

#030040275



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: [Signature] DATE: 9/8/03
PRINTED NAME: Jerry L. Moore TITLE: President

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
COUNTY OF JAMES CITY

I, Brittany L. Mangold 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 September, 2003.

[Signature] SIGNATURE.

MY COMMISSION EXPIRES June 30, 2007

OWNER'S CERTIFICATE

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

BELL ATLANTIC (VERIZON)

BY: [Signature] DATE: 7-15-2003
PRINTED NAME: Carlton L. Healey TITLE: Assistant Manager

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
COUNTY OF JAMES CITY

I, James A. Bryant Jr 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 15th DAY OF September, 2003.

[Signature] SIGNATURE.

MY COMMISSION EXPIRES 31 MAY, 2005

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.

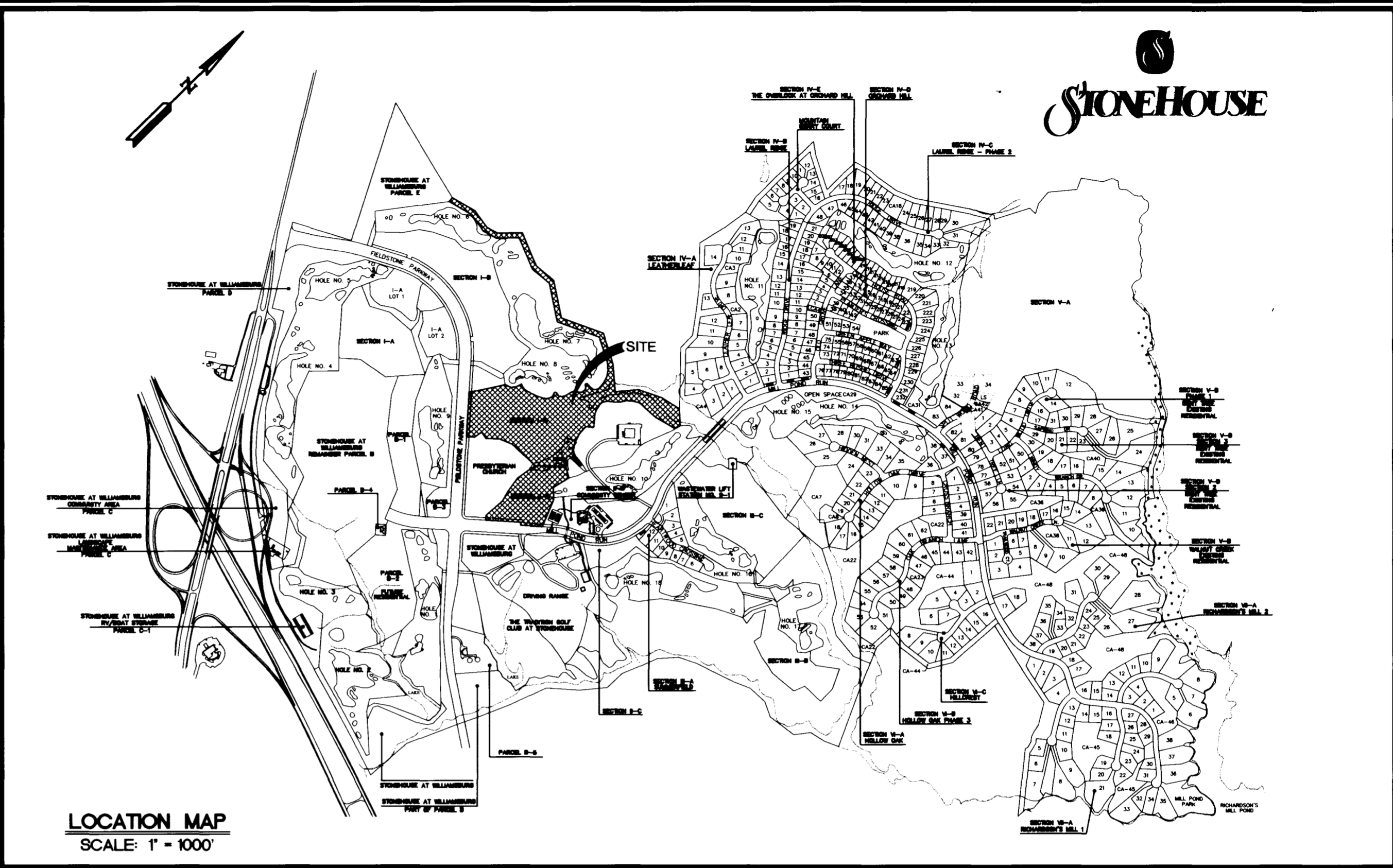
THE BELL ATLANTIC EASEMENT (TO BE QUIT-CLAIMED) SHOWN ON THIS PLAT WAS CONVEYED TO BELL ATLANTIC - VIRGINIA, INC., BY THE FOLLOWING DEED:

FROM STONEHOUSE, L.L.C., BY DEED DATED NOVEMBER 3, 1997 AND RECORDED FEBRUARY 5, 1998 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT NUMBER 980002068.

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 9/26/03 [Signature] G.T. WILSON, JR., L.S.



NOTES:

- 1. THIS PLAT WAS TAKEN FROM INFORMATION OF RECORD AND 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 AND PUD-C 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. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY.
6. ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE ASSOCIATION AT STONEHOUSE, INC.
7. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
8. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
9. 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.
10. 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.
11. 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 0010B).
12. 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.
13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
14. THE FOLLOWING AREAS SHALL BE DEDICATED OR CONVEYED TO THE ASSOCIATION AT STONEHOUSE (THE HOMEOWNERS' ASSOCIATION):
NEW BMP OPEN SPACE
NEW COMMON AREA 52
NEW COMMON AREA 53

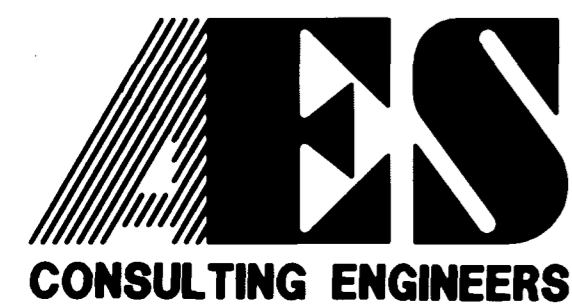
CERTIFICATE OF APPROVAL

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

[Signature] DATE 9/24/03
VIRGINIA DEPARTMENT OF TRANSPORTATION
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on December 29, 2003 at 3:40 AM/PM, PB PG DOCUMENT # 030040275 BETSY B. WOOLRIDGE, CLERK [Signature]

9028-17 SECTION I-C SUBD SH 1.dwg 09.03.03-09:40 AWT



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

PLAT OF SUBDIVISION BEING A PORTION OF PARCEL A STONEHOUSE DEVELOPMENT COMPANY, L.L.C. STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

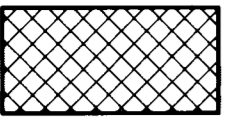
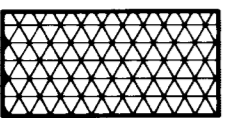
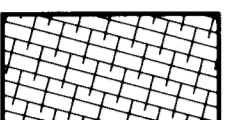


Table with 4 columns: No., DATE, REVISION / COMMENT / NOTE, BY. Contains revision history for the plat.

Table with 2 columns: Designed (VMB), Drawn (AWT), Scale (NONE), Date (3/19/03), Project No. (9028-17), Drawing No. (1 OF 2)

#030040275

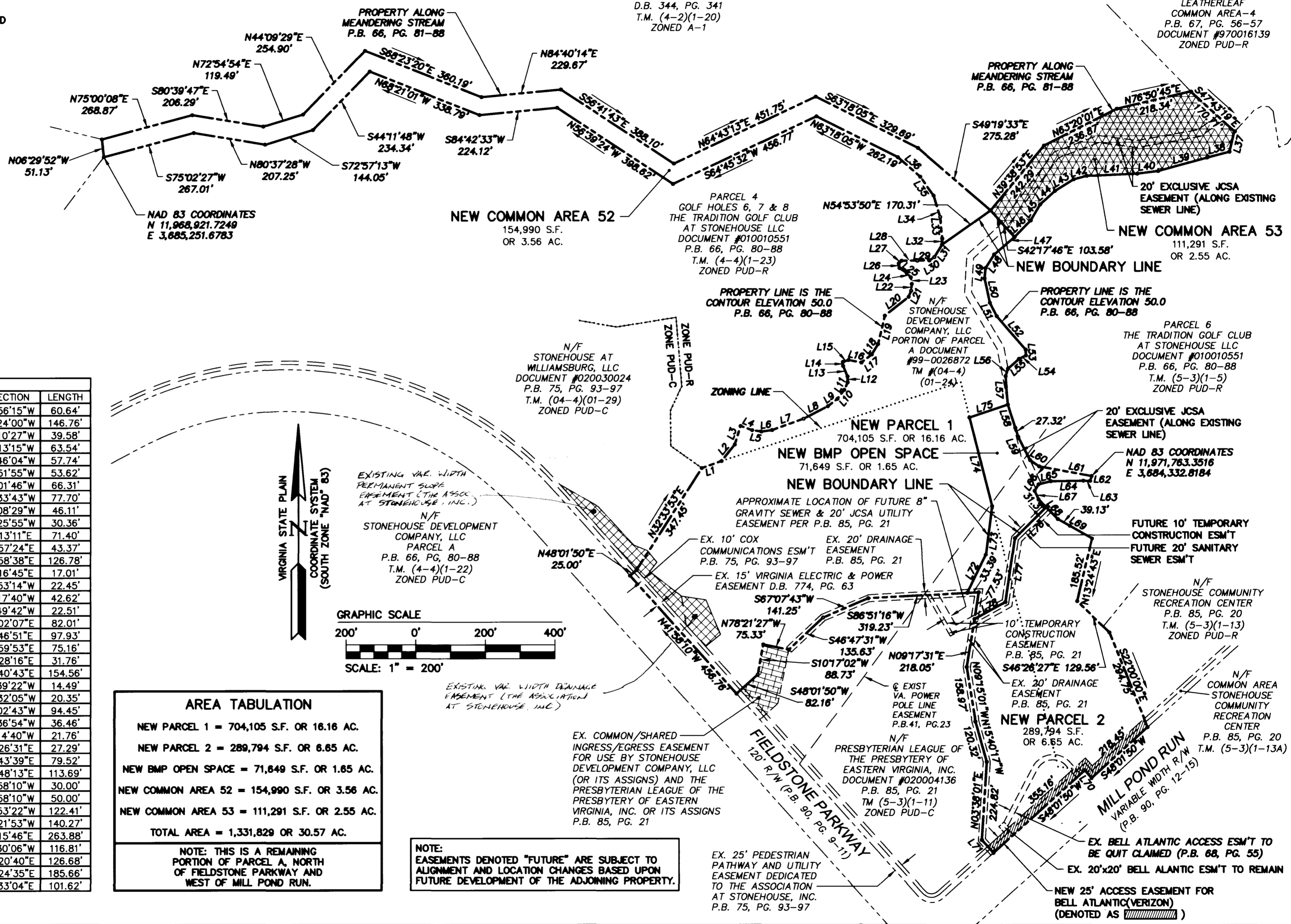
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 December 29, 2003
 at 3:40 AM/PM, P.B. PG. --
 DOCUMENT # 030040275
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk

-  DENOTES EXISTING VARIABLE WIDTH PERMANENT SLOPE EASEMENT P.B. 75, PG. 93-97
-  DENOTES EXISTING CONSERVATION EASEMENT P.B. 67, PG. 45-49
-  DENOTES AREA OF EXISTING COMMON/SHARED INGRESS/EGRESS EASEMENT

N/F STONEHOUSE AT WILLIAMSBURG, LLC PARCEL E DOCUMENT #020030024 D.B. 77B, PG. 810 T.M. (4-4)(1-2B) ZONED PUD-C

N/F DONALD A. HAZELWOOD D.B. 344, PG. 341 T.M. (4-2)(1-20) ZONED A-1

LEATHERLEAF COMMON AREA-4 P.B. 67, PG. 56-57 DOCUMENT #970016139 ZONED PUD-R

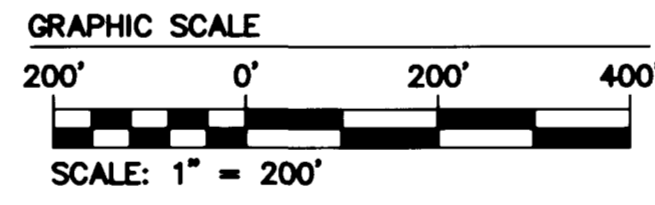


LINE TABLE					
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N70°24'38"E	60.41'	L40	S82°56'15"W	60.64'
L2	N38°51'16"E	61.18'	L41	S87°24'00"W	146.76'
L3	N17°23'45"E	55.71'	L42	S75°10'27"W	39.58'
L4	S70°06'46"E	35.34'	L43	S58°13'15"W	63.54'
L5	S82°01'23"E	26.46'	L44	S47°46'04"W	57.74'
L6	N81°43'38"E	31.43'	L45	S30°51'55"W	53.62'
L7	N70°12'35"E	96.48'	L46	S44°01'46"W	66.31'
L8	N62°48'59"E	78.59'	L47	S49°33'43"W	77.70'
L9	N51°59'43"E	35.19'	L48	S32°08'29"W	46.11'
L10	N37°10'31"E	32.22'	L49	S05°25'55"W	30.36'
L11	N23°23'55"E	23.31'	L50	S12°13'11"E	71.40'
L12	N01°34'26"W	17.13'	L51	S26°57'24"E	43.37'
L13	N22°36'22"W	32.55'	L52	S40°58'38"E	126.78'
L14	N01°17'20"W	11.80'	L53	S03°16'45"E	17.01'
L15	N71°38'11"E	17.14'	L54	S63°53'14"W	22.45'
L16	S78°53'58"E	37.78'	L55	S48°17'40"W	42.62'
L17	N51°50'51"E	37.60'	L56	S17°49'42"W	22.51'
L18	N31°26'43"E	35.10'	L57	S05°02'07"E	82.01'
L19	N13°38'49"E	83.88'	L58	S17°46'51"E	97.93'
L20	N51°51'40"E	87.40'	L59	S26°59'53"E	75.16'
L21	N22°01'17"E	18.56'	L60	S55°28'16"E	31.76'
L22	N05°42'11"E	19.60'	L61	S79°40'43"E	154.56'
L23	N08°28'03"W	19.27'	L62	S15°39'22"W	14.49'
L24	N42°07'32"W	17.28'	L63	N88°32'05"W	20.35'
L25	N56°19'16"W	25.48'	L64	S89°02'43"W	94.45'
L26	N08°38'17"W	13.53'	L65	S75°36'54"W	36.46'
L27	N45°59'41"E	11.22'	L66	S31°14'40"W	21.76'
L28	N89°50'28"E	45.45'	L67	S24°26'31"E	27.29'
L29	N88°01'30"E	34.92'	L68	S44°43'39"E	79.52'
L30	N55°27'07"E	17.18'	L69	S60°48'13"E	113.69'
L31	N31°46'21"E	42.71'	L70	N41°58'10"W	30.00'
L32	N01°43'17"E	17.43'	L71	N41°58'10"W	50.00'
L33	N06°05'05"W	62.47'	L72	S25°53'22"W	122.41'
L34	N17°08'56"W	64.16'	L73	S07°21'53"W	140.27'
L35	N35°17'31"W	65.86'	L74	S14°15'46"E	263.88'
L36	N48°51'34"W	85.80'	L75	S71°30'06"W	116.81'
L37	S13°22'16"W	60.80'	L76	N45°20'40"E	126.68'
L38	S75°33'38"W	66.64'	L77	N08°24'35"E	185.66'
L39	S74°50'25"W	146.56'	L78	N61°33'04"E	101.62'

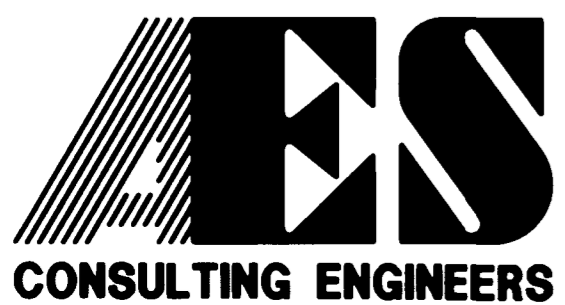
AREA TABULATION	
NEW PARCEL 1 =	704,105 S.F. OR 16.16 AC.
NEW PARCEL 2 =	289,794 S.F. OR 6.65 AC.
NEW BMP OPEN SPACE =	71,649 S.F. OR 1.65 AC.
NEW COMMON AREA 52 =	154,990 S.F. OR 3.56 AC.
NEW COMMON AREA 53 =	111,291 S.F. OR 2.55 AC.
TOTAL AREA =	1,331,829 OR 30.57 AC.

NOTE: THIS IS A REMAINING PORTION OF PARCEL A, NORTH OF FIELDSTONE PARKWAY AND WEST OF MILL POND RUN.

NOTE: EASEMENTS DENOTED "FUTURE" ARE SUBJECT TO ALIGNMENT AND LOCATION CHANGES BASED UPON FUTURE DEVELOPMENT OF THE ADJOINING PROPERTY.




9028-17 SECTION I-C SUBD. SH. 2.dwg
AWT 08.01.03-08:57



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

PLAT OF SUBDIVISION
 BEING A PORTION OF PARCEL A
 STONEHOUSE DEVELOPMENT COMPANY, L.L.C.



STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	8/26/03	REVISED TO SHOW BELL ATLANTIC EASEMENT	VMB
2	7/7/03	REVISED SUBDIVISION TO INCLUDE COMMON AREAS 52 & 53	VMB
1	4/28/03	REVISED NAME ON ADJOINING PROPERTY	VMB

Designed	Drawn
VMB	AWT
Scale	Date
1"=200'	3/19/03
Project No.	9028-17
Drawing No.	2 OF 2

