

202301316

SUBDIVISION OF
STONEHOUSE
LAND BAY 5
PHASE 1

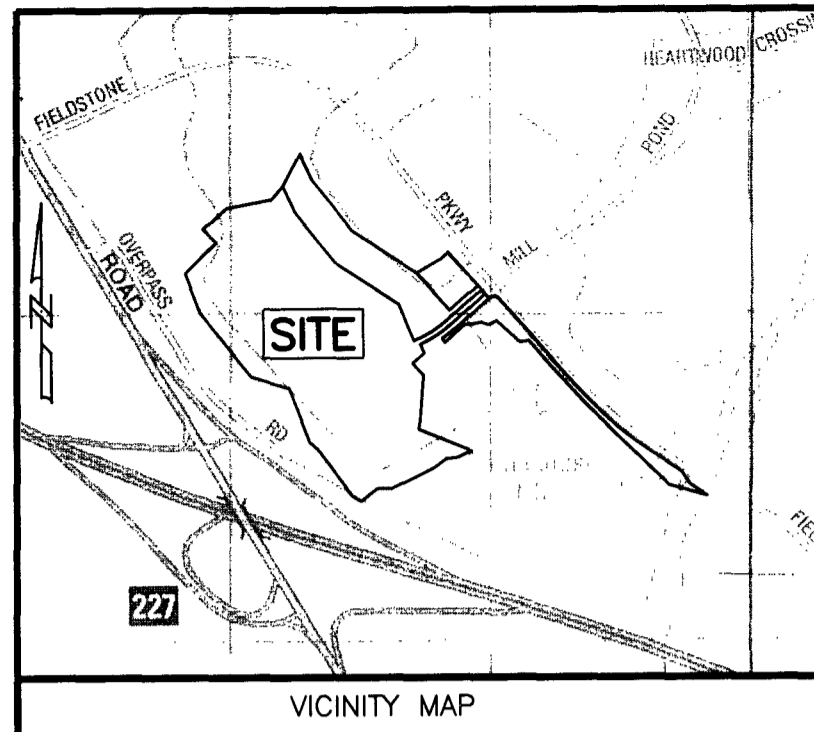
LOTS 1 THROUGH 15, 76 THROUGH 92
& M1 THROUGH M43
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/10/2023 JOB # 20-224



205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 9

JCC-S-22-0005



PROPERTY INFORMATION

OWNER:
SCP-JTL STONEHOUSE OWNER 1, LLC
INST. #160007742
ADDRESS:
9354 FIELDSTONE PARKWAY
TOANO, VIRGINIA 23168
PARCEL ID: 0440100025
PARCEL ID: 0440100030
PARCEL ID: 0530100009
ZONING DISTRICT: PUD-R (PLANNED UNIT DEVELOPMENT - RESIDENTIAL)

GENERAL NOTES

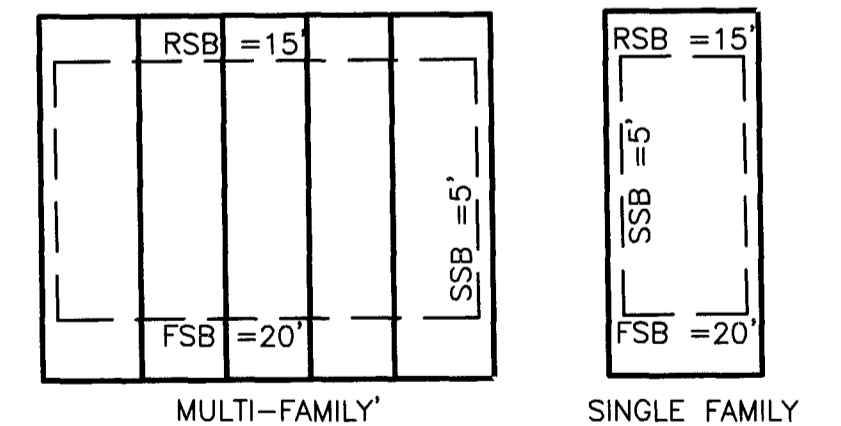
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER SERVICE CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.
- 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.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- PROPERTY LIES IN FIRM ZONES "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0037D, DATED 12/16/2015.
- THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- WETLANDS SHOWN WERE DELINEATED BY WETLAND STUDIES AND SOLUTIONS, INC. RPA BUFFER SHOWN ON HEREON IS BASED ON WETLANDS AS DELINEATED.
- LAND BAY 5, PHASE 1 IS PLATTING SINGLE FAMILY LOTS 1 THROUGH 15 & 76-92 AND MULTI-FAMILY LOTS M1 THROUGH M43. (32 SINGLE FAMILY LOTS & 43 MULTI-FAMILY LOTS)
- 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.
- THIS PROJECT IS ASSOCIATED WITH CASES Z-19-0010 & MP-18-0002 (WITH PROFFERS)
- 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.
- PROPOSED RIGHT-OF-WAYS, DAYDREAMER COURT, TWILIGHT COURT, STILLNESS PATH & IMAGINATION AVENUE ARE HEREBY DEDICATED FOR PUBLIC USE.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
- PORTIONS OF EXISTING EASEMENTS, THAT WILL REMAIN, WHICH FALL WITHIN THE PROPOSED DEDICATED RIGHT-OF-WAYS ARE HEREBY VACATED. EXISTING EASEMENT RIGHTS TO REMAIN
- VIRGINIA ELECTRIC AND POWER COMPANY RELEASED PORTIONS OF EASEMENT OF RIGHT OF WAY LOCATED WITHIN THIS SUBDIVISION AND GRANTED BY QUITCLAIM TO SCP-JTL STONEHOUSE OWNER 1, LLC BY INSTRUMENT #202217299 RECORDED DECEMBER 15, 2022.
- THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

AREA TABULATION

	S.F.	AC.
LAND BAY 5 TOTAL AREA	3,143,078±	72.154±
PHASE 1 DEDICATED R/W	150,287	3.450
PHASE 1 LOTS	351,658	8.073
COMMON OPEN SPACE #1	1,006,294±	23.101±
COMMON OPEN SPACE #2	49,890	1.145
COMMON OPEN SPACE #3	43,545	1.000
COMMON OPEN SPACE #4	439,308±	10.085±
COMMON OPEN SPACE #5 (PARK)	89,022	2.044
COMMON OPEN SPACE #6	196,123	4.502
COMMON OPEN SPACE #7	1,200	0.028
FUTURE DEVELOPMENT 1 & 2	815,751	18.727

	S.F.	AC.
UNDISTURBED NATURAL OPEN SPACE		
AREA #1	589,735±	13.578 ±
AREA #2	56,549	1.298
AREA #3	273,633±	6.282 ±
AREA #4	48,145	1.105
TOTAL UNDISTURBED NATURAL OPEN SPACE	968,062	22.224

BUILDING SETBACKS
FRONT YARD= 20'
SIDE YARD = 5'
REAR YARD =15'



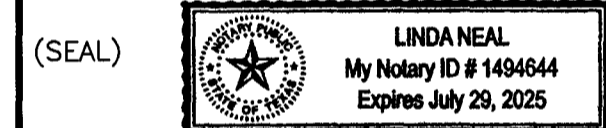
OWNERS CERTIFICATE- SCP-JTL STONEHOUSE OWNER 1 LLC (PARCEL B)

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF STONEHOUSE LAND BAY 5, PHASE 1 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

David C. Lane 1-18-2023
SIGNATURE DATE
DAVID P. LANE Authorized Representative
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF TEXAS
COUNTY OF Dallas
BEFORE ME, LINDA NEAL, ON THIS DAY PERSONALLY APPEARED DAVID P. 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.



GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF January, 2023.
Linda Neal
(NOTARY'S SIGNATURE)
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 1, LLC AND WAS ACQUIRED FROM GS STONEHOUSE GREEN LAND SUB, 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. 160007742.

CERTIFICATE OF APPROVAL

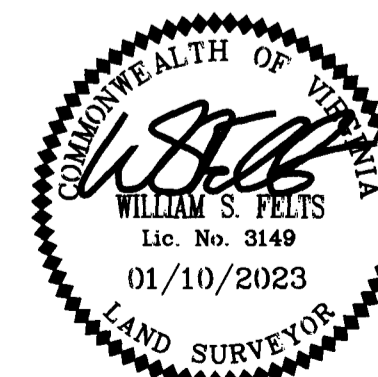
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

1/19/23 DATE VA DEPARTMENT OF TRANSPORTATION
2/2/2023 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

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.

William S. Felts 01/10/2023
WILLIAM S. FELTS, L.S. DATE



9 Large/Small Plat(s) Recorded
herewith as # 202301316

STATE OF VIRGINIA JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 6th DAY OF February, 2023. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 8:57 am INSTRUMENT # 202301316
TESTE MONA A. FOLEY, CLERK

202301316

SUBDIVISION OF
STONEHOUSE
LAND BAY 5
PHASE 1

LOTS 1 THROUGH 15, 76 THROUGH 92
& M1 THROUGH M43

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 01/10/2023

JOB # 20-224

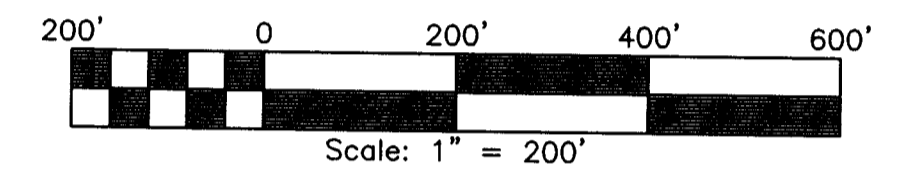


Engineering & Surveying Consultants
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SHEET 2 OF 9

JCC-S-22-0005

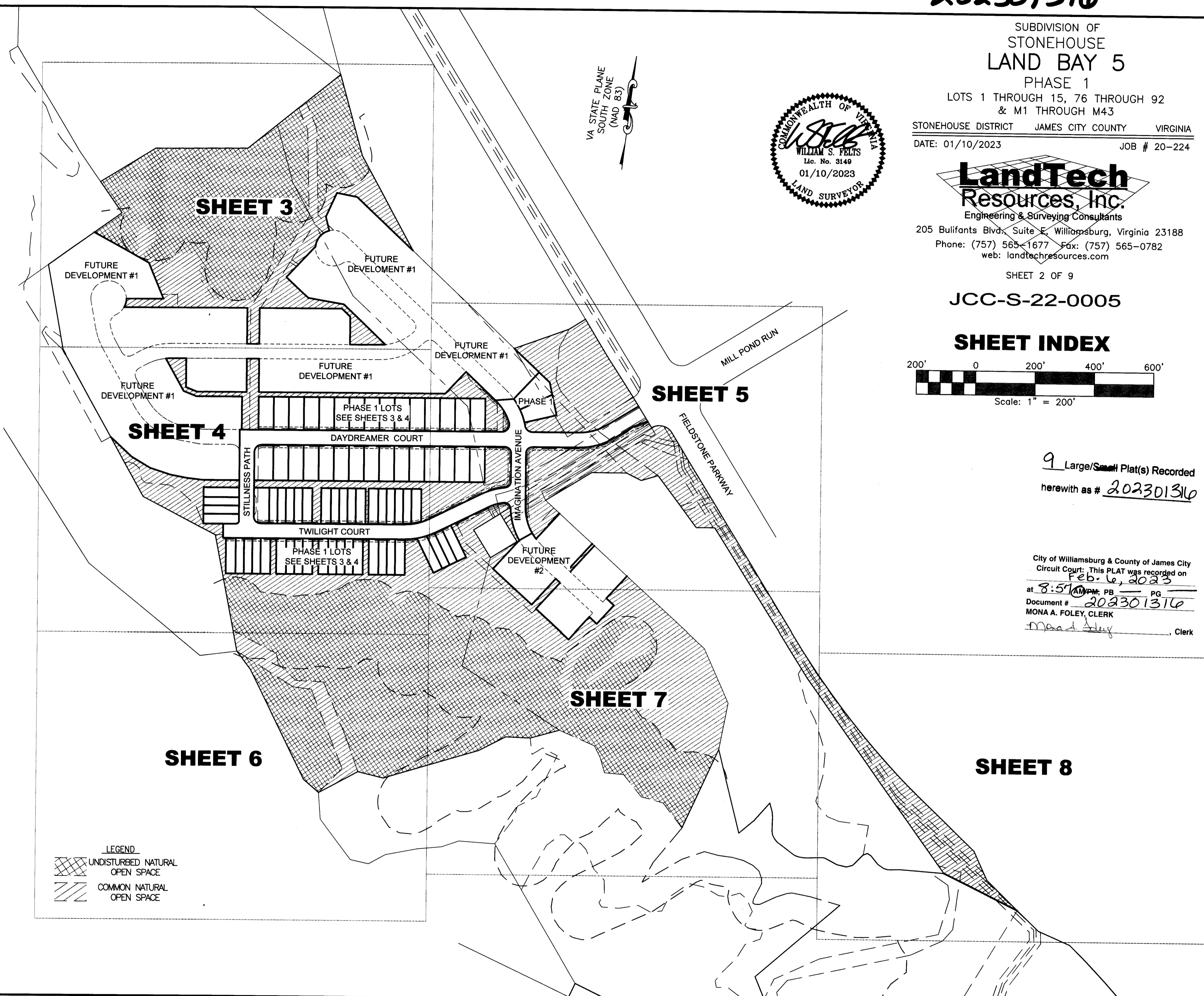
SHEET INDEX



9 Large/Small Plat(s) Recorded
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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Feb. 6, 2023
at 8:51 AM PM, PG
Document # 202301316
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

LEGEND
UNDISTURBED NATURAL
OPEN SPACE
COMMON NATURAL
OPEN SPACE



VA STATE PLANE
SOUTH ZONE
(NAD 83)

202301316

SUBDIVISION OF
STONEHOUSE
LAND BAY 5

PHASE 1
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& M1 THROUGH M43

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
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LEGEND
[Cross-hatched pattern] UNDISTURBED NATURAL OPEN SPACE
[Diagonal line pattern] COMMON NATURAL OPEN SPACE
SEE SHEET 9 FOR LINE AND CURVE TABLES

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Document # 202301316
MONA A. FOLEY, CLERK
Mona Foley, Clerk

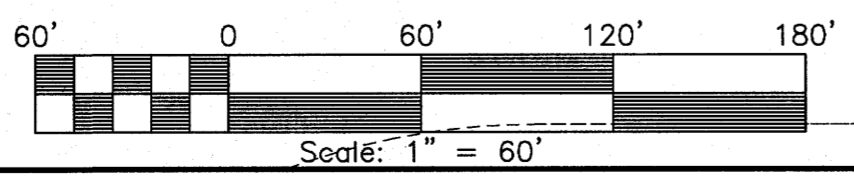
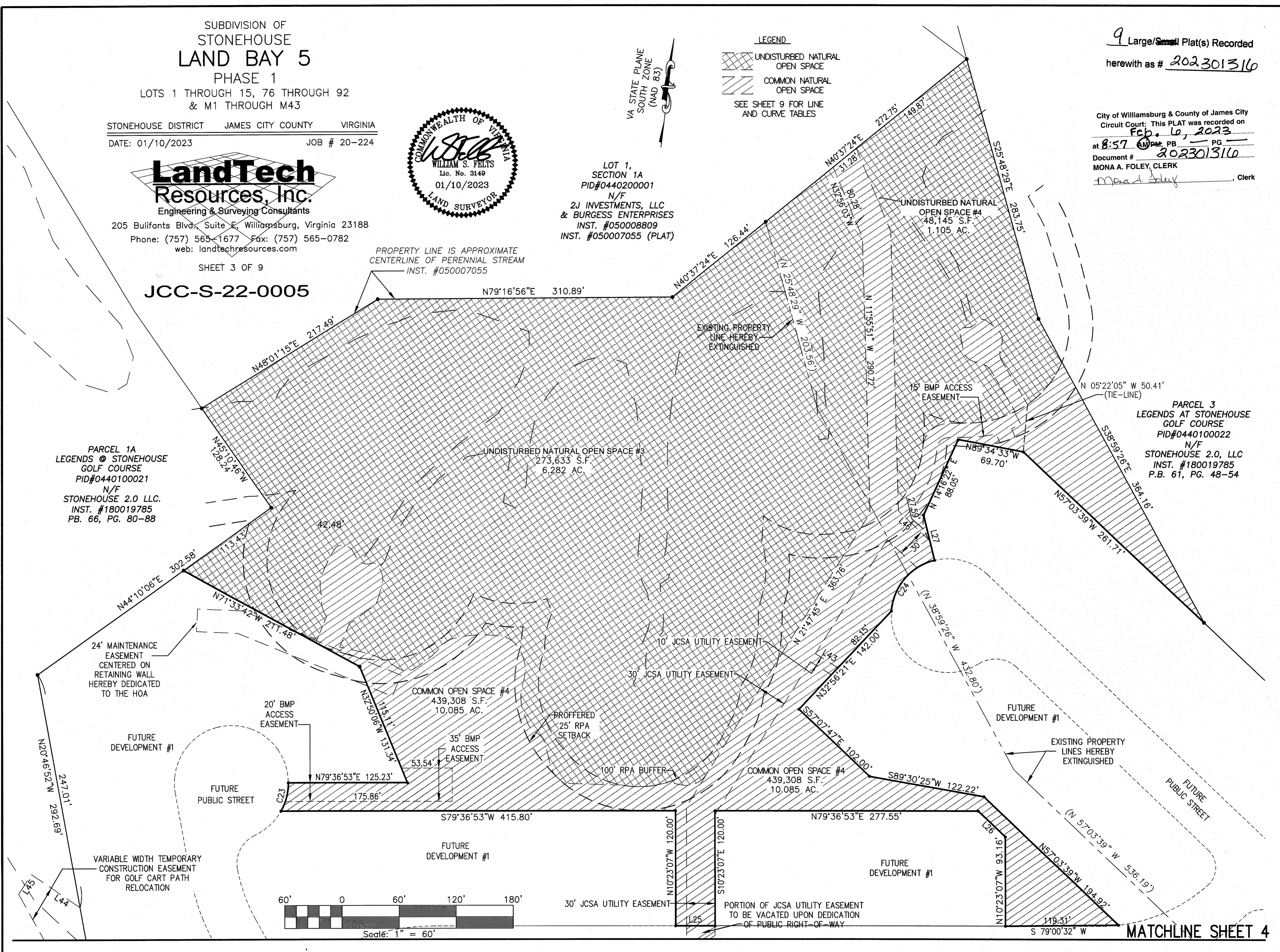
LOT 1,
SECTION 1A
PID#0440200001
N/F
2J INVESTMENTS, LLC
& BURGESS ENTERPRISES
INST. #050008809
INST. #050007055 (PLAT)

SHEET 3 OF 9
JCC-S-22-0005

PROPERTY LINE IS APPROXIMATE
CENTERLINE OF PERENNIAL STREAM
INST. #050007055

PARCEL 1A
LEGENDS @ STONEHOUSE
GOLF COURSE
PID#0440100021
N/F
STONEHOUSE 2.0 LLC.
INST. #180019785
PB. 66, PG. 80-88

PARCEL 3
LEGENDS AT STONEHOUSE
GOLF COURSE
PID#0440100022
N/F
STONEHOUSE 2.0, LLC
INST. #180019785
P.B. 61, PG. 48-54

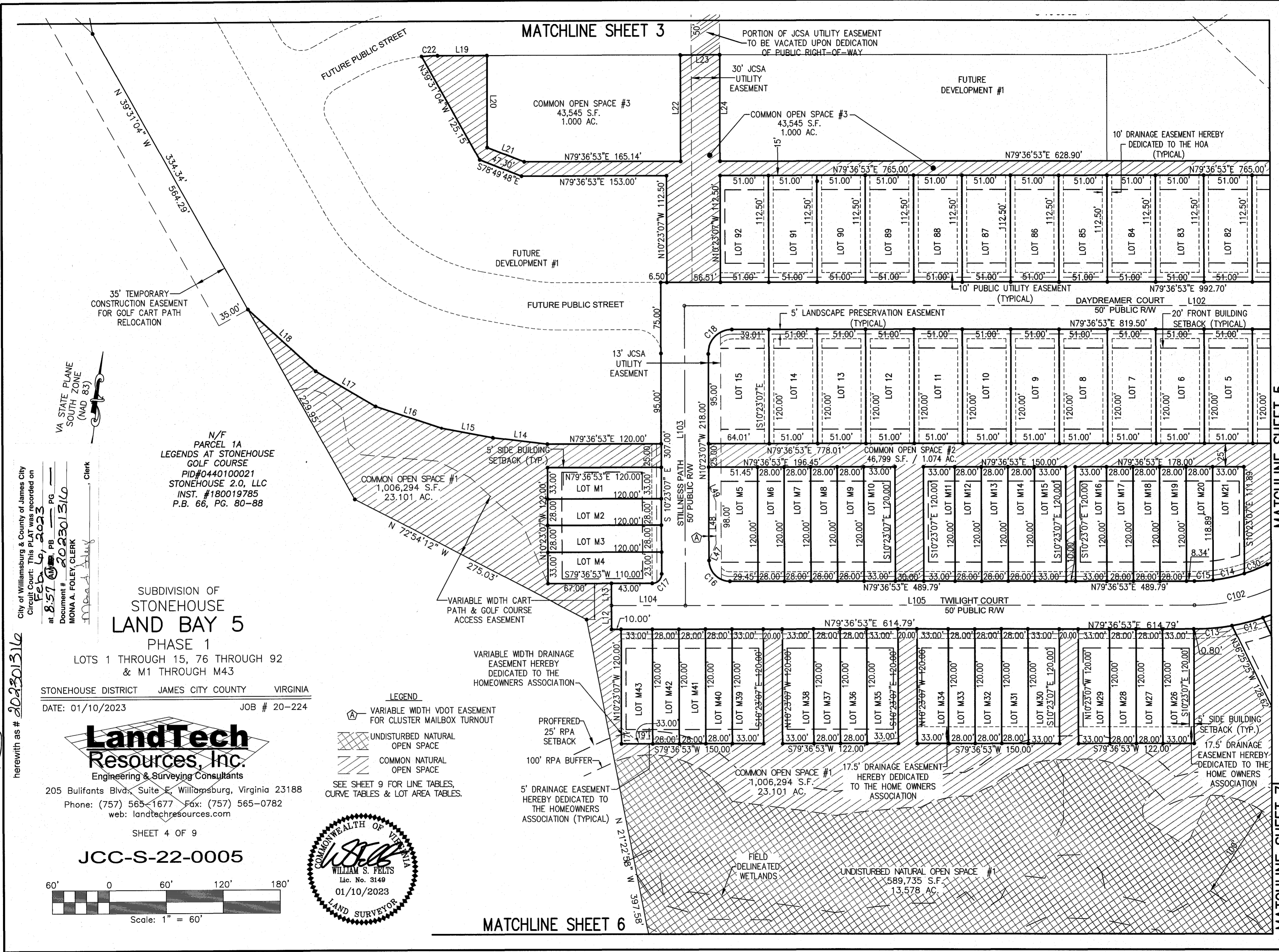


MATCHLINE SHEET 4

MATCHLINE SHEET 3

MATCHLINE SHEET 5

MATCHLINE SHEET 7



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
FEB 09, 2023
 at 8:57 AM, PB PG
 Document # **202301316**
 MONA A. FOLEY, CLERK

N/F
 PARCEL 1A
 LEGENDS AT STONEHOUSE
 GOLF COURSE
 PID#0440100021
 STONEHOUSE 2.0, LLC
 INST. #180019785
 P.B. 66, PG. 80-88

SUBDIVISION OF
**STONEHOUSE
 LAND BAY 5**
 PHASE 1

LOTS 1 THROUGH 15, 76 THROUGH 92
 & M1 THROUGH M43

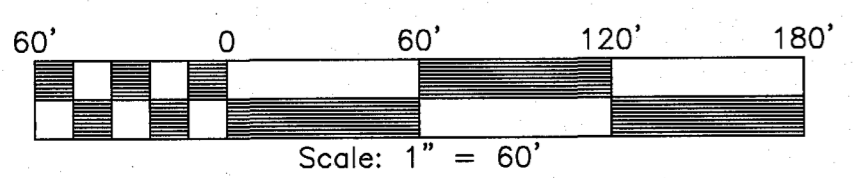
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 01/10/2023 JOB # 20-224

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SHEET 4 OF 9

JCC-S-22-0005



MATCHLINE SHEET 6

9 (Large) Small Plat(s) Recorded
 herewith as # 202301316

202301316

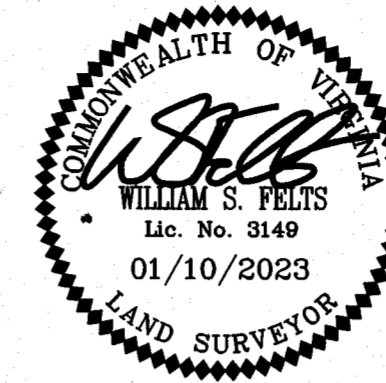
SUBDIVISION OF
STONEHOUSE
LAND BAY 5
PHASE 1

LOTS 1 THROUGH 15, 76 THROUGH 92
& M1 THROUGH M43

STONEHOUSE DISTRICT, JAMES CITY COUNTY VIRGINIA

DATE: 01/10/2023

JOB # 20-224



LandTech
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Engineering & Surveying Consultants

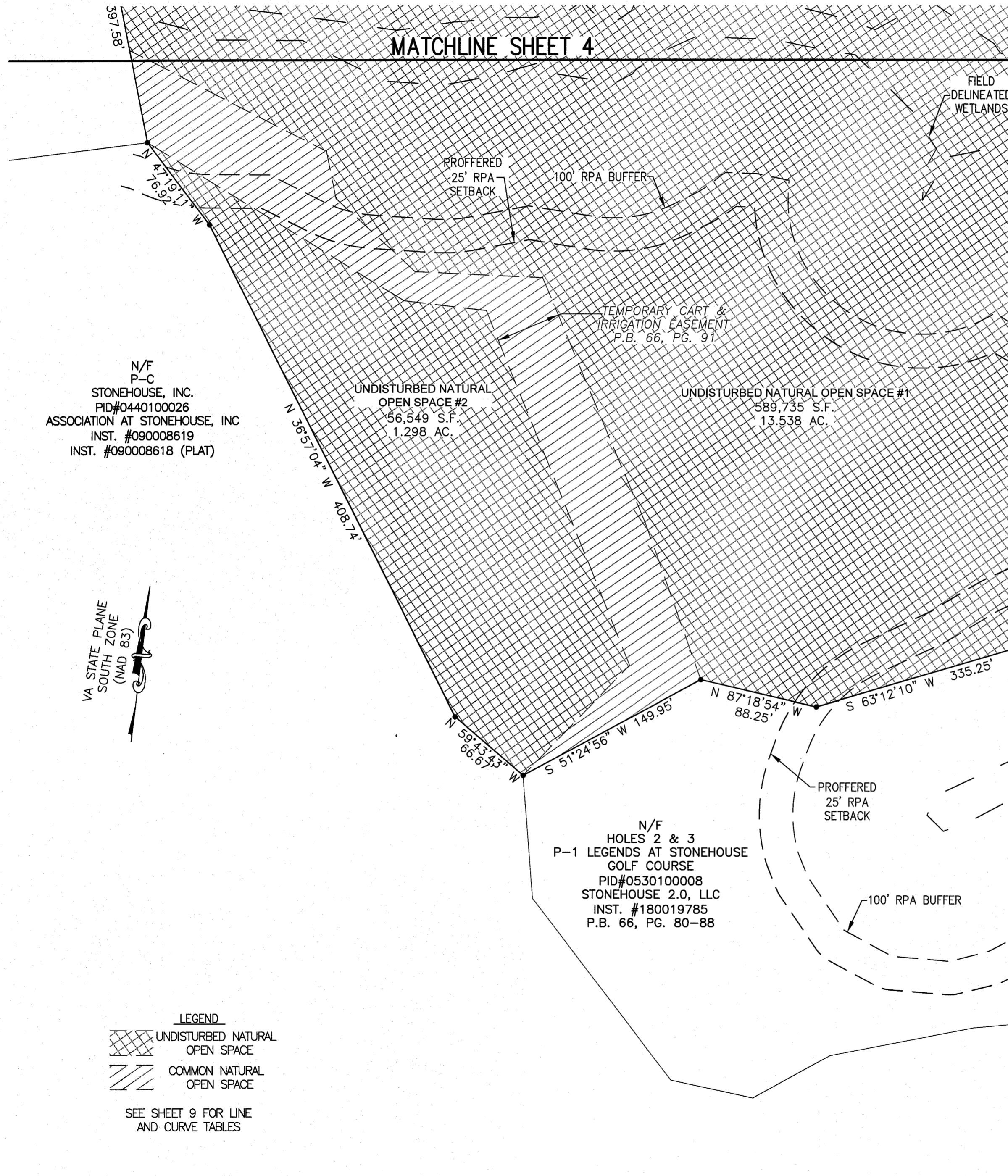
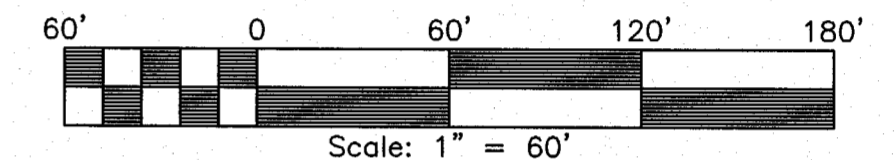
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SHEET 6 OF 9

JCC-S-22-0005



N/F
P-C
STONEHOUSE, INC.
PID#0440100026
ASSOCIATION AT STONEHOUSE, INC
INST. #090008619
INST. #090008618 (PLAT)



LEGEND
[Cross-hatched box] UNDISTURBED NATURAL OPEN SPACE
[Diagonal hatched box] COMMON NATURAL OPEN SPACE

SEE SHEET 9 FOR LINE AND CURVE TABLES

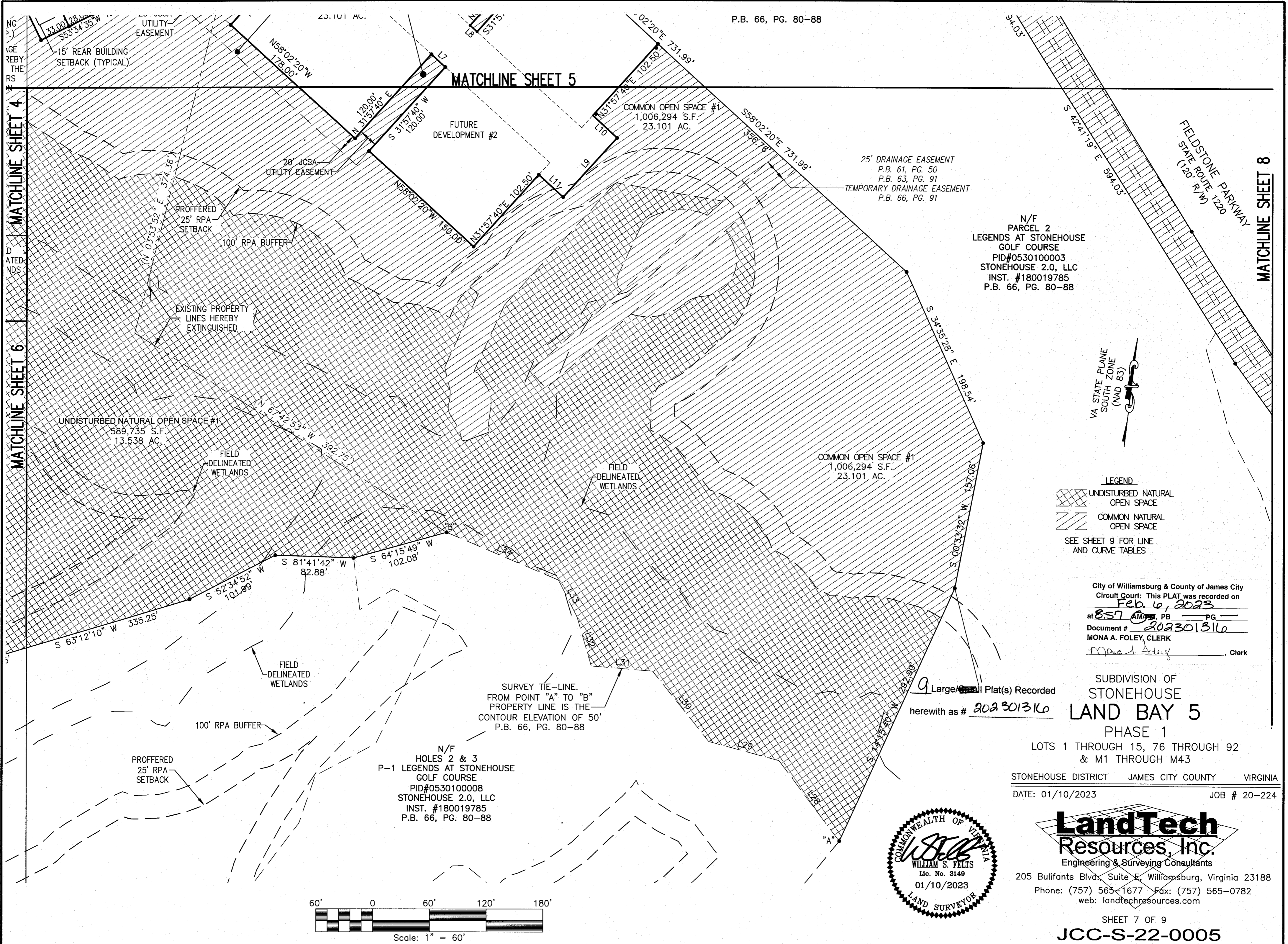
MATCHLINE SHEET 7

9 Large/Small Plat(s) Recorded
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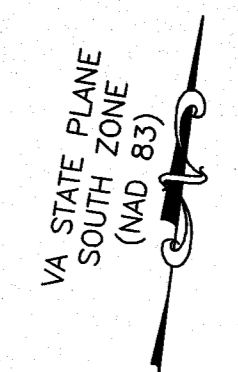
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Feb. 6, 2023
at 8:57 AM, PB _____ PG _____
Document # 202301316
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

202301316

P.B. 66, PG. 80-88



N/F
PARCEL 2
LEGENDS AT STONEHOUSE
GOLF COURSE
PID#0530100003
STONEHOUSE 2.0, LLC
INST. #180019785
P.B. 66, PG. 80-88



LEGEND
 UNDISTURBED NATURAL OPEN SPACE
 COMMON NATURAL OPEN SPACE
 SEE SHEET 9 FOR LINE AND CURVE TABLES

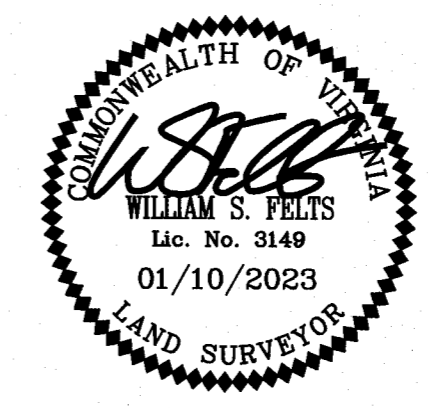
City of Williamsburg & County of James City
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Mona Foley, Clerk

9 Large Plats Recorded
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SUBDIVISION OF
**STONEHOUSE
LAND BAY 5
PHASE 1**

LOTS 1 THROUGH 15, 76 THROUGH 92
& M1 THROUGH M43

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
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202301310

SUBDIVISION OF
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LAND BAY 5
PHASE 1

LOTS 1 THROUGH 15, 76 THROUGH 92
& M1 THROUGH M43

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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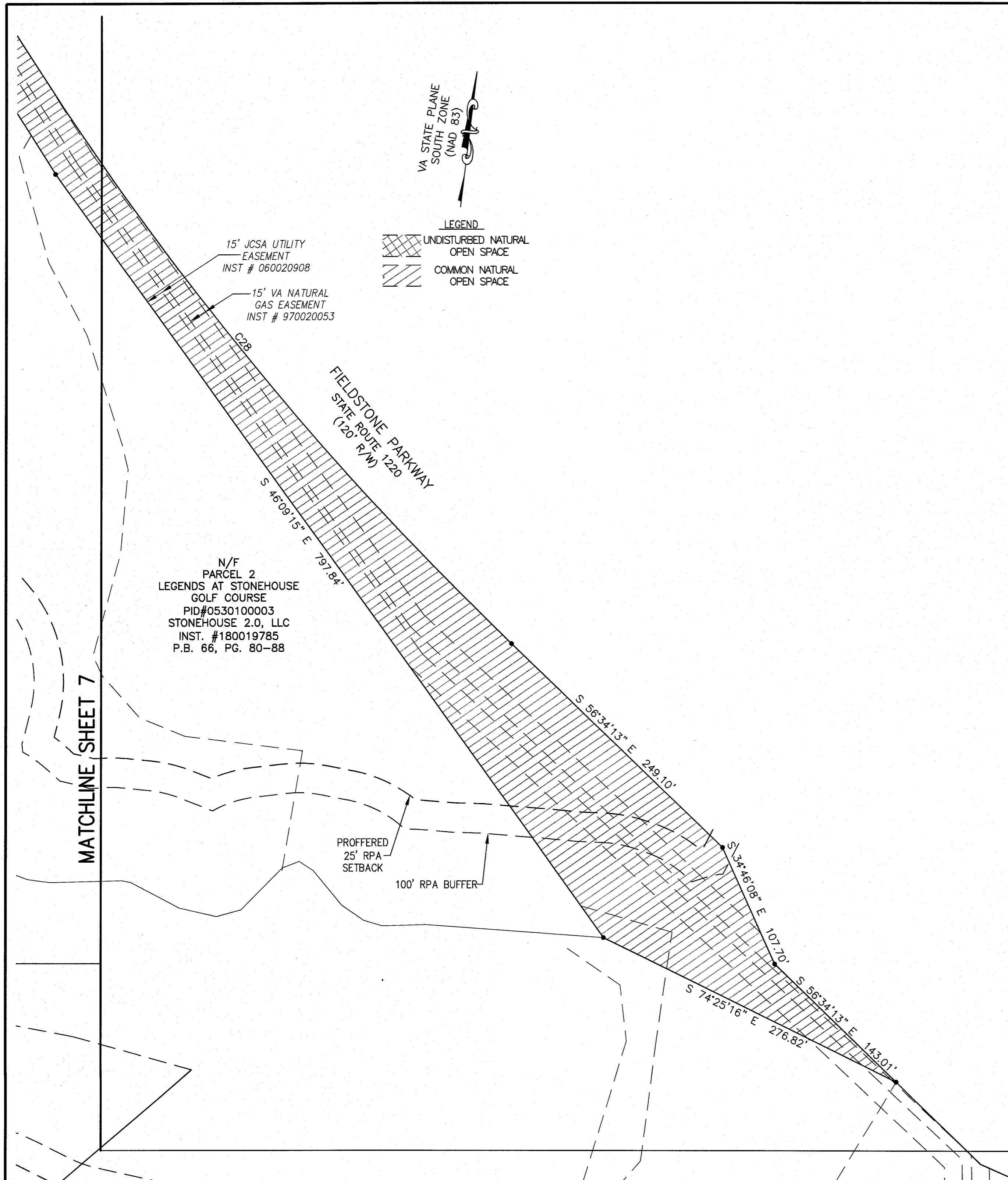
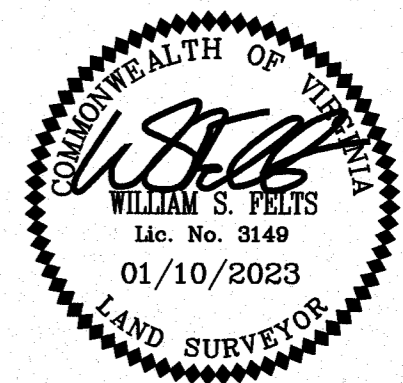
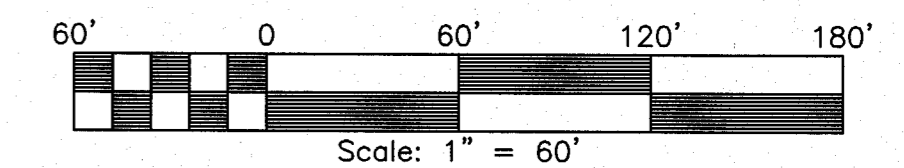
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SHEET 8 OF 9

JCC-S-22-0005



9 Large/Small Plat(s) Recorded
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Mona A. Foley, Clerk

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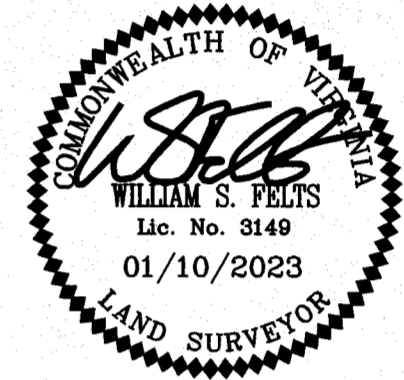
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SHEET 9 OF 9

JCC-S-22-0005



MULTI-FAMILY		
LOT AREAS		
LOT NO.	SQUARE FEET	ACRES
M1	3960.00	0.091
M2	3360.00	0.077
M3	3360.00	0.077
M4	3938.54	0.091
M5	6070.27	0.139
M6	3360.00	0.077
M7	3360.00	0.077
M8	3360.00	0.077
M9	3360.00	0.077
M10	3960.00	0.091
M11	3960.00	0.091
M12	3360.00	0.077
M13	3360.00	0.077
M14	3360.00	0.077
M15	3960.00	0.091
M16	3960.00	0.091
M17	3360.00	0.077
M18	3360.00	0.077
M19	3360.00	0.077
M20	3352.75	0.077
M21	3826.24	0.088
M22	3960.00	0.091
M23	3360.00	0.077
M24	3377.51	0.078
M25	4118.31	0.095
M26	3960.00	0.091
M27	3360.00	0.077
M28	3360.00	0.077
M29	3960.00	0.091
M30	3960.00	0.091
M31	3360.00	0.077
M32	3360.00	0.077
M33	3360.00	0.077
M34	3960.00	0.091
M35	3960.00	0.091
M36	3360.00	0.077
M37	3360.00	0.077
M38	3960.00	0.091
M39	3960.00	0.091
M40	3360.00	0.077
M41	3360.00	0.077
M42	3360.00	0.077
M43	3959.69	0.091

SINGLE FAMILY		
LOT AREAS		
LOT NO.	SQUARE FEET	ACRES
1	6120.00	0.140
2	6120.00	0.140
3	6120.00	0.140
4	6120.00	0.140
5	6120.00	0.140
6	6120.00	0.140
7	6120.00	0.140
8	6120.00	0.140
9	6120.00	0.140
10	6120.00	0.140
11	6120.00	0.140
12	6120.00	0.140
13	6120.00	0.140
14	6120.00	0.140
15	7547.28	0.173
76	8235.65	0.189
77	6728.99	0.154
78	5737.50	0.132
79	5737.50	0.132
80	5737.50	0.132
81	5737.50	0.132
82	5737.50	0.132
83	5737.50	0.132
84	5737.50	0.132
85	5737.50	0.132
86	5737.50	0.132
87	5737.50	0.132
88	5737.50	0.132
89	5737.50	0.132
90	5737.50	0.132
91	5737.50	0.132
92	5737.50	0.132

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	96.41'	49.46'	95.19'	N 63°49'58" E	31°33'51"
C2	225.00'	123.95'	63.59'	122.39'	N 63°49'58" E	31°33'51"
C4	25.00'	34.74'	20.84'	32.01'	S 60°34'37" E	79°37'00"
C5	22.00'	34.56'	22.00'	31.11'	S 34°36'53" W	90°00'00"
C6	175.00'	115.41'	59.89'	113.33'	S 29°16'43" E	37°47'13"
C7	225.00'	110.91'	56.60'	109.79'	S 26°19'48" E	28°14'32"
C8	22.00'	37.03'	24.63'	32.81'	N 60°25'54" W	96°26'44"
C9	175.00'	54.27'	27.36'	54.06'	S 62°27'40" W	17°46'09"
C10	225.00'	46.76'	23.46'	46.68'	N 29°48'14" W	11°54'27"
C11	225.00'	28.08'	14.06'	28.06'	N 57°19'27" E	7°09'00"
C12	225.00'	33.72'	16.89'	33.69'	N 65°11'34" E	8°35'14"
C13	225.00'	39.77'	19.94'	39.72'	N 74°33'02" E	10°07'42"
C14	175.00'	33.79'	16.95'	33.73'	N 67°38'04" E	11°03'44"
C15	175.00'	19.70'	9.86'	19.69'	N 76°23'25" E	6°26'57"
C16	22.00'	34.56'	22.00'	31.11'	S 55°23'07" E	90°00'00"
C17	10.00'	15.71'	10.00'	14.14'	N 34°36'53" E	90°00'00"
C18	25.00'	39.27'	25.00'	35.36'	S 34°36'53" W	90°00'00"
C19	25.01'	44.71'	31.12'	38.99'	N 28°22'59" E	102°25'37"
C20	174.61'	91.34'	46.74'	90.30'	N 42°03'42" W	29°58'20"
C21	225.00'	12.10'	6.05'	12.10'	N 22°18'34" W	3°04'54"
C22	175.00'	16.78'	8.40'	16.78'	S 76°52'02" W	5°29'43"
C23	60.00'	30.92'	15.81'	30.58'	N 04°22'47" E	29°31'46"
C24	60.00'	75.21'	43.45'	70.38'	S 29°55'20" W	71°48'58"
C28	2718.12'	693.63'	348.71'	691.75'	S 49°15'35" E	14°37'16"
C29	50.00'	78.54'	50.00'	70.71'	N 86°56'57" W	89°59'56"
C30	175.00'	26.04'	13.05'	26.02'	N 57°50'24" E	8°31'37"
C31	225.00'	82.07'	41.49'	81.61'	S 64°01'32" W	20°53'53"
C32	22.00'	32.58'	20.11'	29.69'	N 32°02'41" E	84°51'35"
C33	22.00'	34.56'	22.00'	31.11'	N 55°23'07" W	90°00'00"
C34	225.00'	41.68'	20.90'	41.62'	S 41°03'53" E	10°36'52"

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 41°56'57" E	35.00'	
L2	S 41°56'57" E	59.37'	
L3	S 41°56'57" E	25.63'	
L4	N 58°37'40" E	51.03'	
L5	N 48°03'03" E	74.97'	
L6	N 49°32'56" E	50.00'	
L7	S 58°02'20" E	20.00'	
L8	N 58°02'20" W	10.00'	
L9	S 31°57'40" W	85.00'	
L10	S 58°02'20" E	35.00'	
L11	N 58°02'20" W	35.00'	
L12	N 10°23'07" W	25.00'	
L13	N 10°23'07" W	23.00'	
L14	S 86°32'17" W	57.99'	
L15	N 89°44'03" W	54.98'	
L16	N 81°55'58" W	73.30'	
L17	N 69°44'13" W	73.30'	
L18	N 57°40'27" W	96.67'	
L19	N 79°36'53" E	52.16'	
L20	S 10°23'07" E	97.15'	
L21	N 78°49'48" W	41.78'	
L22	S 10°23'07" E	112.50'	
L23	S 79°36'53" W	41.51'	
L24	N 10°23'07" W	112.50'	
L25	S 79°36'53" W	41.51'	
L26	S 57°03'39" E	39.11'	
L27	N 24°10'11" W	48.85'	
L28	N 47°24'25" W	106.32'	
L29	N 85°27'09" W	77.14'	
L30	N 49°19'29" W	94.62'	
L31	S 84°19'20" W	65.27'	
L32	N 26°36'33" W	53.31'	
L33	N 37°28'44" W	43.80'	
L34	N 77°20'13" W	128.92'	
L40	S 73°54'59" E	55.32'	
L41	N 62°49'34" E	59.13'	
L42	N 79°49'05" E	62.23'	
L43	S 68°12'15" E	28.03'	
L44	S 66°32'02" E	61.79'	
L45	N 22°56'42" E	24.36'	
L46	S 57°01'41" E	45.41'	
L47	S 13°50'33" W	18.28'	
L48	N 10°23'07" W	44.94'	
L49	N 34°36'46" W	18.28'	
L50	N 75°05'32" E	62.18'	
L51	N 32°49'59" W	24.37'	
L52	N 57°03'39" W	44.94'	
L53	S 81°17'19" E	24.37'	

DEDICATED RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
L100	S 48°03'03" W	125.14'
L101	S 79°36'53" W	205.84'
L102	N 79°36'53" E	916.50'
L103	S 10°23'07" E	315.00'
L104	S 79°36'53" W	78.00'
L105	S 79°36'53" W	536.79'
L106	N 53°34'35" E	199.50'
L107	N 10°23'07" W	40.73'
L108	N 10°23'07" W	186.83'
L109	N 10°23'07" W	4.94'
L110	N 79°36'53" E	24.87'

DEDICATED RIGHT-OF-WAY CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C100	200.00'	110.18'	56.53'	108.79'	N 63°49'58" E	31°33'51"
C101	200.00'	52.01'	26.15'	51.87'	N 17°50'08" W	14°54'03"
C102	200.00'	90.89'	46.24'	90.11'	N 66°35'44" E	26°02'18"
C103	200.00'	104.95'	53.71'	103.75'	S 25°25'05" E	30°03'57"
C104	200.00'	90.89'	46.24'	90.11'	S 66°35'44" W	26°02'18"

PROPERTY LINES HEREBY EXTINGUISHED

LINE	BEARING	DISTANCE
L35	S 48°03'03" W	316.93'
L36	N 48°03'03" E	316.93'
L37	S 48°03'03" W	316.93'
L38	S 34°42'38" E	32.35'
L39	N 24°45'57" W	65.88'

PROPERTY LINES HEREBY EXTINGUISHED

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C25	810.00'	273.10'	137.86'	271.81'	N 57°42'52" E	19°19'05"
C26	850.00'	254.93'	128.43'	253.97'	N 56°38'29" E	17°11'02"
C27	890.00'	112.44'	56.30'	112.37'	N 51°40'13" E	7°14'20"

JCSA EASEMENT

LINE	BEARING	DISTANCE
L200	S 41°56'57" E	45.00'
L201	N 48°03'03" E	40.00'
L202	N 41°56'57" W	55.00'
L203	N 48°03'03" E	30.00'

9 Large/Small Plat(s) Recorded
herewith as # 202301316

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Feb. 6th 2023
at 8:57 AM PB PG
Document # 202301316
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk