

VICINITY MAP
SCALE: 1"=2000'

SUBDIVISION PLAT
OF
THE RETREAT
PHASE TWO
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
SCALE = NTS AUGUST 1, 2005

NOTES

- 1) NORTH MERIDIAN BASED ON PLAT RECORDED IN PLAT BOOK 74, PAGE 44.
- 2) THIS SUBDIVISION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
- 3) TOTAL AREA ENCOMPASSED BY THIS SUBDIVISION = 129.519 AC.
- 4) THIS PROPERTY IS CURRENTLY ZONED A-1.
- 5) UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
- 6) LOTS TO BE SERVED BY PRIVATE SEPTIC SYSTEMS AND PUBLIC WATER.
- 7) SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 8) ALL UTILITIES TO BE PLACED UNDERGROUND.
- 9) WETLANDS AND LANDS WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- 10) EXCEPTION TO THE LENGTH OF THE EXISTING CUL-DE-SAC WAS GRANTED BY LETTER OF WAIVER DATED OCTOBER 29, 1997 (CASE NO. 65-97).
- 11) NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN THE NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERRED ON THE DEED OF EASEMENT.
- 12) EASEMENTS DENOTED AS "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 THE EASEMENT, FROM ANY CAUSE.
- 13) THIS SUBDIVISION IS BASED ON APPROVED PHASE II CONSTRUCTION PLANS S-100-98 WHISPERING WOODS PHASE II.
- 14) ALL MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 15) STREET SIGNS SHALL BE IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 16) PARCEL IDENTIFICATION NUMBER (PIN): 0340100013. TAX PARCEL NUMBER: MAP 3-4 PARCEL 13
- 17) THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. DEFINED SPECIAL FLOOD HAZARD ZONE. (ZONE "X"), COMM.# 510201 0005 B 2/6/91.
- 18) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF THE RETREAT, PHASE TWO IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES FOR LHIW-3, LLC A VIRGINIA LIMITED LIABILITY COMPANY.

FOR LHIW-3, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

Michael S. Cook DATE 8/2/05
MICHAEL S. COOK

THE SYLVIA COOK QTIP TRUST (LENDER)

Michael S. Cook DATE 8/2/05
MICHAEL S. COOK (TRUSTEE)

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 JAMES CITY COUNTY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Lynn D. Evans DATE 8/1/05
LYNN D. EVANS

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DELMARVA PROPERTIES INC. A VIRGINIA CORPORATION TO LHIW-3, LLC A VIRGINIA LIMITED LIABILITY COMPANY BY INSTRUMENT NO. 970015579 DATED SEPTEMBER 15, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, JAMES CITY COUNTY, VIRGINIA.

CERTIFICATE OF NOTARIZATION

STATE OF ~~VIRGINIA~~ **MARYLAND** PRINCE GEORGE'S COUNTY, TO WIT:

I, **MICHELLE A. HENDERSON** A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF AUGUST 2005.

NOTARY PUBLIC: Michelle A. Henderson

MY COMMISSION EXPIRES: JULY 1, 2007.

CERTIFICATE OF APPROVAL

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

Lynn D. Evans DATE 8/1/05
SUBDIVISION AGENT OF JAMES CITY COUNTY, VA

D. E. H. SURV. DATE 8-18-05
VIRGINIA DEPARTMENT OF HEALTH

B. A. W. DATE 8/12/05
VIRGINIA DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF NOTARIZATION

STATE OF ~~VIRGINIA~~ **MARYLAND** PRINCE GEORGE'S COUNTY, TO WIT:

1 Large/Small Plat(s) Recorded
herewith as # 050022635

I, **MICHELLE A. HENDERSON** A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF AUGUST 2005.

NOTARY PUBLIC: Michelle A. Henderson

MY COMMISSION EXPIRES: JULY 1, 2007.

STATE OF VIRGINIA,
JAMES CITY COUNTY:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VA. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

BETSY B. WOOLRIDGE, CLERK

TESTE B. Woolridge DATE 22 September 2005
050022635
PLAT BOOK _____ PAGE _____

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
22 September 2005
at 11:13 AM/PM, PB _____ PG _____
DOCUMENT # 050022635
BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

LEGEND:

- IPF ⊙ - DENOTES IRON PIPE FOUND
- IRS ● - DENOTES IRON ROD SET
- IRF ○ - DENOTES IRON ROD FOUND
- CMF □ - CONCRETE MONUMENT FOUND

AREA TABLE

ZONE	A1, GENERAL AGRICULTURAL DISTRICT
SEWER	SEPTIC
WATER	PUBLIC
NUMBER OF LOTS	22
MINIMUM AREA OF LOTS	3.00 AC.
AREA IN RIGHT-OF-WAY	174,169 S.F. OR 3.998 AC.
DISTURBED AREA	5.9 AC.
AREA SUBDIVIDED	3,333,389 S.F. ± OR 76.524 AC. ±
AREA OF WETLANDS	376,334 S.F. ± OR 8.639 AC. ±
AREA OF WETLANDS DISTURBED	1,269 S.F. ± OR 0.029 AC. ±

ZONING REQUIREMENTS

SETBACK (JCC ZONING ORDINANCE SEC. 24-215) - 75 FEET MINIMUM

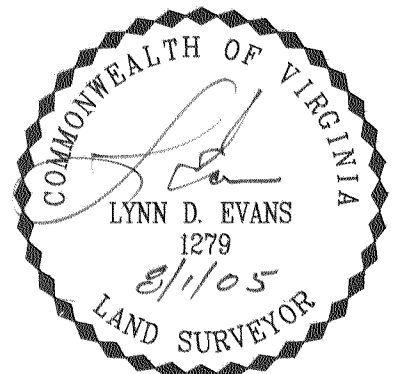
MINIMUM LOT WIDTH AND FRONTAGE (JCC ZONING ORDINANCE SEC. 24-216)
MINIMUM LOT WIDTH AT THE SETBACK LINE = 200 FEET
MINIMUM LOT FRONTAGE ABUTTING A PUBLIC RIGHT-OF-WAY = 25 FEET

YARD REGULATIONS (JCC ZONING ORDINANCE SEC. 24-217)
SIDE: EACH MAIN STRUCTURE - 15 FEET MINIMUM
ACCESSORY STRUCTURES (1-STORY) - FIVE FEET MINIMUM
ACCESSORY STRUCTURES (EXCEEDING 1-STORY) - 15 FEET MINIMUM

REAR: EACH MAIN STRUCTURE - 35 FEET MINIMUM
ACCESSORY STRUCTURES (1-STORY) - FIVE FEET MINIMUM
ACCESSORY STRUCTURES (EXCEEDING 1-STORY) - 15 FEET MINIMUM

SPECIAL PROVISIONS FOR CORNER LOTS (JCC ZONING ORDINANCE SEC. 24-219)

- (A) FOR CORNER LOTS, THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS.
- (B) NO STRUCTURES SHALL BE LOCATED CLOSER THAN 50 FEET TO THE SIDE STREET.
- (C) EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 150 FEET OR MORE.



Rickmond Engineering, Inc.

ENGINEERING SURVEYING LAND PLANNING

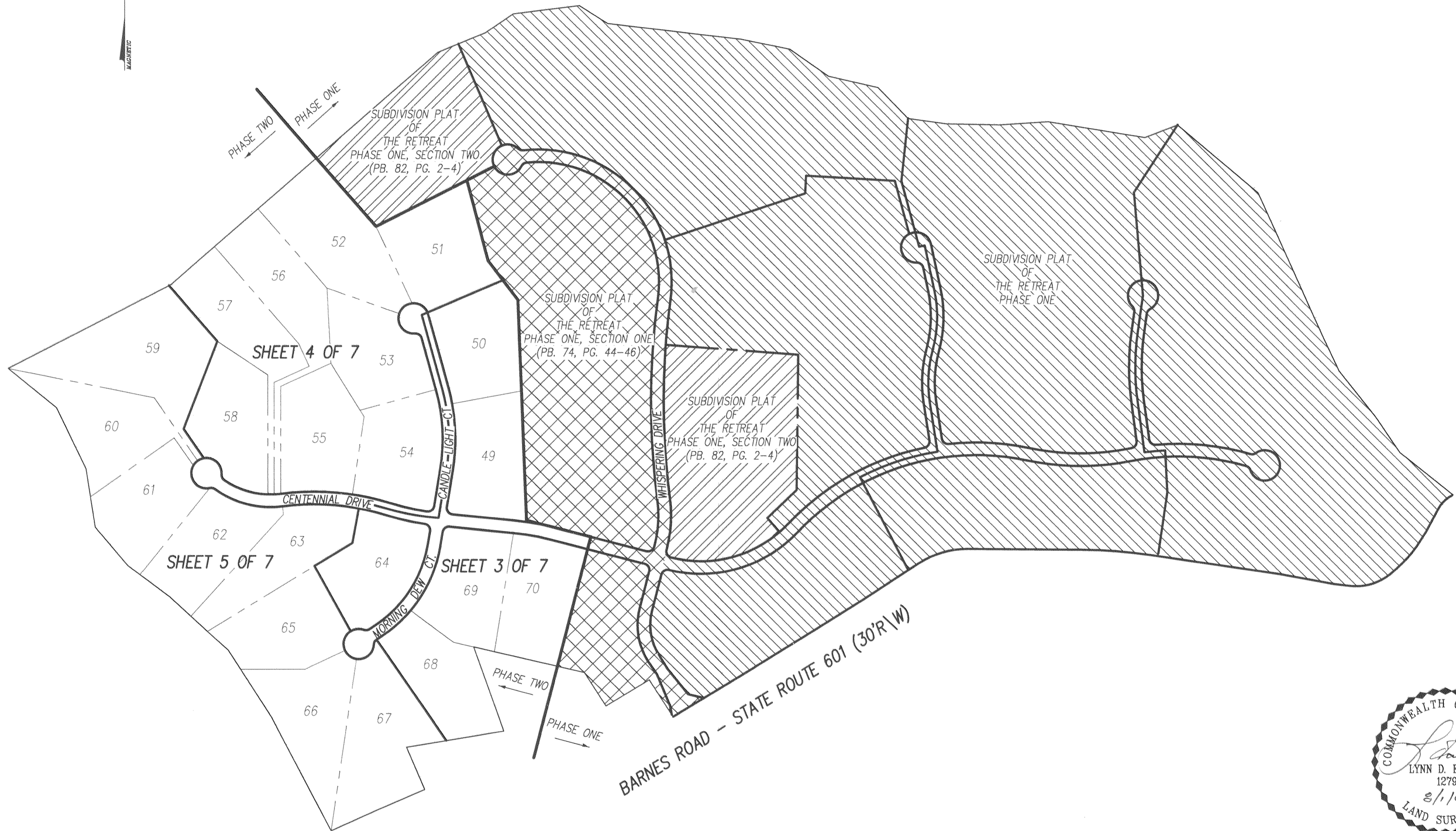
1643 MERRIMAC TRAIL Vint Hill • P.O. Box 861647
WILLIAMSBURG, VA. WARRENTON, VA.
VOICE: (757) 229-1776 FAX: (540) 349-7730
FAX: (757) 229-4683 FAX: (540) 349-7731

www.rickmond.com

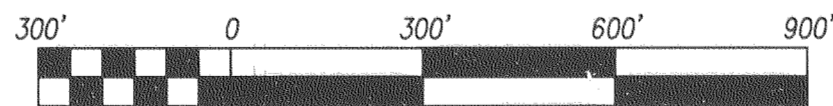
CHECKED BY: LDE	DRAWN BY: DWD	SCALE: NTS	DATE: 08/01/05	JOB NO. 04153
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#050022635

SUBDIVISION PLAT
OF
THE RETREAT
PHASE TWO
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
SCALE = 1"=300' AUGUST 1, 2005



7 Large/Small Plat(s) Recorded
herewith as # 050022635



SCALE 1" = 300'

SEE SHEET 1 OF 7 FOR NOTES AND CERTIFICATIONS

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
22 September 2005
at 11:13 AM/BM PB PG
DOCUMENT # 050022635
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

SHEET 2 OF 7



Rickmond Engineering, Inc.

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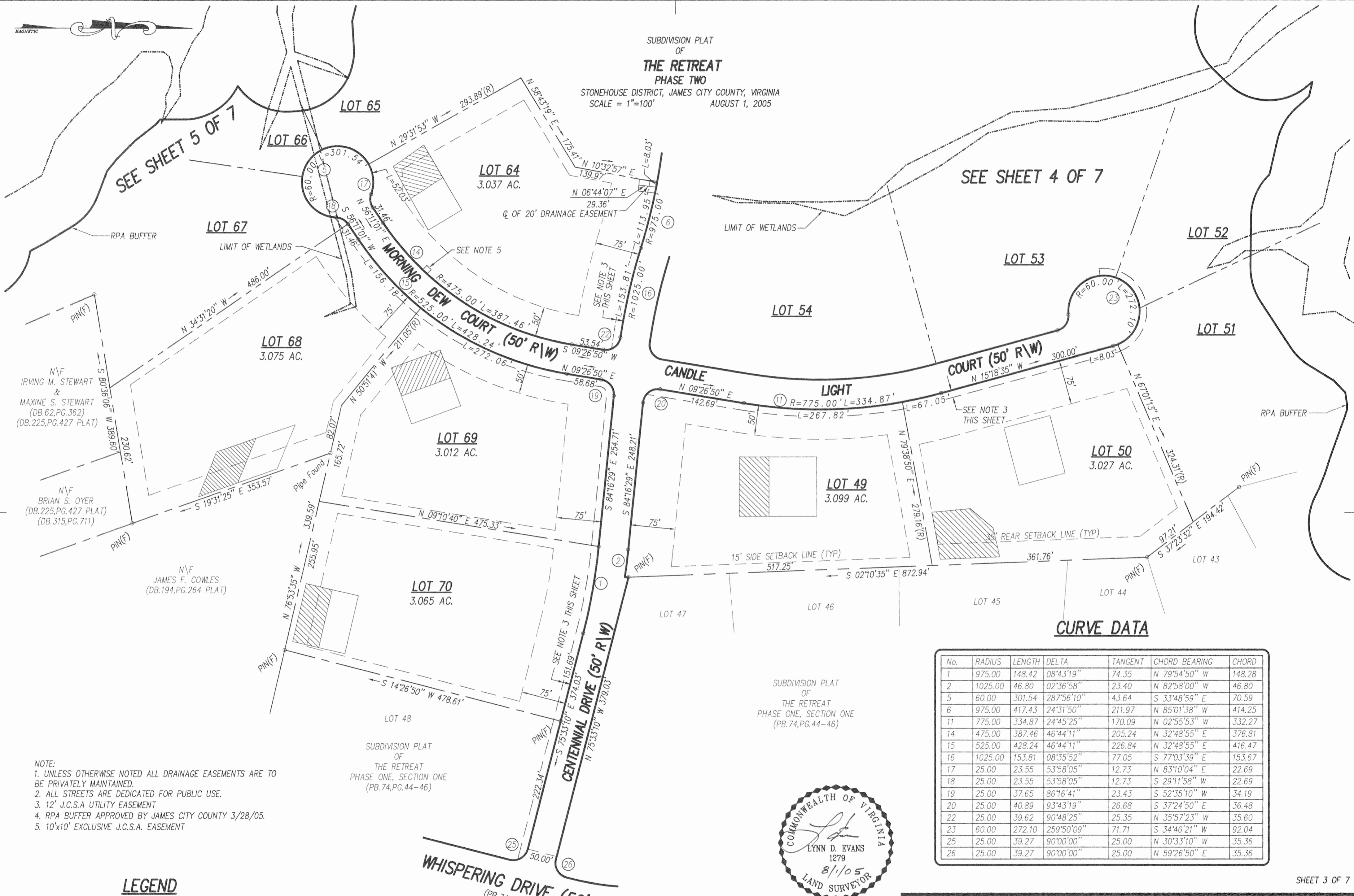
www.rickmond.com

CHECKED BY: LDE	DRAWN BY: DWD	SCALE: 1"=300'	DATE: 08/01/05	JOB NO. 04153
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#050022635

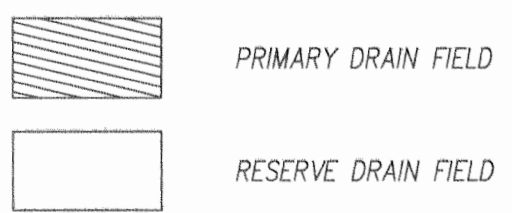
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SUBDIVISION PLAT OF THE RETREAT PHASE TWO
 STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
 SCALE = 1"=100' AUGUST 1, 2005



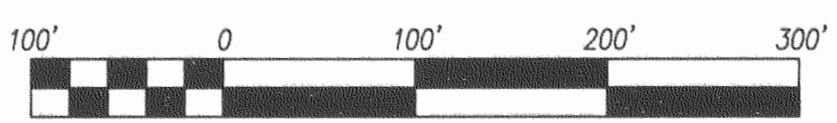
- NOTE:
 1. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
 2. ALL STREETS ARE DEDICATED FOR PUBLIC USE.
 3. 12' J.C.S.A UTILITY EASEMENT
 4. RPA BUFFER APPROVED BY JAMES CITY COUNTY 3/28/05.
 5. 10'x10' EXCLUSIVE J.C.S.A. EASEMENT

LEGEND

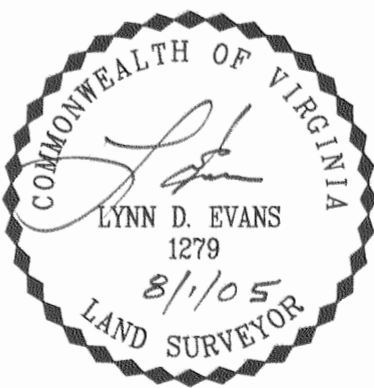


City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 11:13 AM PM, PG. 22 September 2005
 DOCUMENT # 050022635
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk

7 Large/Small Plats Recorded herewith as # 050022635



SCALE 1"= 100'
 SEE SHEET 1 OF 7 FOR NOTES AND CERTIFICATIONS



CURVE DATA

No.	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
1	975.00	148.42	08°43'19"	74.35	N 79°54'50" W	148.28
2	1025.00	46.80	02°36'58"	23.40	N 82°58'00" W	46.80
5	60.00	301.54	287°56'10"	43.64	S 33°48'59" E	70.59
6	975.00	417.43	24°31'50"	211.97	N 85°01'38" W	414.25
11	775.00	334.87	24°45'25"	170.09	N 02°55'53" W	332.27
14	475.00	387.46	46°44'11"	205.24	N 32°48'55" W	376.81
15	525.00	428.24	46°44'11"	226.84	N 32°48'55" E	416.47
16	1025.00	153.81	08°35'52"	77.05	S 77°03'39" E	153.67
17	25.00	23.55	53°58'05"	12.73	N 83°10'04" E	22.69
18	25.00	23.55	53°58'05"	12.73	S 29°11'58" W	22.69
19	25.00	37.65	86°16'41"	23.43	S 52°35'10" W	34.19
20	25.00	40.89	93°43'19"	26.68	S 37°24'50" E	36.48
22	25.00	39.62	90°48'25"	25.35	N 35°57'23" W	35.60
23	60.00	272.10	259°50'09"	71.71	S 34°46'21" W	92.04
25	25.00	39.27	90°00'00"	25.00	N 30°33'10" W	35.36
26	25.00	39.27	90°00'00"	25.00	N 59°26'50" E	35.36

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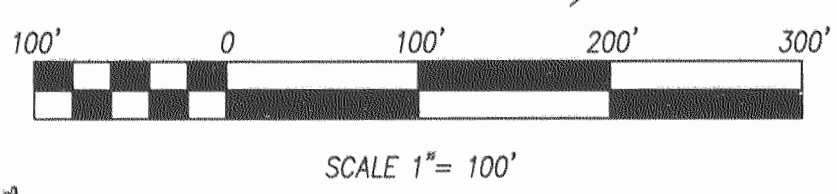
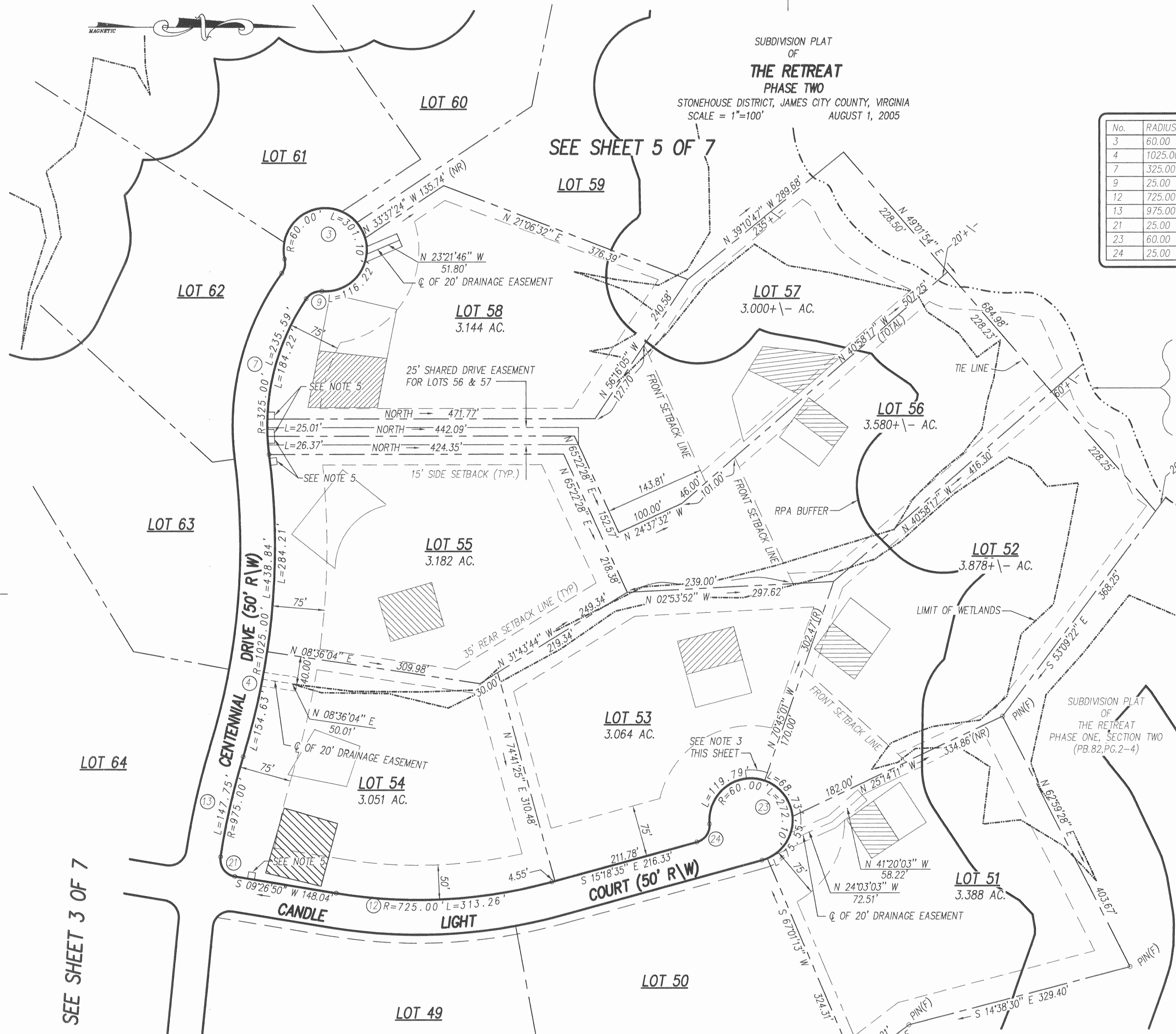
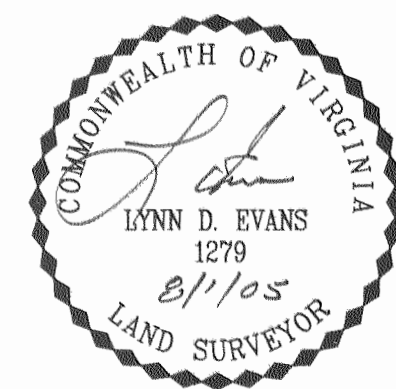
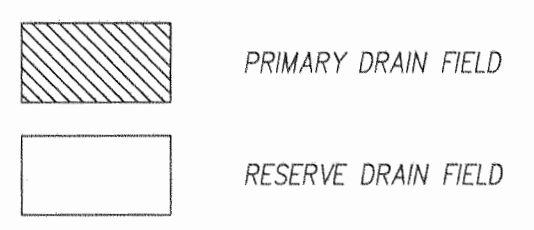
Table with 7 columns: No., RADIUS, LENGTH, DELTA, TANGENT, CHORD BEARING, CHORD. Contains 12 rows of curve data.

N/F B.S. BOWMER, JR. ARLINE H. BOWMER (DB.95,PG.184)

PROPERTY LINE IS THE CENTER LINE OF THE STREAM AS SHOWN ON "BOUNDARY SURVEY OF LAND TO BE ACQUIRED BY LHIW, LAND INVESTORS, INC. " DATED 1/27/97 PREPARED BY SUTTON & JAMES P.C.

- NOTE: 1. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED. 2. ALL STREETS ARE DEDICATED FOR PUBLIC USE. 3. 12' J.C.S.A. UTILITY EASEMENT 4. RPA BUFFER APPROVED BY JAMES CITY COUNTY 3/28/05. 5. 10'x10' J.C.S.A. UTILITY EASEMENT 6. THE WATER SERVICE LINE AND WATER METER FOR LOT 54 SHALL MAINTAIN A 10 FEET HORIZONTAL SEPARATION FROM THE SEWERAGE DRAINFIELD(S).

LEGEND



SEE SHEET 1 OF 7 FOR NOTES AND CERTIFICATIONS

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 22 September 2005 at 11:13 AM P.M. PG. DOCUMENT # 050022635 Betsy B. Woolridge, Clerk

Large/Small Plat(s) Recorded herewith as # 050022635

Rickmond Engineering, Inc. ENGINEERING SURVEYING LAND PLANNING 1643 MERRIMAC TRAIL WILLIAMSBURG, VA. VOICE: (757) 229-1776 FAX: (757) 229-4683 Vint Hill • P.O. Box 861647 WARRENTON, VA. VOICE: (540) 349-7730 FAX: (540) 349-7731 www.rickmond.com

Table with 5 columns: CHECKED BY: LDE, DRAWN BY: DWD, SCALE: 1"=100', DATE: 08/01/05, JOB NO. 04153



CURVE DATA

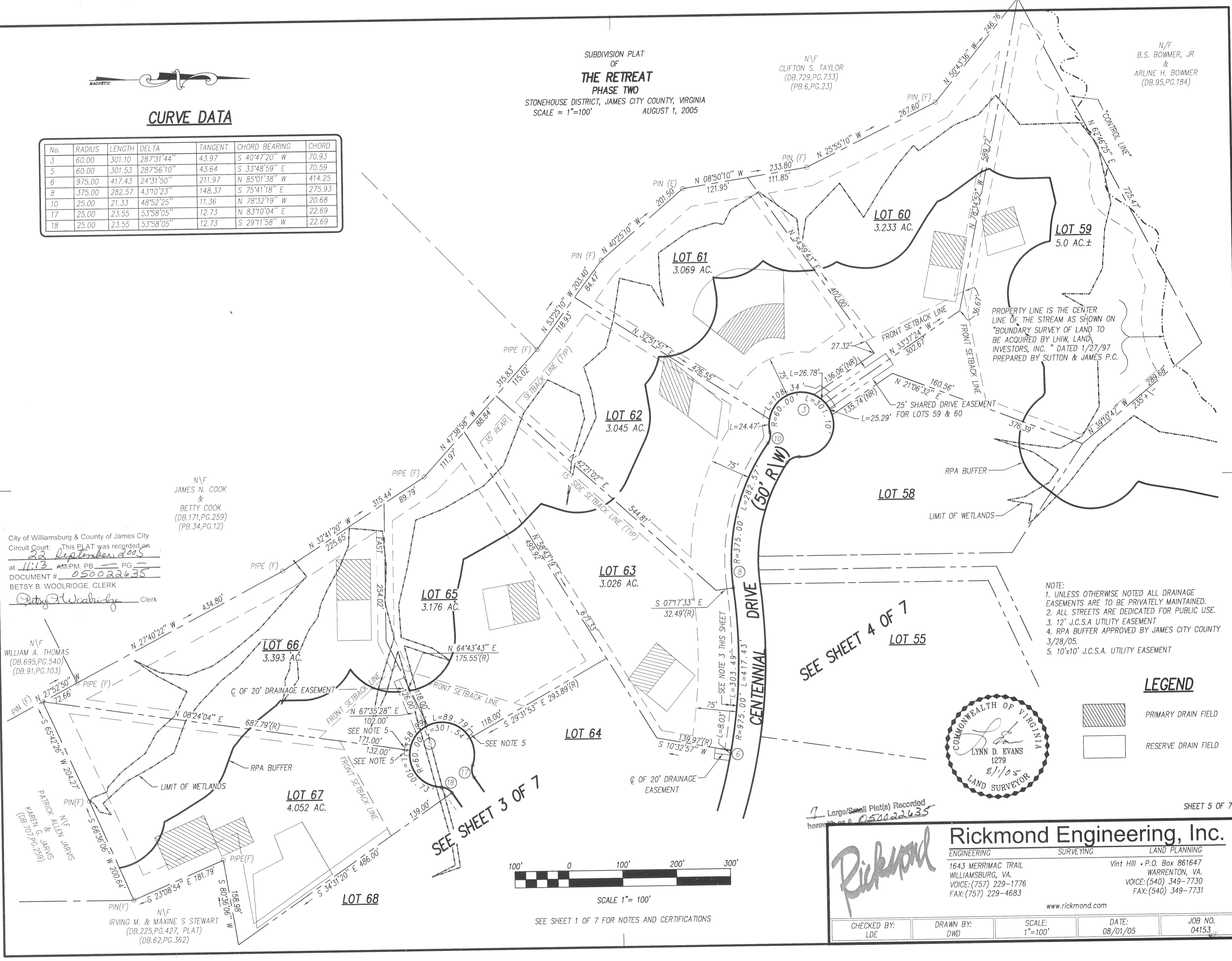
No.	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
3	60.00	301.10	287°31'44"	43.97	S 40°47'20" W	70.93
5	60.00	301.53	287°56'10"	43.64	S 33°48'59" E	70.59
6	975.00	417.43	24°31'50"	211.97	N 85°01'38" W	414.25
8	375.00	282.57	43°10'23"	148.37	S 75°41'18" E	275.93
10	25.00	21.33	48°52'25"	11.36	N 78°32'19" W	20.68
17	25.00	23.55	53°58'05"	12.73	N 83°10'04" E	22.69
18	25.00	23.55	53°58'05"	12.73	S 29°11'58" W	22.69

SUBDIVISION PLAT
 OF
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 PHASE TWO
 STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
 SCALE = 1"=100' AUGUST 1, 2005

N/F
 CLIFTON S. TAYLOR
 (DB.729,PG.733)
 (PB.6,PG.23)

N/F
 B.S. BOWMER, JR
 &
 ARLINE H. BOWMER
 (DB.95,PG.184)

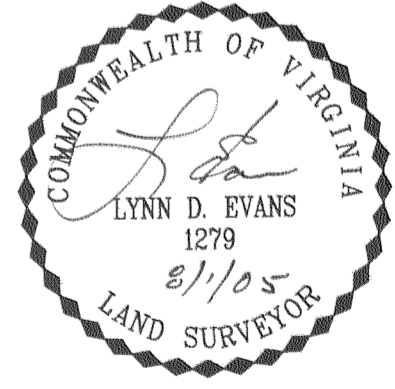
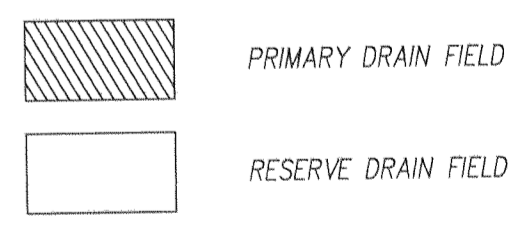
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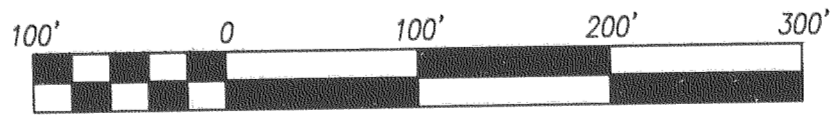
PROPERTY LINE IS THE CENTER
 LINE OF THE STREAM AS SHOWN ON
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 4. RPA BUFFER APPROVED BY JAMES CITY COUNTY 3/28/05.
 5. 10'x10' J.C.S.A. UTILITY EASEMENT

LEGEND



7 Large/Small Plat(s) Recorded
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SCALE 1"= 100'
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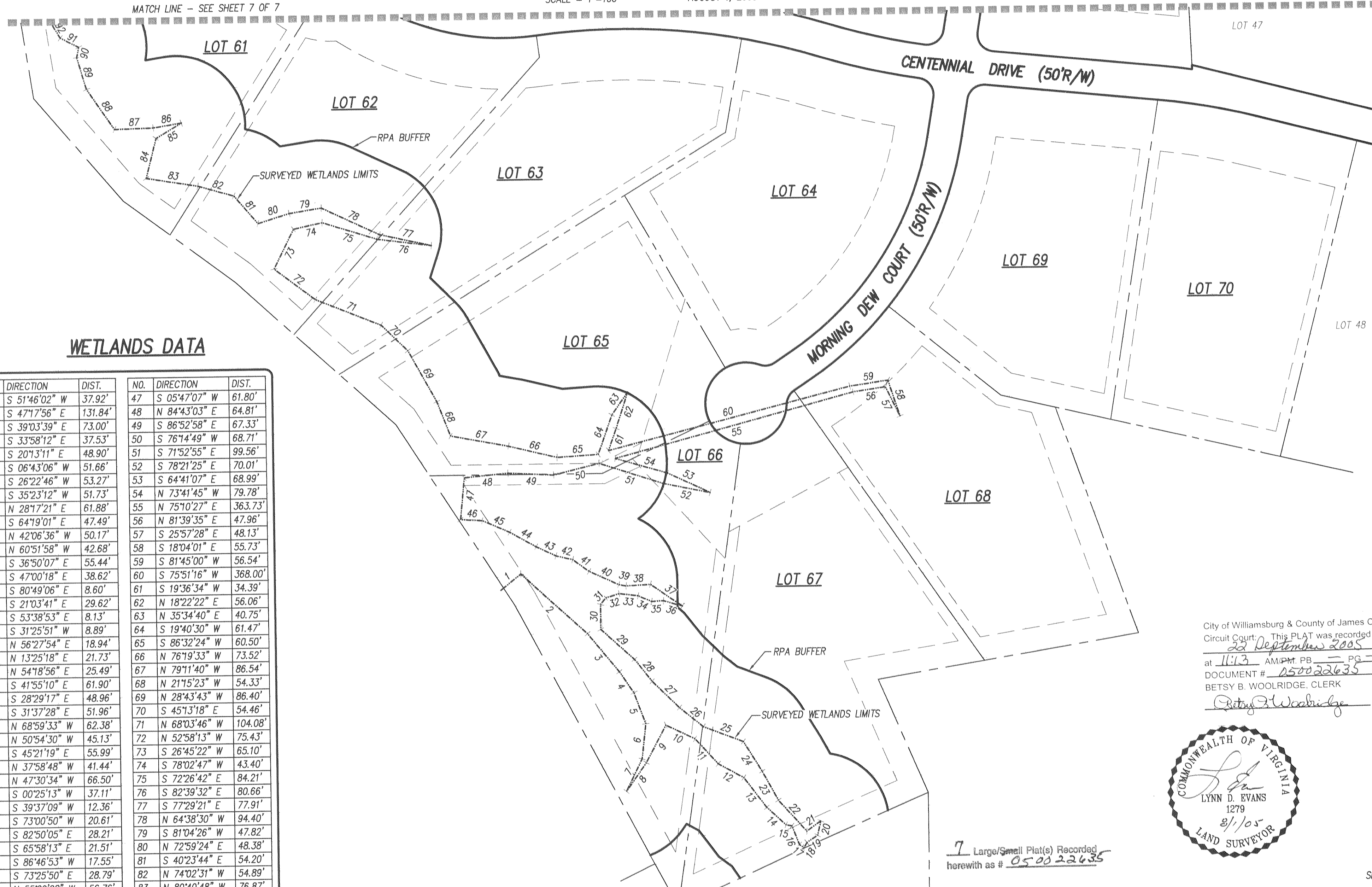
N/F
 WILLIAM A. THOMAS
 (DB.695,PG.540)
 (DB.91,PG.103)

N/F
 PATRICK ALLEN JARVIS
 KAREN G. JARVIS
 (DB.707,PG.259)

N/F
 IRVING M. & MAXINE S. STEWART
 (DB.225,PG.427, PLAT)
 (DB.62,PG.362)

SUBDIVISION PLAT
OF
THE RETREAT
PHASE TWO
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
SCALE = 1"=100'
AUGUST 1, 2005

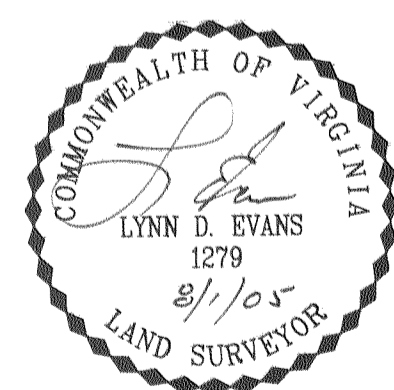
MATCH LINE - SEE SHEET 7 OF 7



WETLANDS DATA

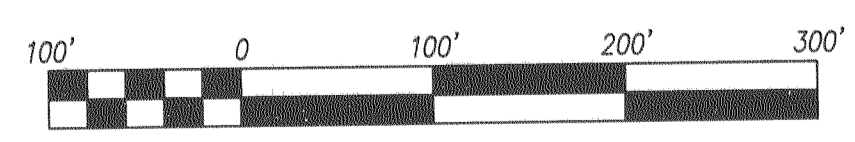
NO.	DIRECTION	DIST.	NO.	DIRECTION	DIST.
1	S 51°46'02" W	37.92'	47	S 05°47'07" W	61.80'
2	S 47°17'56" E	131.84'	48	N 84°43'03" E	64.81'
3	S 39°03'39" E	73.00'	49	S 86°52'58" E	67.33'
4	S 33°58'12" E	37.53'	50	S 76°14'49" W	68.71'
5	S 20°13'11" E	48.90'	51	S 71°52'55" E	99.56'
6	S 06°43'06" W	51.66'	52	S 78°21'25" E	70.01'
7	S 26°22'46" W	53.27'	53	S 64°41'07" E	68.99'
8	S 35°23'12" W	51.73'	54	N 73°41'45" W	79.78'
9	N 28°17'21" E	61.88'	55	N 75°10'27" E	363.73'
10	S 64°19'01" E	47.49'	56	N 81°39'35" E	47.96'
11	N 42°06'36" W	50.17'	57	S 25°57'28" E	48.13'
12	N 60°51'58" W	42.68'	58	S 18°04'01" E	55.73'
13	S 36°50'07" E	55.44'	59	S 81°45'00" W	56.54'
14	S 47°00'18" E	38.62'	60	S 75°51'16" W	368.00'
15	S 80°49'06" E	8.60'	61	S 19°36'34" W	34.39'
16	S 21°03'41" E	29.62'	62	N 18°22'22" E	56.06'
17	S 53°38'53" E	8.13'	63	N 35°34'40" E	40.75'
18	S 31°25'51" W	8.89'	64	S 19°40'30" W	61.47'
19	N 56°27'54" E	18.94'	65	S 86°32'24" W	60.50'
20	N 13°25'18" E	21.73'	66	N 76°19'33" W	73.52'
21	N 54°18'56" E	25.49'	67	N 79°11'40" W	86.54'
22	S 41°55'10" E	61.90'	68	N 21°15'23" W	54.33'
23	S 28°29'17" E	48.96'	69	N 28°43'43" W	86.40'
24	S 31°37'28" E	51.96'	70	S 45°13'18" E	54.46'
25	N 68°59'33" W	62.38'	71	N 68°03'46" W	104.08'
26	N 50°54'30" W	45.13'	72	N 52°58'13" W	75.43'
27	S 45°21'19" E	55.99'	73	S 26°45'22" W	65.10'
28	N 37°58'48" W	41.44'	74	S 78°02'47" W	43.40'
29	N 47°30'34" W	66.50'	75	S 72°26'42" E	84.21'
30	S 00°25'13" W	37.11'	76	S 82°39'32" E	80.66'
31	S 39°37'09" W	12.36'	77	S 77°29'21" E	77.91'
32	S 73°00'50" W	20.61'	78	N 64°38'30" W	94.40'
33	S 82°50'05" E	28.21'	79	S 81°04'26" W	47.82'
34	S 65°58'13" E	21.51'	80	N 72°59'24" E	48.38'
35	S 86°46'53" W	17.55'	81	S 40°23'44" E	54.20'
36	S 73°25'50" E	28.79'	82	N 74°02'31" W	54.89'
37	N 55°09'08" W	56.76'	83	N 80°40'48" W	76.87'
38	S 87°01'08" W	35.72'	84	S 14°29'03" W	60.80'
39	S 78°48'09" E	11.27'	85	N 59°20'25" E	43.76'
40	S 65°18'39" E	47.57'	86	N 80°42'10" E	41.99'
41	N 54°01'39" W	29.63'	87	S 88°28'39" W	57.31'
42	S 76°39'35" E	25.32'	88	S 34°21'35" E	71.71'
43	N 64°35'08" W	31.89'	89	N 16°16'39" W	49.03'
44	N 60°25'04" W	44.63'	90	N 12°02'18" E	15.56'
45	N 66°24'14" W	43.59'	91	S 62°37'50" E	30.54'
46	N 86°34'41" W	32.04'	92	N 31°23'28" W	61.75'

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 11:13 AM/PM PB 22 PG 22
DOCUMENT # 050022635
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



7 Large/Small Plat(s) Recorded
herewith as # 050022635

SHEET 6 OF 7



SCALE 1"=100'

SEE SHEET 1 OF 7 FOR NOTES AND CERTIFICATIONS

Rickmond

Rickmond Engineering, Inc.

ENGINEERING SURVEYING LAND PLANNING

1643 MERRIMAC TRAIL
WILLIAMSBURG, VA.
VOICE: (757) 229-1776
FAX: (757) 229-4683

Vint Hill • P.O. Box 861647
WARRENTON, VA.
VOICE: (540) 349-7730
FAX: (540) 349-7731

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CHECKED BY: LDE	DRAWN BY: DWD	SCALE: 1"=100'	DATE: 08/01/05
			JOB NO. 04153

#050022635

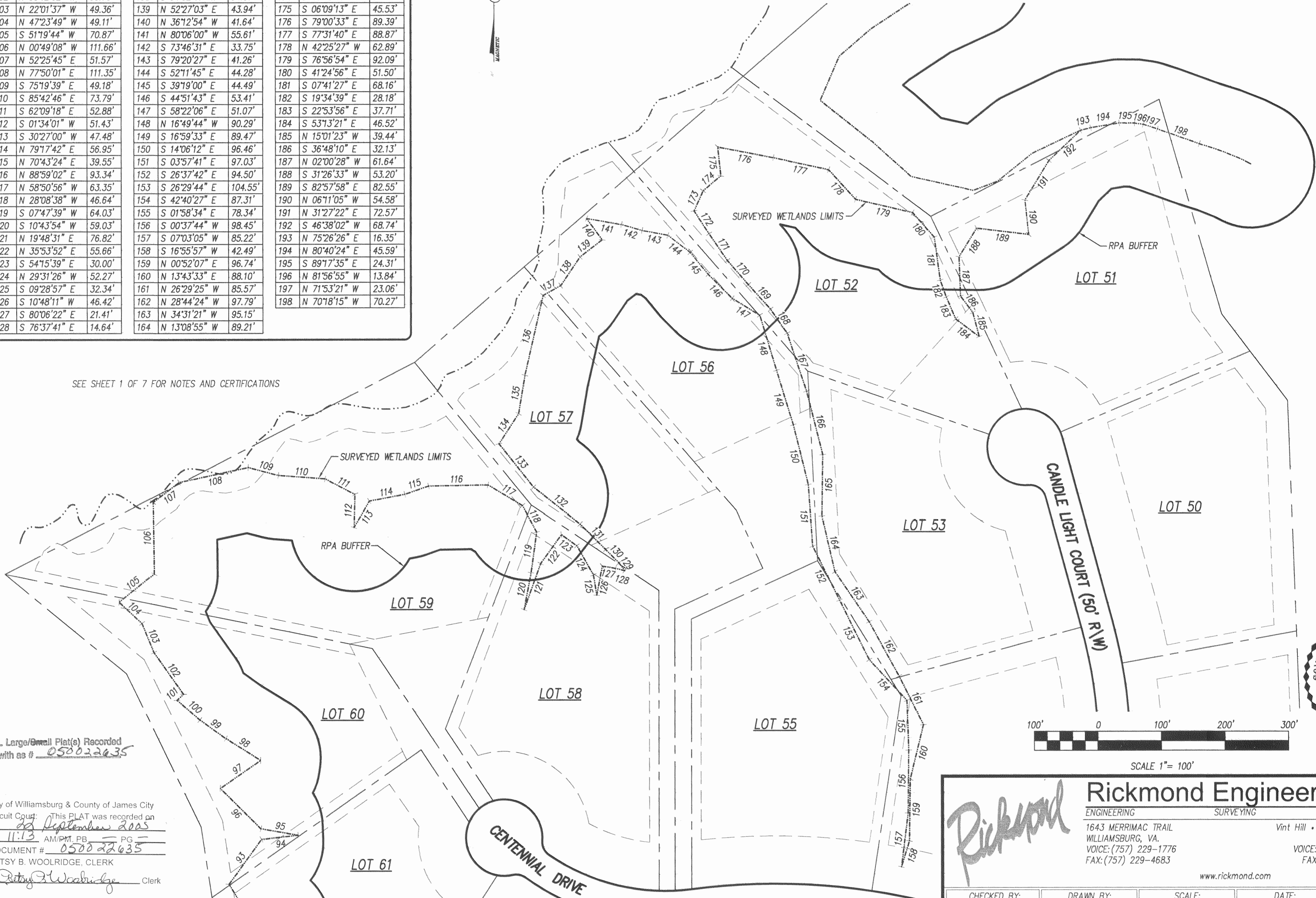
WETLANDS DATA

NO.	DIRECTION	DIST.	NO.	DIRECTION	DIST.	NO.	DIRECTION	DIST.
93	S 36°04'26" W	86.62'	129	N 37°01'54" W	15.08'	165	N 00°48'04" E	96.34'
94	N 83°25'34" E	57.82'	130	S 44°51'56" E	29.49'	166	N 14°07'57" W	103.40'
95	S 80°05'13" E	59.25'	131	N 45°20'30" W	56.90'	167	N 18°35'01" W	95.38'
96	S 45°08'48" E	89.87'	132	N 51°28'03" W	92.86'	168	N 34°34'42" W	45.78'
97	S 55°29'37" W	77.25'	133	N 38°42'57" W	86.92'	169	N 41°52'25" W	52.32'
98	S 58°06'16" E	64.63'	134	S 32°57'13" W	56.71'	170	N 40°55'08" W	50.04'
99	S 54°17'20" E	50.30'	135	S 09°31'36" W	61.33'	171	N 34°17'04" W	51.29'
100	S 49°15'17" E	47.48'	136	N 12°56'34" E	128.29'	172	N 33°01'52" W	42.94'
101	N 47°13'26" E	13.95'	137	S 60°49'39" W	31.73'	173	S 24°15'34" W	34.59'
102	N 35°12'02" W	80.75'	138	S 34°02'41" W	54.57'	174	S 49°45'45" W	36.40'
103	N 22°01'37" W	49.36'	139	N 52°27'03" E	43.94'	175	S 06°09'13" E	45.53'
104	N 47°23'49" W	49.11'	140	N 36°12'54" W	41.64'	176	S 79°00'33" E	89.39'
105	S 51°19'44" W	70.87'	141	N 80°06'00" W	55.61'	177	S 77°31'40" E	88.87'
106	N 00°49'08" W	111.66'	142	S 73°46'31" E	33.75'	178	N 42°25'27" W	62.89'
107	N 52°25'45" E	51.57'	143	S 79°20'27" E	41.26'	179	S 76°56'54" E	92.09'
108	N 77°50'01" E	111.35'	144	S 52°11'45" E	44.28'	180	S 41°24'56" E	51.50'
109	S 75°19'39" E	49.18'	145	S 39°19'00" E	44.49'	181	S 07°41'27" E	68.16'
110	S 85°42'46" E	73.79'	146	S 44°51'43" E	53.41'	182	S 19°34'39" E	28.18'
111	S 62°09'18" E	52.88'	147	S 58°22'06" E	51.07'	183	S 22°53'56" E	37.71'
112	S 01°34'01" W	51.43'	148	N 16°49'44" W	90.29'	184	S 53°13'21" E	46.52'
113	S 30°27'00" W	47.48'	149	S 16°59'33" E	89.47'	185	N 15°01'23" W	39.44'
114	N 79°17'42" E	56.95'	150	S 14°06'12" E	96.46'	186	S 36°48'10" E	32.13'
115	N 70°43'24" E	39.55'	151	S 03°57'41" E	97.03'	187	N 02°00'28" W	61.64'
116	N 88°59'02" E	93.34'	152	S 26°37'42" E	94.50'	188	S 31°26'33" W	53.20'
117	N 58°50'56" W	63.35'	153	S 26°29'44" E	104.55'	189	S 82°57'58" E	82.55'
118	N 28°08'38" W	46.64'	154	S 42°40'27" E	87.31'	190	N 06°11'05" W	54.58'
119	S 07°47'39" W	64.03'	155	S 01°58'34" E	78.34'	191	N 31°27'22" E	72.57'
120	S 10°43'54" W	59.03'	156	S 00°37'44" W	98.45'	192	S 46°38'02" W	68.74'
121	N 19°48'31" E	76.82'	157	S 07°03'05" W	85.22'	193	N 75°26'26" E	16.35'
122	N 35°53'52" E	55.66'	158	S 16°55'57" W	42.49'	194	N 80°40'24" E	45.59'
123	S 54°15'39" E	30.00'	159	N 00°52'07" E	96.74'	195	S 89°17'35" E	24.31'
124	N 29°31'26" W	52.27'	160	N 13°43'33" E	88.10'	196	N 81°56'55" W	13.84'
125	S 09°28'57" E	32.34'	161	N 26°29'25" W	85.57'	197	N 71°53'21" W	23.06'
126	S 10°48'11" W	46.42'	162	N 28°44'24" W	97.79'	198	N 70°18'15" W	70.27'
127	S 80°06'22" E	21.41'	163	N 34°31'21" W	95.15'			
128	S 76°37'41" E	14.64'	164	N 13°08'55" W	89.21'			

SUBDIVISION PLAT
OF
THE RETREAT
PHASE TWO
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
SCALE = 1"=100' AUGUST 1, 2005

#050022635

SEE SHEET 1 OF 7 FOR NOTES AND CERTIFICATIONS



7 Large/Small Plat(s) Recorded
herewith as # 050022635

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
22 September 2005
at 11:13 AM/PM, PG 1
DOCUMENT # 050022635
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

COMMONWEALTH OF VIRGINIA

Lynn D. Evans
LYNN D. EVANS
1279
8/1/05
LAND SURVEYOR

SCALE 1" = 100'

SHEET 7 OF 7

Rickmond

Rickmond Engineering, Inc.

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CHECKED BY: LDE	DRAWN BY: DWD	SCALE: 1"=100'	DATE: 08/01/05	JOB NO. 04153
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MATCH LINE - SEE SHEET 6 OF 7