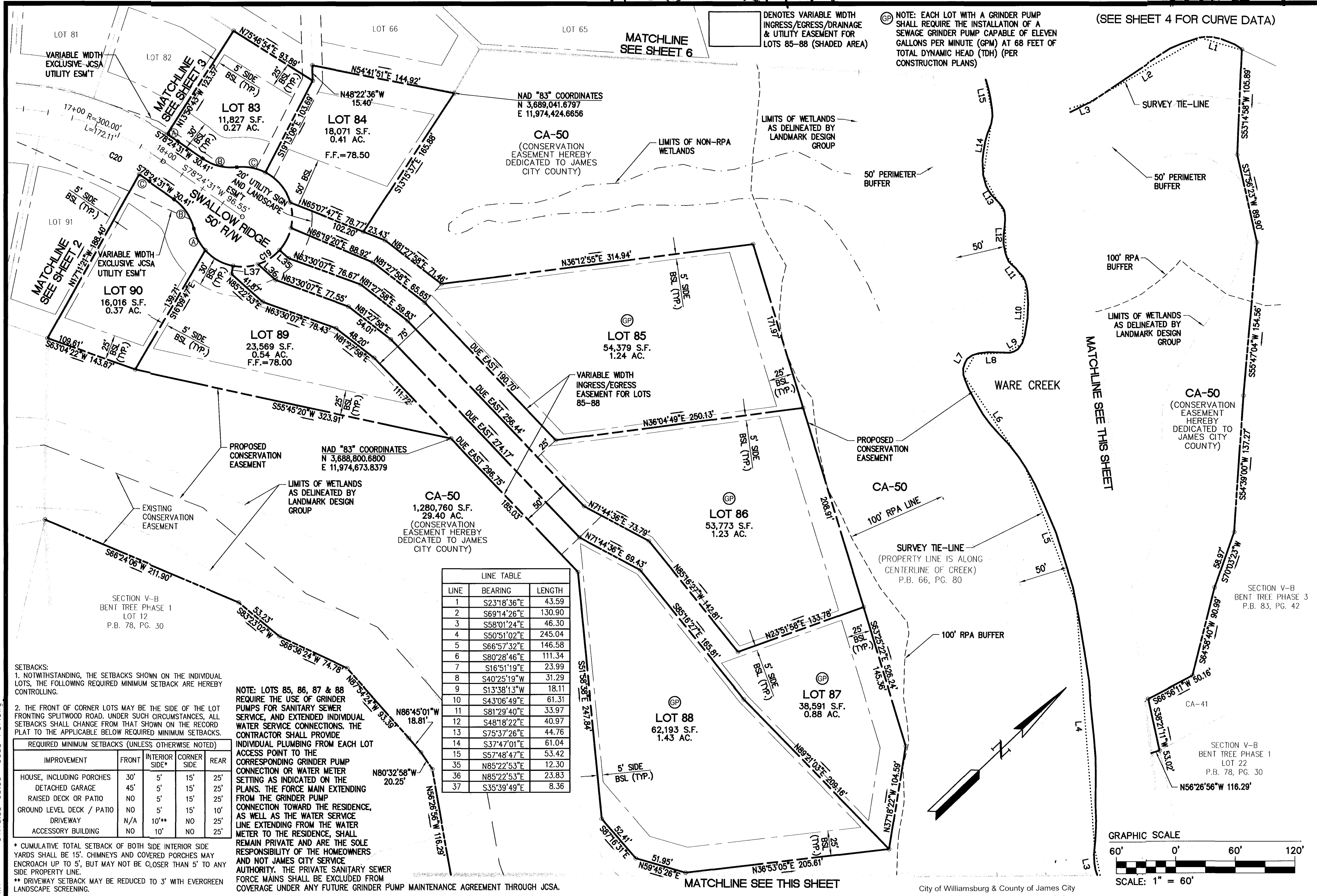
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 22 July 2003
at 2:24 AM/PM, 91 PG. 3-9
DOCUMENT # 030021747
BETSY B. WOLDRIDGE, CLERK
Betsy B. WolDRidge Clerk

Designed VMB	Drawn AWT
Scale 1"=60'	Date 12/3/02
Project No. 9088	
Drawing No. 6 OF 7	



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)

(SEE SHEET 4 FOR CURVE DATA)

NAD "83" COORDINATES
N 3,689,041.6797
E 11,974,424.6656

CA-50
(CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY)

LIMITS OF WETLANDS AS DELINEATED BY LANDMARK DESIGN GROUP

50' PERIMETER BUFFER

100' RPA BUFFER

LIMITS OF WETLANDS AS DELINEATED BY LANDMARK DESIGN GROUP

CA-50
(CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY)

PROPOSED CONSERVATION EASEMENT

CA-50

100' RPA LINE

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

100' RPA BUFFER

SECTION V-B
BENT TREE PHASE 3
P.B. 83, PG. 42

SECTION V-B
BENT TREE PHASE 1
LOT 22
P.B. 78, PG. 30

LINE	BEARING	LENGTH
1	S23°18'36"E	43.59
2	S69°14'26"E	130.90
3	S58°01'24"E	46.30
4	S50°51'02"E	245.04
5	S66°57'32"E	146.58
6	S80°28'46"E	111.34
7	S16°51'19"W	23.99
8	S40°25'19"W	31.29
9	S13°38'13"W	18.11
10	S43°06'49"E	61.31
11	S81°29'40"E	33.97
12	S48°18'22"E	40.97
13	S75°37'26"E	44.76
14	S37°47'01"E	61.04
15	S57°48'47"E	53.42
35	N85°22'53"E	12.30
36	N85°22'53"E	23.83
37	S35°39'49"E	8.36

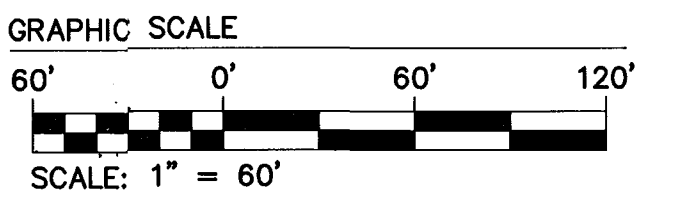
NOTE: LOTS 85, 86, 87 & 88 REQUIRE THE USE OF GRINDER PUMPS FOR SANITARY SEWER SERVICE, AND EXTENDED INDIVIDUAL WATER SERVICE CONNECTIONS. THE CONTRACTOR SHALL PROVIDE INDIVIDUAL PLUMBING FROM EACH LOT ACCESS POINT TO THE CORRESPONDING GRINDER PUMP CONNECTION OR WATER METER SETTING AS INDICATED ON THE PLANS. THE FORCE MAIN EXTENDING FROM THE GRINDER PUMP CONNECTION TOWARD THE RESIDENCE, AS WELL AS THE WATER SERVICE LINE EXTENDING FROM THE WATER METER TO THE RESIDENCE, SHALL REMAIN PRIVATE AND ARE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS AND NOT JAMES CITY SERVICE AUTHORITY. THE PRIVATE SANITARY SEWER FORCE MAINS SHALL BE EXCLUDED FROM COVERAGE UNDER ANY FUTURE GRINDER PUMP MAINTENANCE AGREEMENT THROUGH JCSA.

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

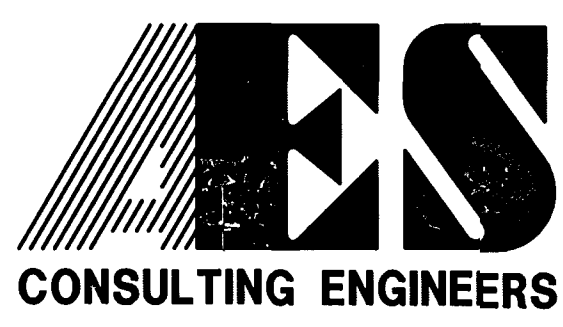
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IMPROVEMENT	REQUIRED MINIMUM SETBACKS (UNLESS OTHERWISE NOTED)			
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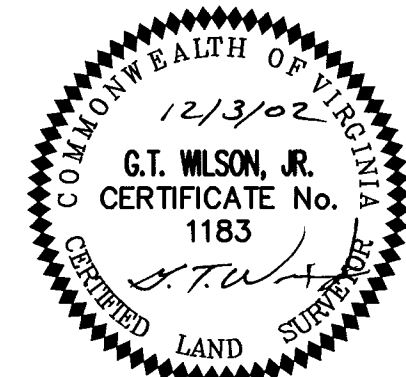


AWT 04.15.03-08:00 9088-P07.dwg



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PLAT OF SUBDIVISION
SECTION V-A 'LISBURN' SECTION 1
AT STONEHOUSE
FOR
G.C.R., INC.
STONEHOUSE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 22 July 2005
at 3:24 AM/P.M. PG. 91 PG. 3-9
DOCUMENT # 030021747
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
2	4/22/03	REVISED GRINDER PUMP NOTE PER J.C.C.	AWT
1	2/14/03	REVISED GRINDER PUMP NOTE PER J.C.C.	AWT
		COMMENT LETTER DATED 2/10/03	

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