150005625

JAMES CITY COUNTY GEODETIC CONTROL MERIDIAN

GRAPHIC SCALE
100' 0' 100' 200'
SCALE: 1" = 100'

NOTES:

1. SEE SHEET 3 OF 4 FOR LOT LAYOUT,
2. SEE SHEET 4 OF 4 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT.

JTR PROPERTIES, LLC
PARCEL ID# 4730100036
(ZONED LB)

N/F
JTR PROPERTIES, LLC
PARCEL ID# 4730100039
(ZONED R2)

EXIST. 20' DRAINAGE ESM'T
D.B. 353, PG. 229

PHASE II BOUNDARY

N27°51'29"E 867.25'

N/F
SHIBUI PROPERTIES LLC
PARCEL ID# 4732200001
(ZONED LB)

COMMON AREA #2C

N46°06'15"W 140.00'

S71°15'27"W 110.55'

SURVEY TIE LINE

S10°39'37"E 127.93'

S71°22'20"W 61.65'

N36°24'56"W 116.11'

PROPERTY LINE IS 10' LANDWARD OF EDGE OF MARSH (DB 110, PG. 348)

APPROX. EDGE OF MARSH

N8°19'22"W 206.30'

S89°28'23"W 69.27'

S83°09'36"W 145.10'

N/F
GERALD H. MEPHAM
PARCEL ID# 4730100040
(ZONED R2)

N62°03'45"W 189.01'

LIMITS OF FLOOD MAP ZONE AE B.F.E.=7.5 NAVD88 (2007 F.I.R.M.)

LIMITS OF FLOOD MAP ZONE X AREAS OF 2% ANNUAL CHANCE (2007 F.I.R.M.)

EXISTING 20' DRAINAGE EASEMENT D.B. 353, PG. 229

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

S59°03'03"W 162.96'

S9°18'09"E 280.76'

N/F
LYMAN R. HALL, JR.
PID #4741400001
INSTR.#120007790
INSTR.#090008788 (PLAT)
(ZONED R2)

N21°50'54"W 145.84'

S27°36'34"E 121.25'

LIMITS OF FLOOD MAP ZONE AE B.F.E.=7.0 NAVD88 PRELIMINARY FEMA MAP 2014

N50°27'27"E 156.84'

N51°45'4"E 305.06'

S50°27'27"W 139.16'

S36°03'17"W 127.64'

S63°36'41"E 426.37'

N/F
SHIBUI PROPERTIES LLC
PARCEL ID# 4732200004
(ZONED LB)

N/F
SHIBUI PROPERTIES LLC
PARCEL ID# 4732200003
(ZONED LB)

25.00' FLAG STEM TO JAMESTOWN ROAD (PART OF PID #4741400001)

PHASE II BOUNDARY

S63°23'11"W 141.91'

N63°23'11"E 142.56'

N36°03'17"E 124.72'

N33°14'17"E 350.41'

N51°32'28"E 79.61'

N33°14'17"E 125.71'

S85°39'29"E 158.91'

LIMITS OF WETLANDS PER RECORD PLAT INSTR.# 090008788

LIMITS OF FLOOD MAP ZONE X AREAS OF 2% ANNUAL CHANCE PRELIMINARY FEMA MAP 2014

COMMON AREA #2C

PHASE II
THE COTTAGES AT STONE HAVEN
987,176 S.F./22.662 AC.

LIMITS OF NON-RPA WETLANDS

BROWNSTONE CIRCLE
50' PUBLIC R/W

Δ=16°22'50"
R=1487.39'
L=425.24'
T=214.08'
C=423.79'
C.B.=S73°50'54"E

COMMON AREA #2C

JAMESTOWN ROAD
VARIABLE WIDTH R/W
ROUTE 31

COMMON AREA #3

166.41'
S48°40'40"W
S50°13'15"W 210.35'

118.30'
S59°55'16"W

95.03'
S57°28'20"W

121.78'
S44°53'12"W

S32°29'30"W 280.00'

130.42'
S32°29'30"W

N22°29'58"E 30.58'

N80°04'45"E 20.80'

S21°58'53"W 50.53'

Δ=15°08'53"
R=210.00'
L=55.52'
T=27.92'
C=55.36'
C.B.=S88°46'56"E

S76°21'23"E 18.72'

144.93'
S27°25'39"W

156.74'
S25°40'52"W

PHASE II BOUNDARY

THE COTTAGES AT STONE HAVEN
SECTION I
(INSTR. #140010816)
LOTS 12-27 AND 38-46

STONE HAVEN DRIVE
50' VAR. WIDTH PUBLIC R/W
(INSTR. #140010816)

BROWNSTONE CIRCLE
50' PUBLIC R/W
(INSTR. #140010816)

NOTE:
PRELIMINARY FEMA MAP 2014 AS SHOWN HEREON IS BASED ON JAMES CITY COUNTY GIS WEBSITE.

4 Large/~~Small~~ Plat(s) Recorded herewith as # 150005625

Rev	Date	Description	Revised By
1	11/11/14	REVISED PER COUNTY COMMENTS DATED [illegible]1, 2014	RMS

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 31, 2015
at 10:57 AM/PM, PB ____ PG ____
Document # 150005625
BETSY B. WOOLRIDGE, CLERK
Angelia Alderty, Dep. Clerk

THOMAS C. SUBLETT
Lic. No. 1886
11/11/2014
LAND SURVEYOR

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Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
PHASE II, LOTS 1-11, AND 28-37
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"=100'	Date 08/26/14
Sheet Number	2 of 4