

GENERAL NOTES

- 1. 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 THIS EASEMENT, FROM ANY CAUSE.
2. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
3. PROPOSED PARCELS WILL BE SERVED BY PUBLIC WATER AND SEWER.
4. ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER SERVICE CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.
5. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
6. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
7. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
8. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
9. PROPERTY LIES IN FIRM ZONE 'X' ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0041D, DATED DECEMBER 16, 2015.
10. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
13. LIMITS OF WETLANDS AND RESOURCE PROTECTION AREA (RPA) SHOWN ON THIS PLAT WERE TAKEN FROM APPROVED DESIGN PLANS TITLED 'STONEHOUSE TRACT 3 - PARCEL A & B SUBDIVISION PLAN' DATED AUGUST 4, 2017 PREPARED BY TIMMONS GROUP AND USED WITH THEIR PERMISSION. (JCC CASE #SP-0011-2017)
14. PARCEL A, SECTION 1 IS PLATTING LOTS 22 THROUGH 33. LOTS 36 THROUGH 41, & LOTS 78 THROUGH 86. (27 LOTS)
15. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET, FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS PLACED WITHIN THE EASEMENT.
16. THIS PROJECT IS ASSOCIATED WITH CASES Z-0004-2007/MP-0004-2007 & Z-0009-2014 WITH PROFFERS.
17. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
18. ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
19. PROPOSED RIGHTS-OF-WAY, FOXGLOVE DRIVE & ASTILBE LANE ARE HEREBY DEDICATED FOR PUBLIC USE.
20. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
21. PRIVATE STORMWATER PIPE CROSSING FOXGLOVE DRIVE WILL BE MAINTAINED IN ACCORDANCE WITH AGREEMENT TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF THIS PIPE. (SEE SHEET 4 FOR PIPE LOCATION)

SUBDIVISION OF
STONEHOUSE TRACT 3
PARCEL 'A' &
PARCEL 'A', SECTION 1
LOTS 22 THROUGH 33.
LOTS 36 THROUGH 41,
& LOTS 78 THROUGH 86

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/29/2019 JOB # 17-378



SHEET 1 OF 4

JCC-S-0011-2018

OWNERS CERTIFICATE: SCP-JTL STONEHOUSE OWNER 2 LLC

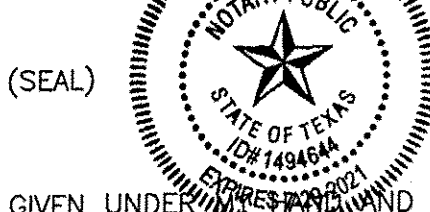
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: David A. Lane, DATE: 2-6-2019

NAME PRINTED: DAVID A. LANE, TITLE: AUTHORIZED REPRESENTATIVE

CERTIFICATE OF NOTARIZATION

STATE OF TEXAS
COUNTY OF Dallas
BEFORE ME, LINDA NEAL, ON THIS DAY PERSONALLY APPEARED DAVID A. LANE, KNOWN TO ME OR PROVED TO ME ON THE OATH OF OR THROUGH TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE KNOWS THE CONTENTS OF THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.



GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6 DAY OF February, 2019.
Notary Signature: Linda S. Neal
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF SCP-JTL STONEHOUSE OWNER 2 LLC AND WAS ACQUIRED FROM GS STONEHOUSE GREEN LAND SUB 2, LLC BY THAT CERTAIN DEED DATED APRIL 28, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 160007743.

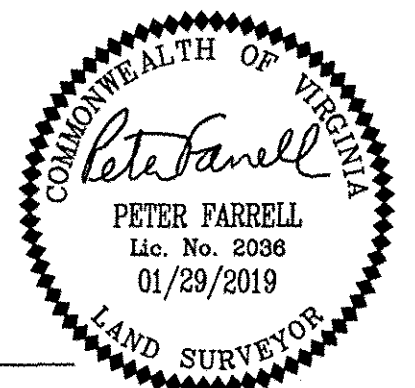
CERTIFICATE OF APPROVAL

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

2/26/19, Ella Cook, SUBDIVISION AGENT OF JAMES CITY COUNTY
12 Feb 2019, Steve Braker, VIRGINIA DEPARTMENT OF TRANSPORTATION

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.



01/29/2019, Peter Farrell, L.S. 2036

PROPERTY INFORMATION

PORTION OF PARCEL ID: #0540100015
ZONING DISTRICT: PUD-R PLANNED UNIT DEVELOPMENT WITH PROFFERS
PROPERTY OWNER: SCP-JTL STONEHOUSE OWNER 2 LLC
INST. #160007743
PROPERTY ADDRESS: 9351 SIX MOUNT ZION ROAD, TOANO, VIRGINIA 23168

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L14 with their respective bearings and distances.

CURVE TABLE with columns: CURVE, RADIUS, ARC, CHORD, CHORD BEARING, DELTA. Lists curves C1 through C35 with their respective geometric data.

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 27 DAY OF Feb., 2019.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 8:53 a.m.
INSTRUMENT # 190002836
TESTE: NONA A. FOLEY, CLERK

190002836

STONEHOUSE TRACT 3

VA STATE PLANE
SOUTH ZONE
(NAD 83)

N/F
STONEHOUSE
OWNERS FOUNDATION
PIN: 0540100017
INST. #140015279
INST. #090021691
(PLAT)

UNDISTURBED
NATURAL OPEN
SPACE EASEMENT #1

N/F
STONEHOUSE OWNERS FOUNDATION
PIN: 05400001B
INST. #150009055
INST. #070021208 (PLAT)

PARCEL "A"
(SEE SHEET 3)
PARCEL "A"
SECTION 1
(SEE SHEET 4)

PARCEL "B"
INST. #190000917

PARCEL "B"
SECTION 1
INST. #190000917

EXISTING
UNDISTURBED
NATURAL OPEN
SPACE EASEMENT #4
INST. #190000917

PROPERTY LINE IS ALONG
CENTERLINE OF BIRD SWAMP
(POINT "J" TO "K")
INST. #080027247 (PLAT)

N/F
ALVIS L. GOLDEN
PIN: 05400001
D.B. 190, PG. 137

STONEHOUSE
RICHARDSON'S MILL
SECTION 1
P.B. 87, PG. 58-60

STONEHOUSE
BENT TREE
SECTION 3
P.B. 83, PG. 42-44

STONEHOUSE
RICHARDSON'S MILL
SECTION 2
P.B. 89, PG. 29-33

PROPERTY LINE AND MUNICIPAL
BOUNDARY IS CENTERLINE OF
RICHARDSON'S MILL POND
(POINT "L" TO "M")
INST. #080027247 (PLAT)

PUMP HOUSE PARCEL
INST. #18121900089

APPROXIMATE LIMITS OF
FIRM ZONE BOUNDARY

**FUTURE
PARCEL "C"**
PORTION OF THE
REMAINDER OF
TRACT 3
PIN: 0540100015

PORTION OF THE
REMAINDER OF
TRACT 3
PIN: 0540100015

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L200	N 28°39'23" E	28.45'
L201	N 38°12'22" E	46.30'
L202	N 42°22'08" E	37.77'
L203	S 30°08'36" E	20.27'
L204	S 24°57'23" E	24.10'
L205	S 20°42'09" E	24.16'
L206	S 25°58'10" E	17.66'
L207	S 33°57'19" E	84.50'
L208	S 43°51'11" E	17.69'
L209	S 49°03'31" E	24.66'
L210	S 50°49'31" E	31.85'
L211	S 49°36'45" E	18.94'
L212	S 09°20'23" E	27.01'
L213	S 16°29'29" E	7.88'
L214	S 19°37'12" E	4.05'
L215	S 29°55'36" E	4.56'
L216	S 32°27'04" E	5.55'
L217	S 20°05'31" W	55.41'
L218	S 88°02'16" E	144.09'
L219	S 12°14'22" E	32.05'
L220	N 88°09'19" W	131.50'
L221	S 07°01'55" E	29.25'
L222	N 79°46'32" E	2.43'
L223	S 47°34'41" W	14.58'
L224	S 10°13'47" E	107.38'
L225	S 79°14'48" W	5.48'
L226	S 08°13'29" E	95.43'
L227	S 25°22'28" W	76.67'
L228	S 36°44'47" E	98.64'
L229	S 53°15'13" W	20.00'
L230	N 36°44'47" W	98.41'
L231	S 24°38'44" W	40.19'
L232	N 85°16'17" W	78.77'
L233	S 73°23'30" W	71.45'
L234	S 86°09'07" W	12.87'
L235	N 83°53'11" W	28.00'
L236	N 83°55'22" W	56.00'
L237	N 83°55'22" W	56.00'
L238	N 05°53'30" E	11.93'
L239	N 40°37'34" W	26.05'
L240	N 13°45'42" W	74.50'
L241	N 63°57'18" W	14.23'
L242	S 42°07'26" W	22.41'
L243	S 04°00'38" W	193.90'
L244	S 04°00'38" W	218.09'
L245	S 46°09'08" E	10.94'
L246	N 46°09'08" W	7.51'
L247	S 04°00'38" W	200.39'

SIX MOUNT ZION ROAD
STATE ROUTE 600
(VARIABLE WIDTH RAW)
(INST. #180016696)

EASEMENT CURVE TABLE

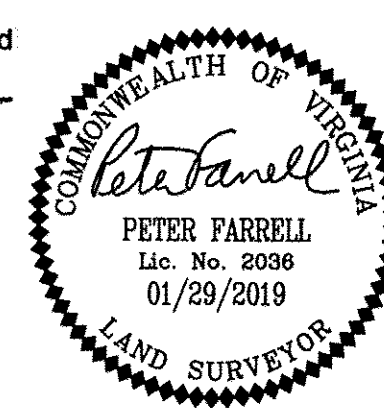
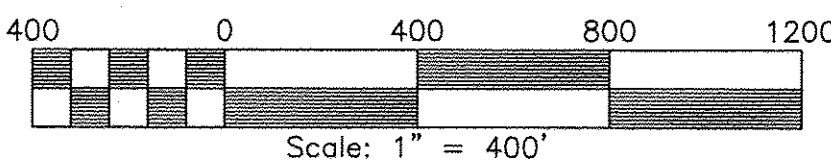
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C200	70.66'	7.09'	7.09'	N 01°56'35" W	5°45'10"
C201	161.75'	14.76'	14.76'	N 07°15'28" W	5°13'47"
C202	73.04'	19.31'	19.25'	N 24°50'55" W	15°08'54"
C203	102.60'	37.93'	37.72'	N 11°52'56" W	21°11'00"
C204	53.51'	4.90'	4.89'	S 23°30'22" E	5°14'28"
C205	127.91'	14.60'	14.59'	N 29°30'46" W	6°32'17"
C206	133.07'	32.13'	32.05'	N 27°08'35" W	13°50'05"
C207	125.95'	13.40'	13.39'	N 06°57'56" E	6°05'44"
C208	124.82'	20.08'	20.06'	N 00°58'11" W	9°13'07"
C209	94.57'	16.72'	16.69'	N 80°18'03" E	10°07'38"
C210	99.64'	26.80'	26.72'	N 67°41'55" E	15°24'37"
C211	100.07'	14.58'	14.57'	N 42°44'05" E	8°20'59"
C212	97.82'	15.79'	15.77'	N 34°02'48" E	9°14'46"
C213	100.05'	24.23'	24.17'	N 22°34'05" E	13°52'34"
C214	99.63'	20.90'	20.86'	N 09°39'01" E	12°01'14"
C215	98.64'	13.38'	13.37'	N 00°09'41" W	7°46'29"
C216	191.45'	23.30'	23.28'	N 76°43'23" E	6°58'18"
C217	192.23'	130.06'	127.59'	N 57°52'27" W	38°45'53"
C218	1220.16'	47.98'	47.98'	S 33°24'13" E	2°15'12"
C219	96.92'	32.70'	32.55'	S 37°06'21" E	19°19'58"
C220	99.58'	73.22'	71.58'	S 67°26'22" E	42°07'31"
C221	65.72'	48.16'	47.09'	S 83°00'32" E	41°59'17"
C222	47.21'	37.22'	36.27'	N 49°36'12" E	45°10'46"

NOTE:

THIS PLAT CREATES 9.265 ACRES OF OPEN SPACE #1. ADDITIONAL AREAS OF OPEN SPACE #1 FALL WITHIN PARCEL "A" FUTURE DEVELOPMENT AREA AND WILL BE CREATED BY PLATTING OF FUTURE SUBDIVISION SECTIONS OF PARCEL "A"

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Feb. 27, 2019
at *8:53* AM/PM, PB _____ PG _____
Document # *190002836*
MONA A. FOLEY, CLERK
Mona A. Foley *OFF. REC.*, Clerk

4 Large/Small Plat(s) Recorded
herewith as # *190002836*



SUBDIVISION OF
STONEHOUSE TRACT 3
PARCEL "A" &
PARCEL "A", SECTION 1
LOTS 22 THROUGH 33.
LOTS 36 THROUGH 41,
& LOTS 78 THROUGH 86

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/29/2019 JOB # 17-378

LandTech Resources, Inc.
Engineering & Surveying Consultants
3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

190002836

SUBDIVISION OF

STONEHOUSE TRACT 3 PARCEL "A" & PARCEL "A", SECTION 1 LOTS 22 THROUGH 33. LOTS 36 THROUGH 41, & LOTS 78 THROUGH 86

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
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LandTech Resources, Inc.

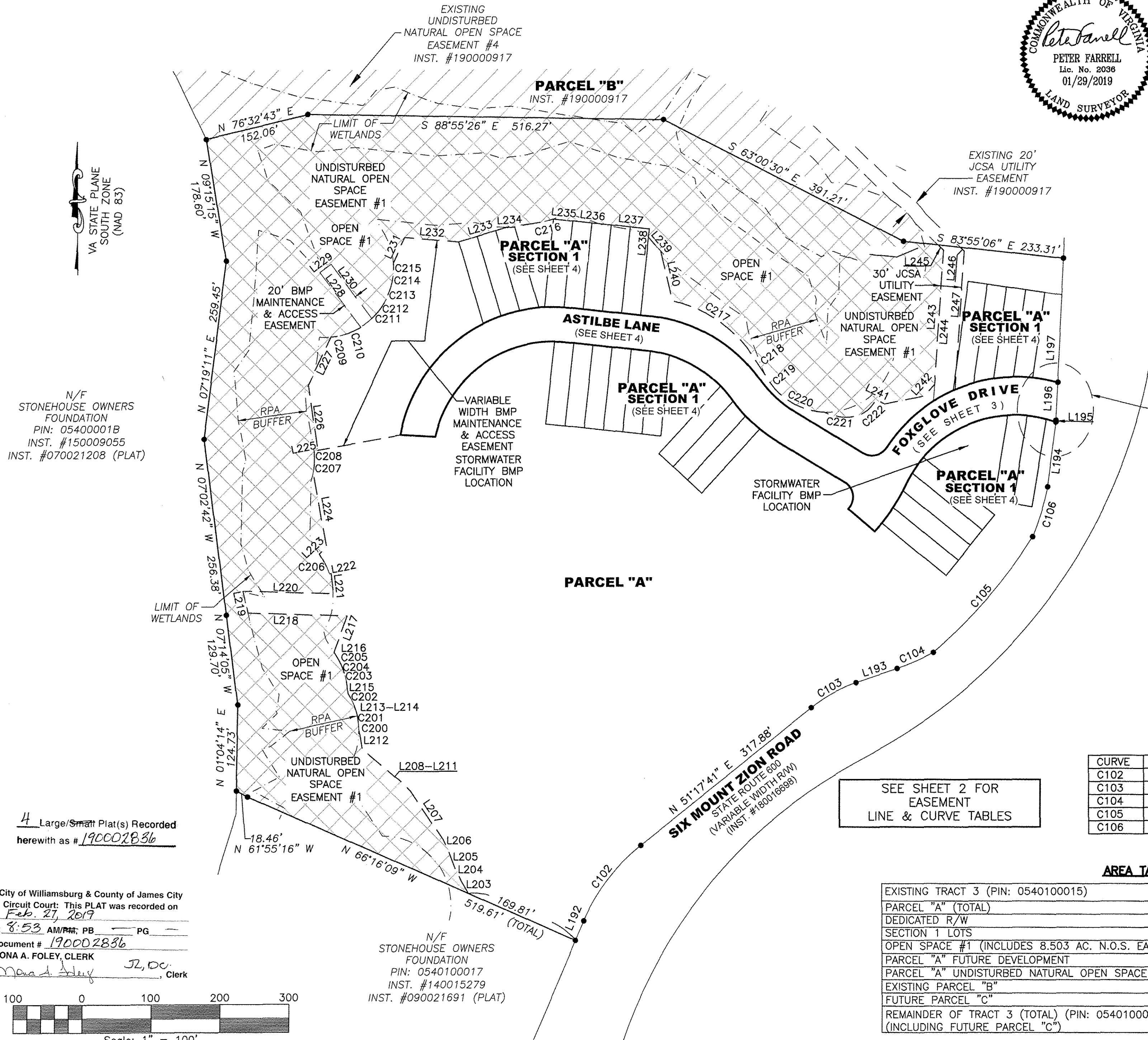
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SHEET 3 OF 4

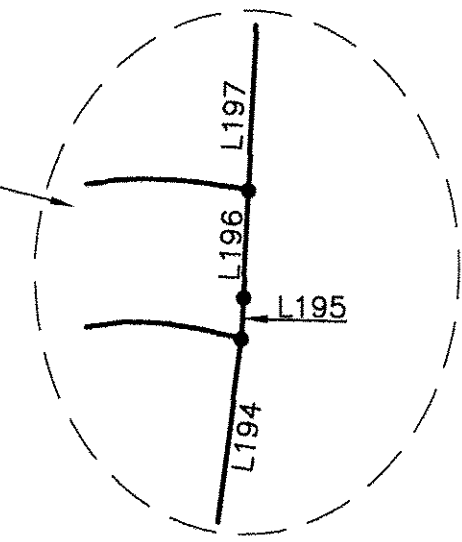
JCC-S-0011-2018

NOTE:

THIS PLAT CREATES 9.265 ACRES OF OPEN SPACE #1. ADDITIONAL AREAS OF OPEN SPACE #1 FALL WITHIN PARCEL "A" FUTURE DEVELOPMENT AREA AND WILL BE CREATED BY PLATTING OF FUTURE SUBDIVISION SECTIONS OF PARCEL "A"



DETAIL



SIX MOUNT ZION ROAD R/W LINE TABLE

LINE	BEARING	DISTANCE
L192	S 23°14'41" W	30.33'
L193	S 71°17'41" W	62.90'
L194	S 07°23'55" W	94.18'
L195	S 07°23'55" W	2.79'
L196	S 02°48'41" W	54.92'
L197	S 02°48'41" W	178.96'

SIX MOUNT ZION ROAD R/W CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C102	280.44'	138.61'	137.21'	S 37°24'17" W	28°19'11"
C103	214.22'	74.78'	74.40'	S 61°17'43" W	20°00'05"
C104	338.10'	57.34'	57.27'	S 66°26'10" W	9°43'02"
C105	727.00'	221.46'	220.61'	S 41°03'46" W	17°27'13"
C106	412.42'	75.49'	75.39'	S 16°58'34" W	10°29'16"

SEE SHEET 2 FOR EASEMENT LINE & CURVE TABLES

AREA TABULATION

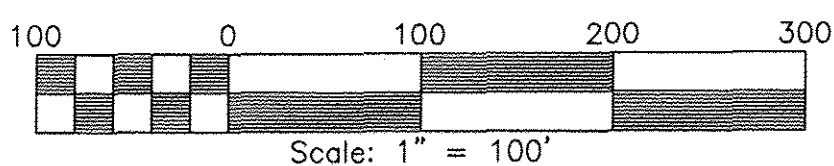
EXISTING TRACT 3 (PIN: 0540100015)	8,348,198± S.F.	191.65± AC.
PARCEL "A" (TOTAL)	1,084,067 S.F.	24.887 AC.
DEDICATED R/W	59,973 S.F.	1.377 AC.
SECTION 1 LOTS	95,122 S.F.	2.184 AC.
OPEN SPACE #1 (INCLUDES 8.503 AC. N.O.S. EASEMENT #1)	403,597 S.F.	9.265 AC.
PARCEL "A" FUTURE DEVELOPMENT	525,376 S.F.	12.061 AC.
PARCEL "A" UNDISTURBED NATURAL OPEN SPACE EASEMENT #1	370,376 S.F.	8.503 AC.
EXISTING PARCEL "B"	3,051,396± S.F.	70.051± AC.
FUTURE PARCEL "C"	3,738,697± S.F.	85.829± AC.
REMAINDER OF TRACT 3 (TOTAL) (PIN: 0540100015) (INCLUDING FUTURE PARCEL "C")	7,264,131± S.F.	166.76± AC.

N/F STONEHOUSE OWNERS FOUNDATION
PIN: 05400001B
INST. #150009055
INST. #070021208 (PLAT)

N/F STONEHOUSE OWNERS FOUNDATION
PIN: 0540100017
INST. #140015279
INST. #090021691 (PLAT)

4 Large/Small Plat(s) Recorded herewith as #190002836

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on Feb. 27, 2019
at 8:53 AM/PM, PB PG
Document # 190002836
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



190002836

SEE SHEET 1
FOR LOT & R/W
LINE & CURVE TABLES

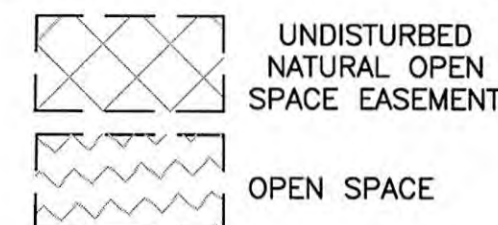
SEE SHEET 3 FOR
SIX MOUNT ZION ROAD
LINE & CURVE TABLES

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C39	225.00'	83.88'	83.40'	S 55°11'26" W	21°21'37"
C40	225.00'	21.89'	21.88'	S 41°43'26" W	5°34'23"
C41	225.00'	6.72'	6.72'	S 38°04'54" W	1°42'40"
C42	226.10'	110.87'	109.76'	S 49°23'00" W	28°05'40"

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L17	N 51°52'37" W	50.76'
L18	N 39°47'16" E	23.82'
L19	S 49°40'34" E	51.48'
L20	N 88°57'26" W	48.25'



SUBDIVISION OF

**STONEHOUSE TRACT 3
PARCEL "A" &
PARCEL "A", SECTION 1**
LOTS 22 THROUGH 33.
LOTS 36 THROUGH 41,
& LOTS 78 THROUGH 86

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

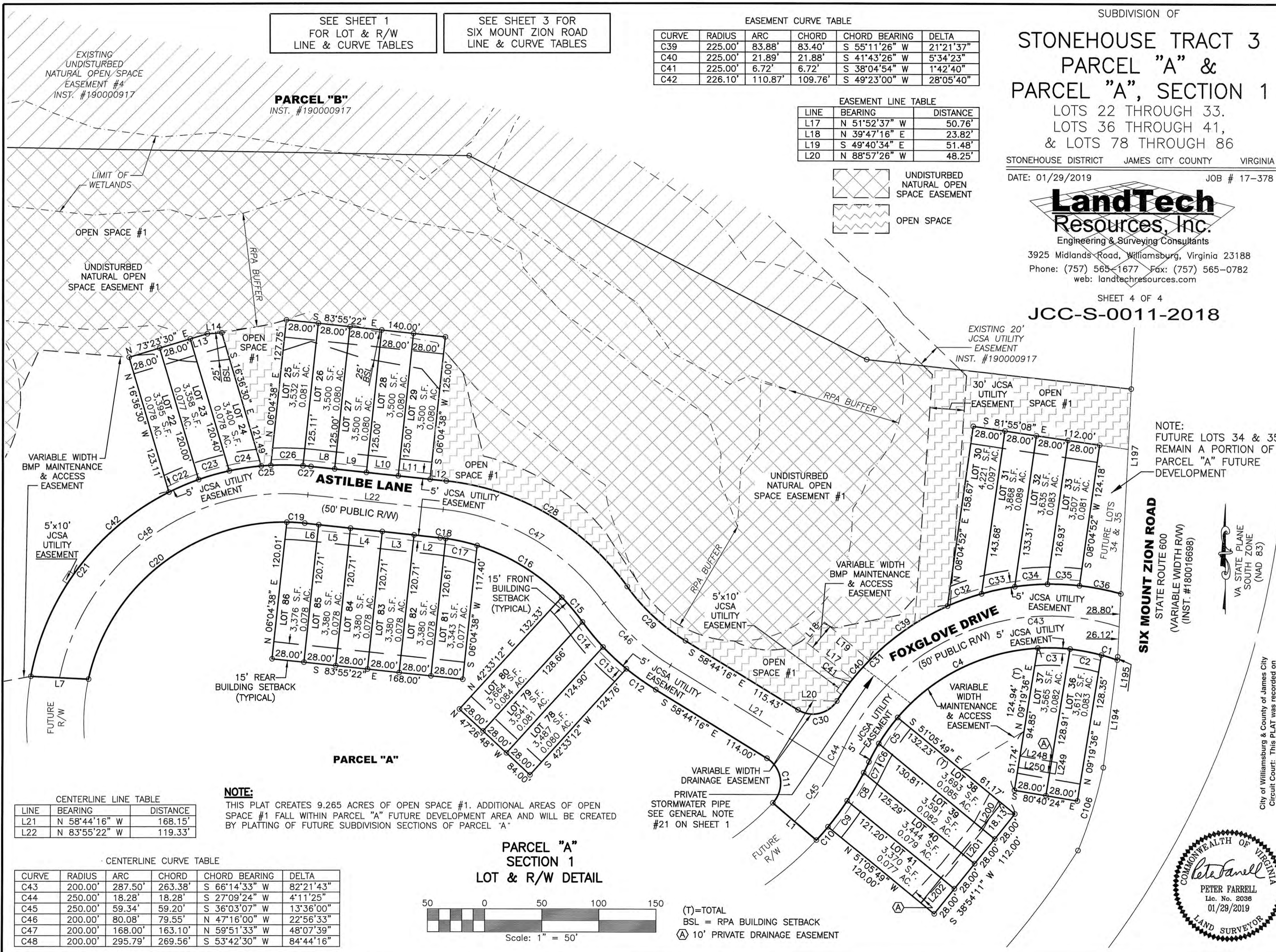
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SHEET 4 OF 4

JCC-S-0011-2018



NOTE:
FUTURE LOTS 34 & 35
REMAIN A PORTION OF
PARCEL "A" FUTURE
DEVELOPMENT

SIX MOUNT ZION ROAD
STATE ROUTE 600
(VARIABLE WIDTH R/W)
(INST. #180016698)



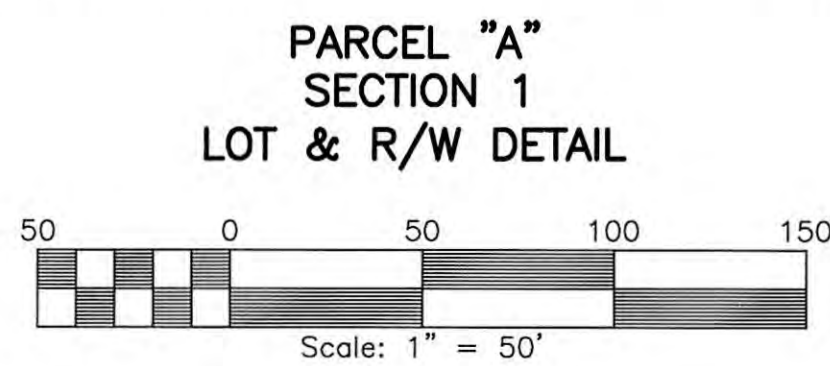
CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L21	N 58°44'16" W	168.15'
L22	N 83°55'22" W	119.33'

NOTE:
THIS PLAT CREATES 9.265 ACRES OF OPEN SPACE #1. ADDITIONAL AREAS OF OPEN SPACE #1 FALL WITHIN PARCEL "A" FUTURE DEVELOPMENT AREA AND WILL BE CREATED BY PLATTING OF FUTURE SUBDIVISION SECTIONS OF PARCEL "A"

CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C43	200.00'	287.50'	263.38'	S 66°14'33" W	82°21'43"
C44	250.00'	18.28'	18.28'	S 27°09'24" W	4°11'25"
C45	250.00'	59.34'	59.20'	S 36°03'07" W	13°36'00"
C46	200.00'	80.08'	79.55'	N 47°16'00" W	22°56'33"
C47	200.00'	168.00'	163.10'	N 59°51'33" W	48°07'39"
C48	200.00'	295.79'	269.56'	S 53°42'30" W	84°44'16"



(T)=TOTAL
BSL = RPA BUILDING SETBACK
Ⓐ 10' PRIVATE DRAINAGE EASEMENT

4 Large/Small Plat(s) Recorded
herewith as # 190002836

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Feb. 27, 2019
at 8:53 AM/PM PB PG
Document # 190002836
MONA A. FOLEY, CLERK
Mona A. Foley

