

140010816

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MCFARLIN PARK, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO NOL, L.L.C. BY DEED DATED SEPTEMBER 12, 2011 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT NO. 110019146.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE COTTAGES AT STONE HAVEN, PHASE I, LOTS 12-27 AND 38-46 AND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES:

Scott A. Wilc, Manager
 NOL, L.L.C. DATE: 4/21/14
 PRINTED NAME: Scott A. Wilc

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City County
 Cynthia A. Sliver, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS
 21 DAY OF April, 2014
Cynthia A. Sliver
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: June 30, 2018
 NOTARY REGISTRATION NUMBER: 172174

AREA TABULATION
 THE COTTAGES AT STONEHAVEN, PHASE I
 LOTS 12-27, AND 38-46 (25 LOTS)

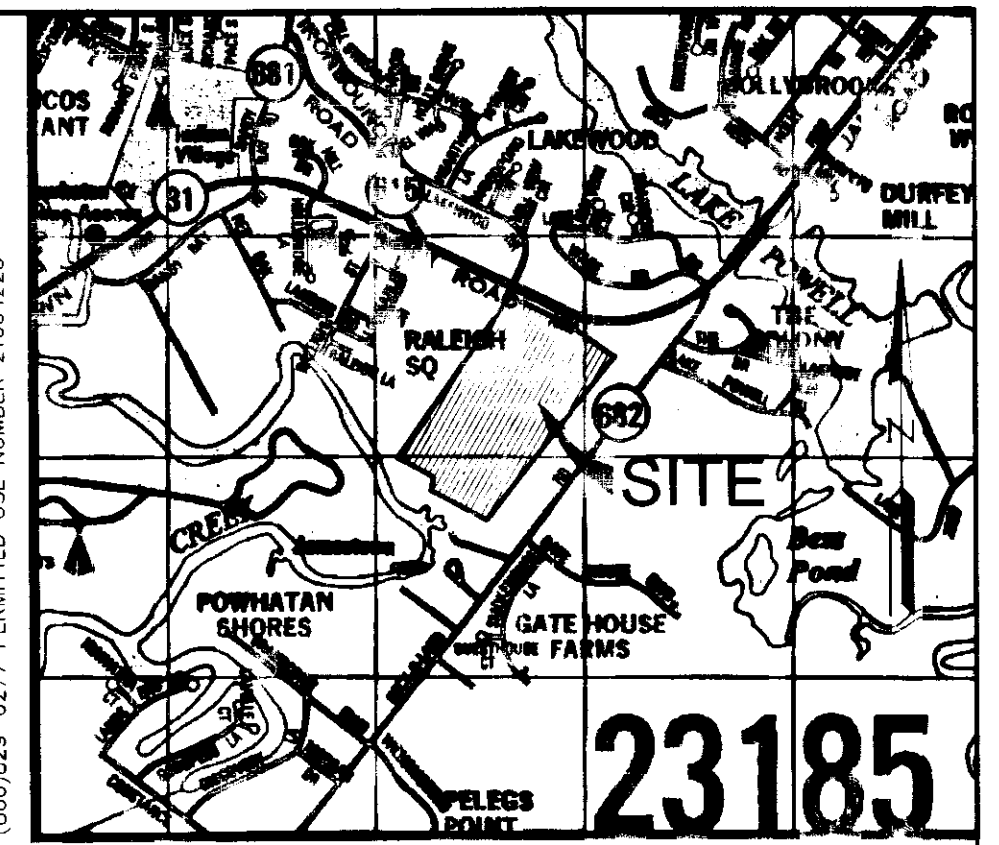
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	312,968 S.F.±	7.185 AC.±
AREA OF PUBLIC RIGHT-OF-WAY	106,598 S.F.±	2.447 AC.±
AREA OF COMMON AREA #1	64,754 S.F.±	1.487 AC.±
AREA OF COMMON AREA #2A	390,005 S.F.±	8.953 AC.±
AREA OF COMMON AREA #2B	71,834 S.F.±	1.649 AC.±
TOTAL AREA SUBDIVIDED (PHASE I)	946,159 S.F.±	21.721 AC.±
AVERAGE LOT SIZE	12,519 S.F.±	0.287 AC.±
SMALLEST LOT (LOTS 20-23)	10,400 S.F.±	0.239 AC.±
LARGEST LOT (LOT 26)	17,538 S.F.±	0.403 AC.±
GROSS LOTS PER ACRE IN PHASE I	1.15	
UNDISTURBED NATURAL OPEN SPACE EASEMENT #4A	17,848 S.F.±	0.410 AC.±
UNDISTURBED NATURAL OPEN SPACE EASEMENT #5	50,277 S.F.±	1.154 AC.±
UNDISTURBED NATURAL OPEN SPACE EASEMENT #6	10,142 S.F.±	0.233 AC.±
UNDISTURBED NATURAL OPEN SPACE EASEMENT #4B	143,068 S.F.±	3.284 AC.±

NOTES:

- SEE SHEETS 4 AND 5 FOR DESCRIPTION OF NATURAL OPEN SPACE EASEMENTS
- SEE SHEET 6 FOR DESCRIPTION OF BMP #1

NOTES:

- PROPERTY IS ZONED R-2, (GENERAL RESIDENTIAL).
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND UNLESS OTHERWISE NOTED.
- ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE AND HEREBY DEDICATED TO THE COTTAGES AT STONE HAVEN HOMEOWNER'S ASSOCIATION.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THE LOTS SHOWN LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER F.I.R.M. #51095C, PANEL 185 C, FOR COMMUNITY #510201, DATED SEPTEMBER 28, 2007.
- ALL ROADS SHALL BE PUBLIC RIGHT-OF-WAYS AND SHALL BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AFTER ACCEPTANCE INTO THE STATE-MAINTAINED ROAD SYSTEM.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORDED PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- THIS PLAT IS BASED ON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- WETLAND AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- VDOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF STATE MAINTAINED RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF SUCH.
- THE DRG GRANTED APPROVAL TO EXCEPTIONS TO SECTIONS 18-43 AND 19-45 ON MARCH 28, 2008.
- THE ADDRESS FOR THE PARCEL IS 201 NECK-O-LAND ROAD.
- THIS PROPERTY IS A PORTION OF TAX PARCEL ID 4741400002.
- BUILDING SETBACKS PER ORDINANCE FOR R2-ZONING:
 FRONT - 25'
 REAR - 35'
 SIDE - 10'
- ALL COMMON AREAS SHALL BE DEDICATED TO THE COTTAGES AT STONE HAVEN HOMEOWNER'S ASSOCIATION.
- ALL BMP MAINTENANCE/ACCESS EASEMENTS SHALL BE PRIVATE AND HEREBY DEDICATED TO THE COTTAGES AT STONE HAVEN HOMEOWNER'S ASSOCIATION.
- PER COMMENT LETTER FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION DATED AUGUST 9, 2013 THE PUBLIC RIGHTS-OF-WAY ARE INTENDED TO BE DEDICATED FOR STATE MAINTENANCE AT A LATER DATE AND ARE TO BE KNOWN IN THE FUTURE AS "ROUTE 1758" (STONE HAVEN DRIVE) AND "ROUTE 1759" (BROWNSTONE CIRCLE).



VICINITY MAP SCALE 1"=2000'

REFERENCE:
 INSTRUMENT #090018209
 JCC CASE #S-0032-2013

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.
Thomas C. Sublett 7/18/13
 THOMAS C. SUBLETT, L.S. #001886 DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
Cynthia A. Sliver 7/1/14
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

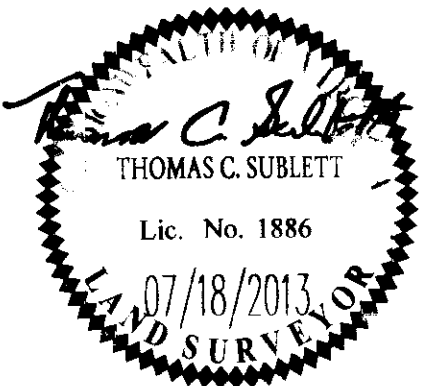
VDOT APPROVAL

Charles Carter 4/16/14
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 21st DAY OF April, 2014.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:47 AM/PM
 INSTRUMENT # 140010816
 TESTE: *Betsy B. Woolridge*, DC
 BETSY B. WOOLRIDGE, CLERK

6 Large/Small Plat(s) Recorded
 herewith as # 140010816

Rev.	Date	Description	Revised By
1	8/22/13	REVISED PER COUNTY COMMENTS DATED JULY 31, 2013	JFS

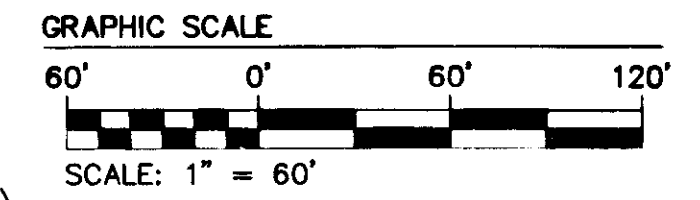


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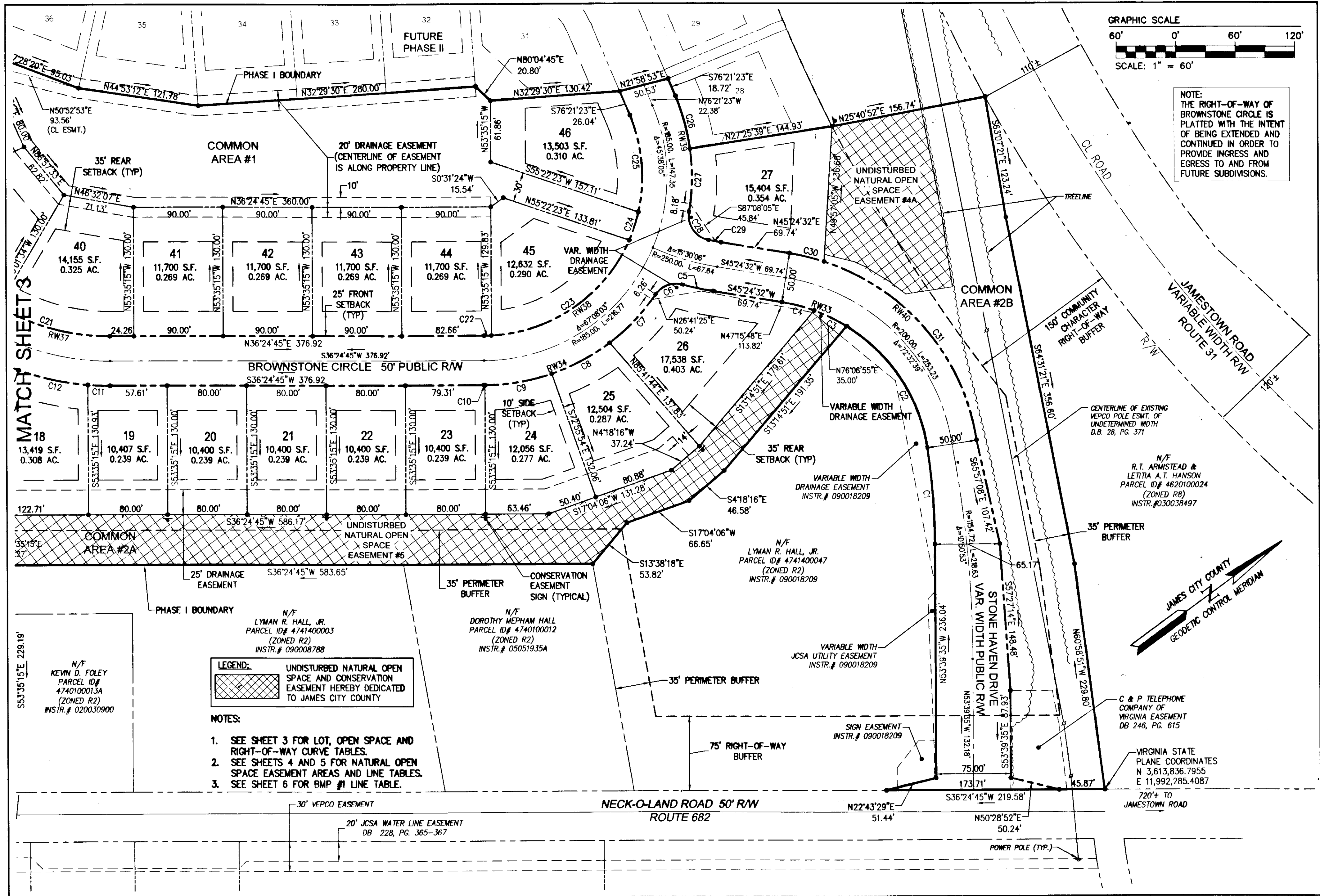
PLAT OF SUBDIVISION
 PHASE I, LOTS 12-27, AND 38-46
THE COTTAGES AT STONE HAVEN
 OWNER/DEVELOPER: NOL, L.L.C.
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS
 Project Number: 9700-02
 Scale: NA Date: 07/18/13
 Sheet Number: 1 of 6

140010816



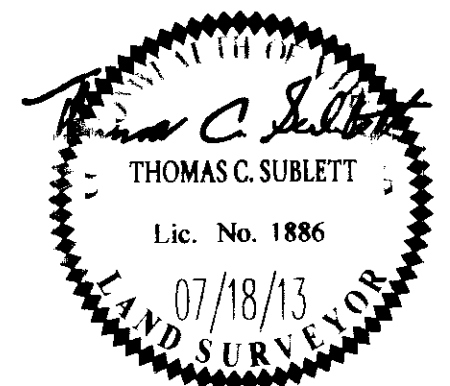
NOTE: THE RIGHT-OF-WAY OF BROWNSTONE CIRCLE IS PLATTED WITH THE INTENT OF BEING EXTENDED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS.



LEGEND: UNDISTURBED NATURAL OPEN SPACE AND CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY

- NOTES: 1. SEE SHEET 3 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY CURVE TABLES. 2. SEE SHEETS 4 AND 5 FOR NATURAL OPEN SPACE EASEMENT AREAS AND LINE TABLES. 3. SEE SHEET 6 FOR BMP #1 LINE TABLE.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on July 2, 2014 at 3:47 PM, PG 140010816. Document # 140010816. BETSY B. WOOLRIDGE, CLERK. JFS



AES CONSULTING ENGINEERS, 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

PLAT OF SUBDIVISION PHASE I, LOTS 12-27, AND 38-46 THE COTTAGES AT STONE HAVEN OWNER/DEVELOPER: NOL, L.L.C. BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

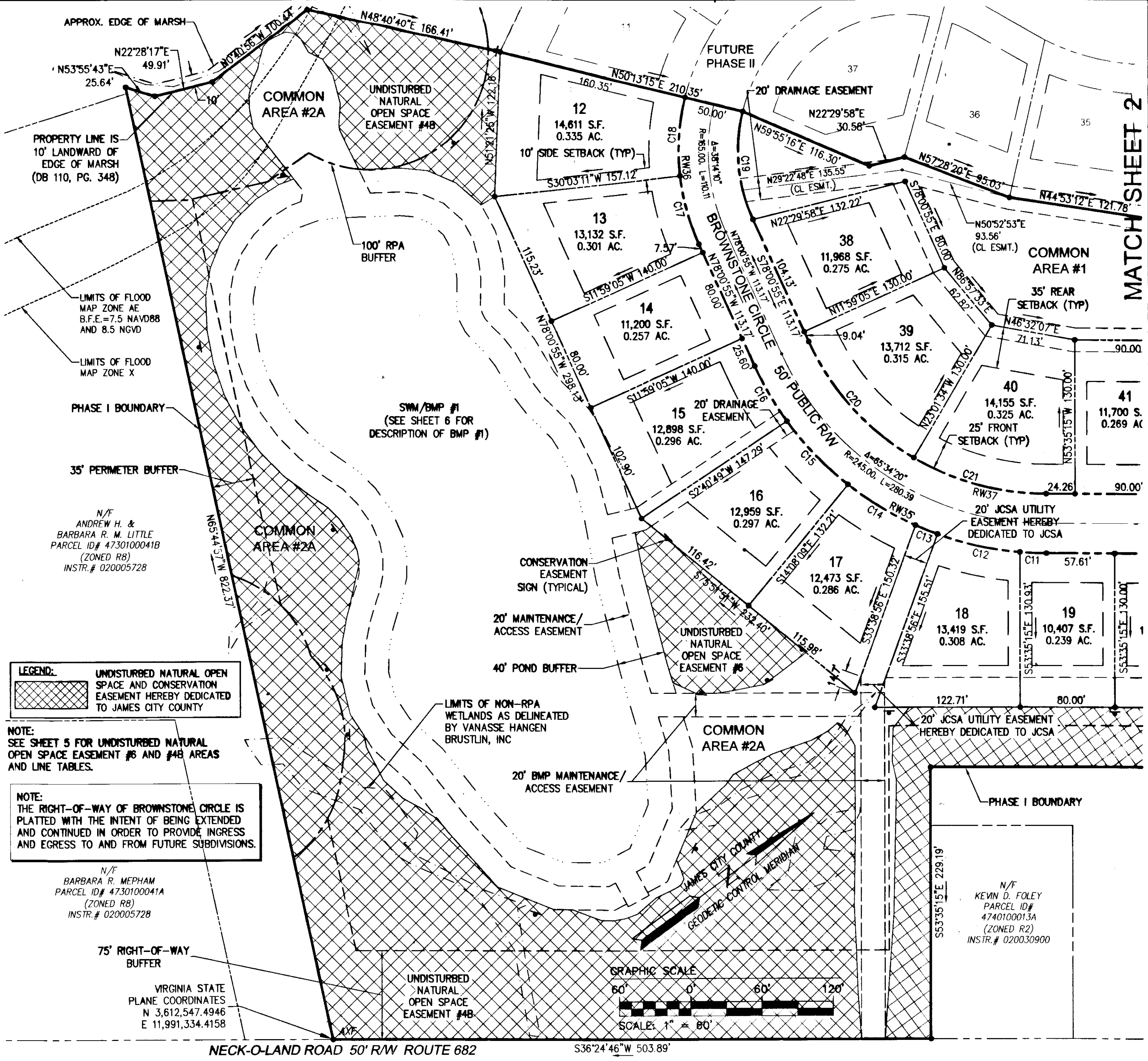
Project Contacts: TCS. Project Number: 9700-02. Scale: 1"=60'. Date: 07/18/13. Sheet Number: 2 of 6

140010816

MATCH SHEET 2

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	8°23'15"	669.56'	98.02'	49.10'	97.93'	N57°51'12"W
C2	49°41'13"	175.00'	151.76'	81.02'	147.05'	N86°53'26"W
C3	11°51'09"	175.00'	36.20'	18.17'	36.14'	S62°20'23"W
C4	11°00'17"	175.00'	33.61'	16.86'	33.56'	S50°54'40"W
C5	6°35'40"	275.00'	31.65'	15.84'	31.63'	S48°42'22"W
C6	71°01'02"	25.00'	30.99'	17.84'	29.04'	S16°29'41"W
C7	18°26'44"	210.00'	67.61'	34.10'	67.31'	S9°47'28"E
C8	18°06'06"	210.00'	66.35'	33.45'	66.07'	S8°28'57"W
C9	18°41'31"	210.00'	68.51'	34.56'	68.21'	S26°52'46"W
C10	0°11'14"	210.00'	0.69'	0.34'	0.69'	S36°19'09"W
C11	4°45'24"	270.00'	22.41'	11.21'	22.41'	S38°47'27"W
C12	15°10'55"	270.00'	71.54'	35.98'	71.33'	S48°45'37"W
C13	4°14'53"	270.00'	20.02'	10.01'	20.01'	S58°28'30"W
C14	14°08'09"	270.00'	66.61'	33.48'	66.44'	S67°40'01"W
C15	15°49'22"	270.00'	74.56'	37.52'	74.33'	S82°38'47"W
C16	11°25'37"	270.00'	53.85'	27.01'	53.76'	N83°43'43"W
C17	18°04'06"	190.00'	59.92'	30.21'	59.67'	N68°58'52"W
C18	20°10'04"	190.00'	66.88'	33.79'	66.53'	N49°51'47"W
C19	38°14'10"	140.00'	93.43'	48.53'	91.70'	S58°53'50"E
C20	35°00'39"	220.00'	134.43'	69.39'	132.35'	N84°28'45"E
C21	30°33'41"	220.00'	117.35'	60.11'	115.96'	N51°41'36"E
C22	2°37'45"	160.00'	7.34'	3.67'	7.34'	N35°05'53"E
C23	63°38'56"	160.00'	177.74'	99.30'	168.74'	S15°37'32"W
C24	10°45'34"	160.00'	30.05'	15.07'	30.00'	N35°14'43"W
C25	35°43'53"	160.00'	99.78'	51.57'	98.17'	N58°29'26"W
C26	15°08'53"	210.00'	55.52'	27.92'	55.36'	S68°46'56"E
C27	17°22'34"	210.00'	63.69'	32.09'	63.44'	N52°31'12"W
C28	87°28'44"	25.00'	38.17'	23.92'	34.57'	N87°34'18"W
C29	3°16'49"	225.00'	12.88'	6.44'	12.88'	S47°02'56"W
C30	9°07'31"	225.00'	35.83'	17.96'	35.80'	S49°58'17"W
C31	63°25'09"	225.00'	249.05'	139.01'	236.53'	S86°14'37"W

RW CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RW33	72°32'39"	175.00'	221.57'	128.42'	207.07'	S81°40'51"W
RW34	55°25'35"	210.00'	203.15'	110.31'	195.32'	S8°41'58"W
RW35	65°34'20"	270.00'	309.00'	173.91'	292.41'	S69°11'55"W
RW36	38°14'10"	190.00'	126.80'	65.86'	124.46'	N58°53'50"W
RW37	65°34'20"	220.00'	251.78'	141.70'	238.26'	N69°11'55"E
RW38	112°46'08"	160.00'	314.91'	240.68'	266.49'	N19°58'19"W
RW39	32°31'27"	210.00'	119.21'	61.26'	117.61'	S60°05'39"E
RW40	72°32'39"	225.00'	284.88'	165.11'	266.23'	N81°40'51"E



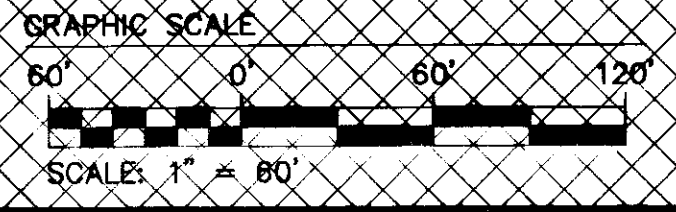
LEGEND:
 UNDISTURBED NATURAL OPEN SPACE AND CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY

NOTE:
 SEE SHEET 5 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT #6 AND #4B AREAS AND LINE TABLES.

NOTE:
 THE RIGHT-OF-WAY OF BROWNSTONE CIRCLE IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS.

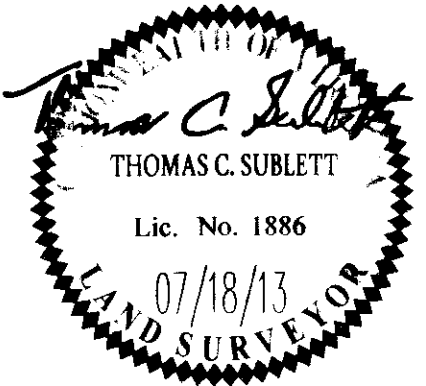
N/F
 BARBARA R. MEPHAM
 PARCEL ID# 4730100041A
 (ZONED R8)
 INSTR.# 020005728

VIRGINIA STATE PLANE COORDINATES
 N 3,612,547.4946
 E 11,991,334.4158



NECK-O-LAND ROAD 50' R/W ROUTE 682 S36°24'46"W 503.89'

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on		
at <u>3:47 PM</u> <u>July 2, 2014</u>		Large Small Plat(s) Recorded
Document # <u>140010816</u>		herewith as # <u>140010816</u>
BETSY B. WOOLRIDGE, CLERK		
_____, Dep. Clerk		
Rev	Date	Description

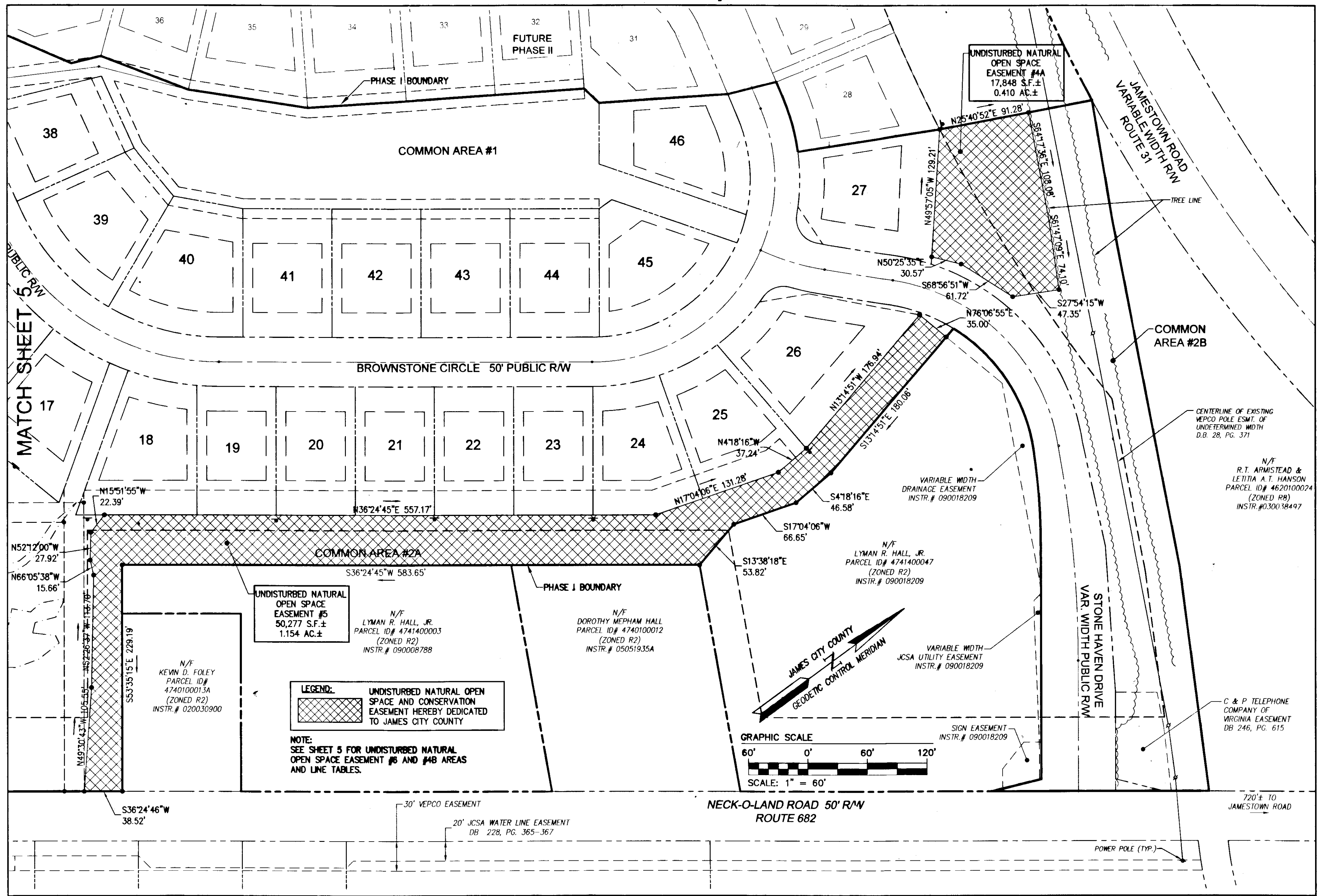


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SUBDIVISION PLAT
PHASE I, LOTS 12-27 AND 38-46
THE COTTAGES AT STONE HAVEN
 OWNER/DEVELOPER: NOL, L.L.C.
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS
 Project Number: 9700-02
 Scale: 1"=80' Date: 07/18/13
 Sheet Number: **3 of 6**

14000816

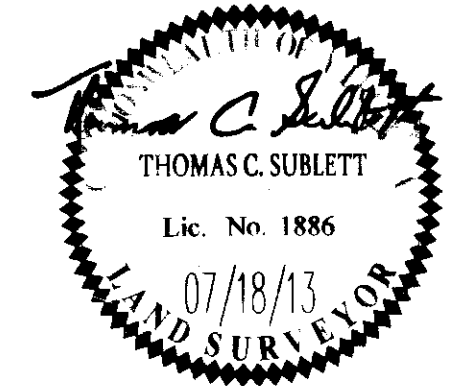


City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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at 3:41 AM/PM, PG. 6
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Dep. Clerk

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SUBDIVISION PLAT
PHASE I, LOTS 12-27 AND 38-46

THE COTTAGES AT STONE HAVEN
OWNER/DEVELOPER: NOL, L.L.C.

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

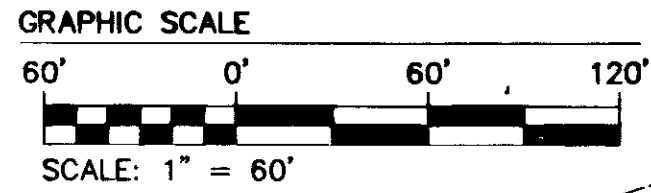
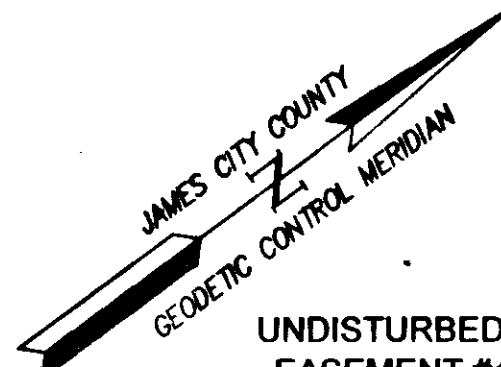
Project Contacts: TCS

Project Number: 9700-02

Scale: 1"=60' Date: 07/18/13

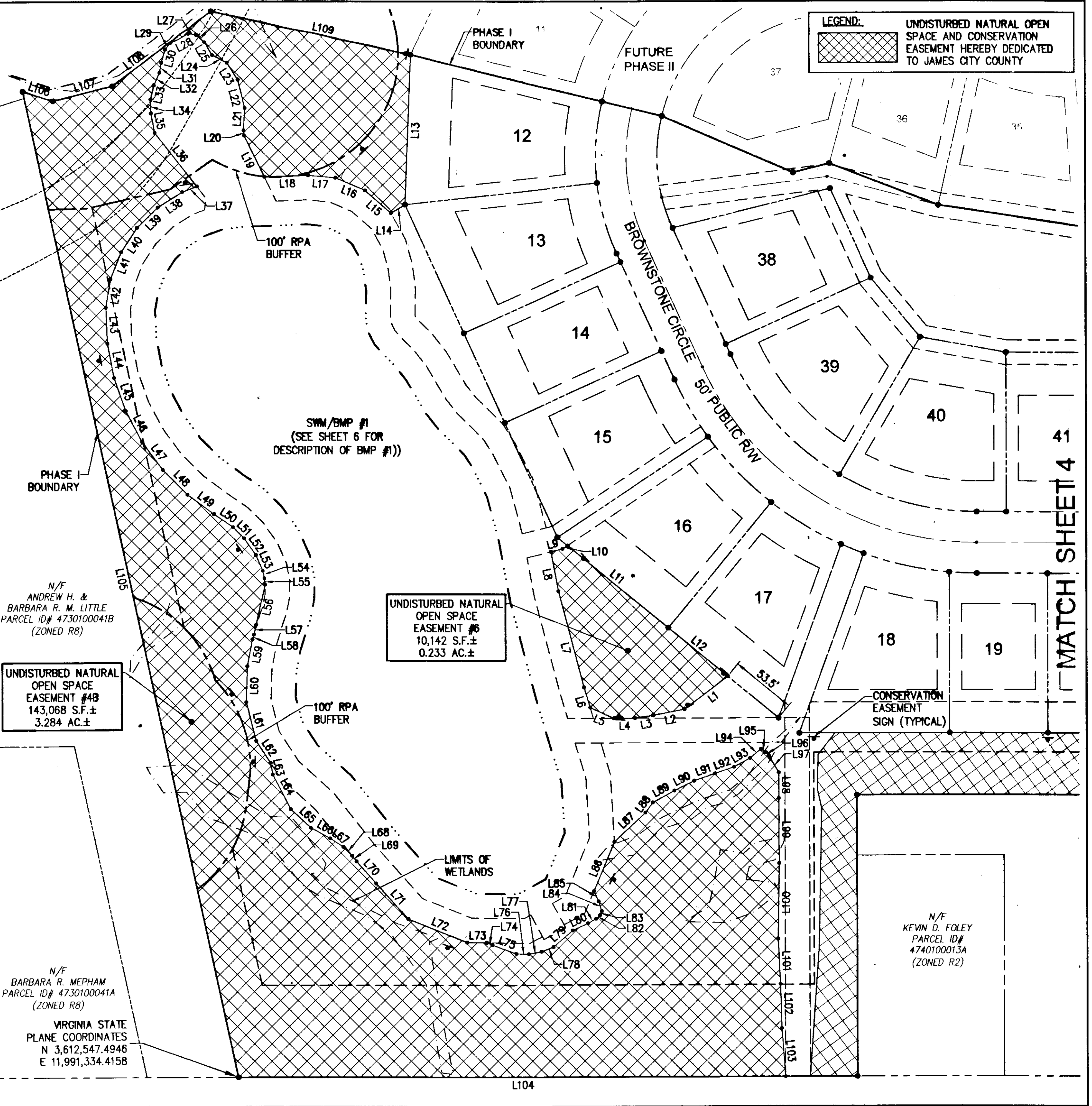
Sheet Number
4 of 6

140010816



UNDISTURBED NATURAL OPEN SPACE
EASEMENT #4B AND #6 LINE TABLES

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N0°45'43"W	44.19'	L38	N4°07'22"E	23.62'	L75	S56°56'13"W	20.83'
L2	N25°27'17"E	26.11'	L39	N7°57'52"W	23.62'	L76	S37°26'54"W	10.30'
L3	N27°19'39"E	14.83'	L40	N20°03'07"W	23.62'	L77	S25°19'09"W	10.40'
L4	N36°24'45"E	17.27'	L41	N32°08'22"W	23.62'	L78	S15°49'02"W	10.40'
L5	N61°14'23"E	21.16'	L42	N44°13'37"W	23.48'	L79	S4°12'05"E	20.60'
L6	S70°14'00"E	17.33'	L43	N55°50'43"W	29.43'	L80	S11°16'42"W	13.62'
L7	S68°13'52"E	81.14'	L44	N64°20'31"W	28.48'	L81	S7°22'37"W	7.41'
L8	S64°08'31"E	32.69'	L45	N72°50'20"W	28.48'	L82	S6°12'27"E	4.40'
L9	S23°03'51"W	5.70'	L46	N81°20'08"W	28.48'	L83	S30°28'57"E	3.76'
L10	S2°40'49"W	4.82'	L47	N89°49'57"W	28.48'	L84	S71°09'31"E	8.25'
L11	S75°51'51"W	105.97'	L48	S81°40'15"W	28.48'	L85	S77°43'54"E	9.14'
L12	S75°51'51"W	62.46'	L49	S73°10'26"W	26.65'	L86	S30°52'43"E	43.38'
L13	N51°21'25"W	122.16'	L50	S70°44'23"W	18.68'	L87	S6°26'05"E	24.28'
L14	N4°50'55"E	13.32'	L51	S81°24'01"W	13.00'	L88	S17°29'10"E	10.24'
L15	N77°39'11"E	28.10'	L52	N88°51'03"W	16.67'	L89	S7°31'38"W	20.07'
L16	N59°38'15"E	26.25'	L53	N77°16'44"W	13.89'	L90	S10°09'19"W	17.96'
L17	N41°37'19"E	22.17'	L54	N64°48'57"W	6.30'	L91	S17°04'35"W	18.04'
L18	N34°13'10"E	22.82'	L55	N60°20'23"W	5.22'	L92	S17°31'54"W	16.30'
L19	S79°33'54"E	37.66'	L56	N40°48'18"W	33.71'	L93	S7°23'56"W	14.97'
L20	S60°46'42"E	4.38'	L57	N40°48'18"W	8.10'	L94	S3°41'18"E	11.47'
L21	S50°06'44"E	17.98'	L58	N36°46'07"W	4.15'	L95	S70°22'37"W	4.79'
L22	S68°00'14"E	23.83'	L59	N42°39'27"W	22.36'	L96	S85°43'14"W	4.00'
L23	S85°47'48"E	16.56'	L60	N51°51'14"W	29.22'	L97	N84°00'37"W	15.64'
L24	N63°11'03"E	13.21'	L61	N67°37'57"W	32.53'	L98	N53°39'51"W	21.07'
L25	S83°31'18"E	12.46'	L62	N86°33'15"W	21.26'	L99	N53°47'56"W	52.83'
L26	N74°41'43"E	8.72'	L63	N64°35'29"W	9.97'	L100	N52°38'28"W	61.64'
L27	N45°10'20"E	6.47'	L64	N80°52'57"W	31.66'	L101	N56°23'08"W	37.14'
L28	N9°38'39"E	16.16'	L65	S79°14'57"W	22.20'	L102	N55°25'52"W	35.80'
L29	N13°28'34"W	6.78'	L66	S65°09'08"W	17.92'	L103	N57°51'22"W	39.56'
L30	N37°18'44"W	11.09'	L67	S70°02'46"W	12.91'	L104	N36°24'46"E	445.38'
L31	N43°08'20"W	8.22'	L68	S81°51'35"W	9.98'	L106	S53°55'43"W	25.64'
L32	N29°26'00"W	11.26'	L69	S88°12'40"W	5.73'	L107	S22°28'17"W	49.91'
L33	N40°05'16"W	11.90'	L70	S84°39'44"W	24.16'	L108	S0°40'56"E	100.44'
L34	N55°01'39"W	11.37'	L71	S84°39'44"W	38.86'	L109	S48°40'40"W	166.41'
L35	N64°46'00"W	16.08'	L72	S58°11'59"W	51.64'			
L36	S88°31'18"W	44.92'	L73	S36°59'27"W	16.07'			
L37	N16°12'37"E	12.71'	L74	S58°02'08"W	4.82'			



N/F
ANDREW H. &
BARBARA R. M. LITTLE
PARCEL ID# 4730100041B
(ZONED R8)

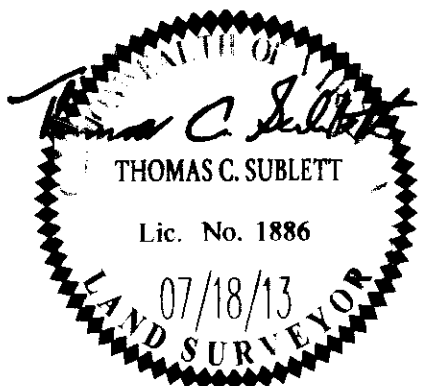
UNDISTURBED NATURAL
OPEN SPACE
EASEMENT #4B
143,068 S.F.±
3.284 AC.±

N/F
BARBARA R. MEPHAM
PARCEL ID# 4730100041A
(ZONED R8)

VIRGINIA STATE
PLANE COORDINATES
N 3,612,547.4946
E 11,991,334.4158

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
July 2, 2014
at 3:47 AM/PM, PG. PG.
Document # 140010816
BETSY B. WOOLRIDGE, CLERK
Amy Stray, Dep. Clerk

6 Large/Small Plat(s) Recorded herewith as # 140010816	JFS Revised By
REVISION PER COUNTY ORDINANCES DATED JULY 31, 2013	
Rev.	Date



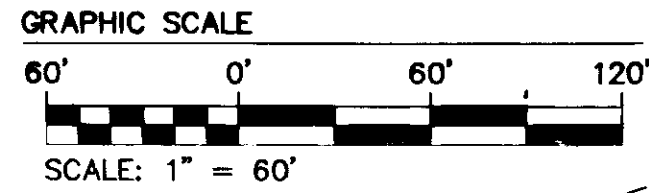
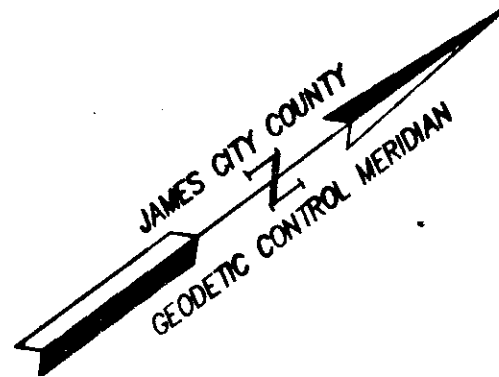
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

SUBDIVISION PLAT
PHASE I, LOTS 12-27 AND 38-46
THE COTTAGES AT STONE HAVEN
OWNER/DEVELOPER: NOL, L.L.C.

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TCS
Project Number:	9700-02
Scale:	1"=60'
Date:	07/18/13
Sheet Number:	5 of 6

140010816



BMP #1 LINE TABLE

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S70°14'00"E	30.29'	L34	N32°08'22"W	19.39'
L2	S56°51'50"E	48.28'	L35	N20°03'07"W	19.39'
L3	S30°52'43"E	51.68'	L36	N7°57'52"W	19.39'
L4	S8°16'26"W	11.65'	L37	N4°07'22"E	19.39'
L5	S81°43'34"E	22.71'	L38	N16°12'37"E	9.77'
L6	S8°16'26"W	20.00'	L39	N44°09'37"W	9.34'
L7	N81°43'34"W	22.71'	L40	S88°31'18"W	12.47'
L8	S8°16'26"W	6.41'	L41	N28°04'13"E	55.58'
L9	S36°59'27"W	42.30'	L42	S80°11'21"E	22.33'
L10	S58°11'59"W	43.19'	L43	N34°13'10"E	25.18'
L11	S84°39'44"W	57.70'	L44	N41°37'19"E	17.70'
L12	S88°12'40"W	54.47'	L45	N59°38'15"E	19.91'
L13	S78°55'21"W	38.37'	L46	N77°39'11"E	21.42'
L14	N86°33'15"W	29.47'	L47	S82°26'37"E	18.43'
L15	N67°37'57"W	26.43'	L48	S68°45'19"E	17.51'
L16	N51°51'14"W	24.84'	L49	S60°34'51"E	16.52'
L17	N42°39'27"W	19.72'	L50	S52°38'02"E	23.02'
L18	N36°46'07"W	19.34'	L51	S73°29'21"E	11.41'
L19	N41°57'10"W	14.32'	L52	N82°39'46"E	21.67'
L20	N53°23'03"W	13.81'	L53	N88°20'02"E	16.66'
L21	N64°48'57"W	13.68'	L54	S84°13'26"E	31.27'
L22	N77°16'44"W	18.10'	L55	N88°15'38"E	14.54'
L23	N88°51'03"W	20.40'	L56	N80°41'56"E	16.04'
L24	S81°24'01"W	16.58'	L57	N81°28'19"E	14.14'
L25	S70°44'23"W	20.12'	L58	S85°56'03"E	15.09'
L26	S73°10'26"W	24.74'	L59	S79°52'24"E	30.12'
L27	S81°40'15"W	25.51'	L60	S68°31'45"E	38.28'
L28	N89°49'57"W	25.51'	L61	N64°21'55"W	20.02'
L29	N81°20'08"W	25.51'	L62	N64°08'31"W	32.43'
L30	N72°50'20"W	25.51'	L63	N68°13'52"W	82.21'
L31	N64°20'31"W	25.51'	L64	N70°14'00"W	20.97'
L32	N55°50'43"W	25.91'	L65	S70°14'00"E	20.87'

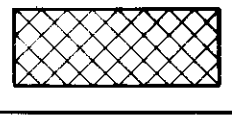
LIMITS OF FLOOD MAP ZONE AE
B.F.E.=7.5 NAVD88
AND 8.5 NGVD

LIMITS OF FLOOD MAP ZONE X

PHASE I BOUNDARY

N/F
ANDREW H. &
BARBARA R. LITTLE
PARCEL ID# 4730100041B
(ZONED R8)
INSTR.# 020005728

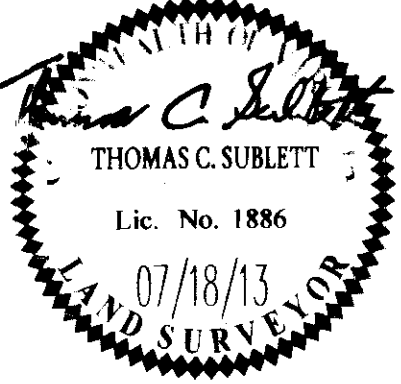
LIMITS OF WETLANDS

LEGEND:

 UNDISTURBED NATURAL OPEN SPACE AND CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY

NOTE:
 SEE SHEET 5 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT #6 AND #48 AREAS AND LINE TABLES.

N/F
BARBARA R. MEPHAM
PARCEL ID# 4730100041A
(ZONED R8)
INSTR.# 020005728

VIRGINIA STATE PLANE COORDINATES
 N 3,612,547.4946
 E 11,991,334.4158



SUBDIVISION PLAT
 PHASE I, LOTS 12-27 AND 38-46
THE COTTAGES AT STONE HAVEN
 OWNER/DEVELOPER: NOL, L.L.C.
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCB
 Project Number: 9700-02
 Scale: 1"=60' Date: 07/18/13
 Sheet Number
6 of 6

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on July 2, 2014 at 3:47 PM, PG 6 Document # 140010816 BETSY B. WOOLRIDGE, CLERK Dep. Clerk	Recorded herewith as # 140010816	JFS Revised By
REVISED PER COUNTY COMMENTS DATED JULY 31, 2013		
Rev. Date Description		

