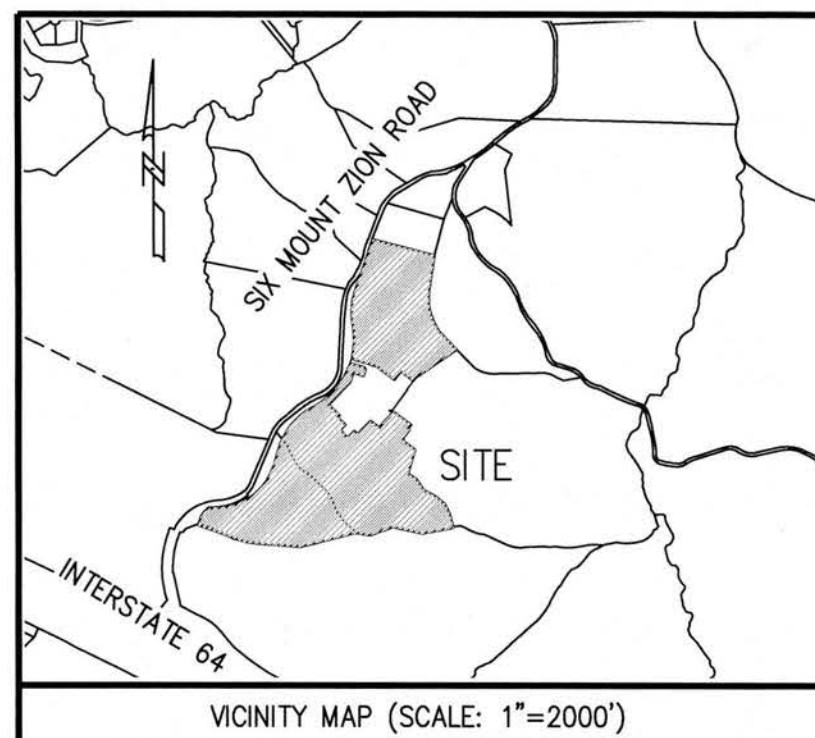


202514649



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF MCP STONEHOUSE, LLC AND WAS ACQUIRED FROM SCP-JTL STONEHOUSE OWNER 2, LLC BY THAT CERTAIN DEED DATED JULY 26, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 210015601.

OWNERS CERTIFICATE: MCP STONEHOUSE, LLC

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

Michael Kavounias 7/23/25
SIGNATURE DATE
Michael Kavounias COO
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

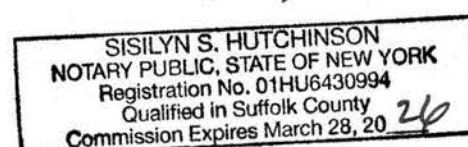
STATE OF NEW YORK

COUNTY OF NEW YORK

I, SISILYN HUTCHINSON-TAIT, DO HEREBY CERTIFY THAT MICHAEL KAVOUNIAS PERSONALLY CAME BEFORE ME ON THIS DAY AND ACKNOWLEDGED THAT HE/SHE IS A CORPORATE OFFICER AND THAT HE/SHE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING ON BEHALF OF THE CORPORATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF JULY, 2025.

Sisilyn Hutchinson-Tait SISILYN HUTCHINSON-TAIT
(NOTARY'S SIGNATURE) NOTARY'S PRINTED NAME

MY COMMISSION EXPIRES: 3/28/26



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 05/12/2025
WILLIAM S. FELTS, L.S. DATE

CERTIFICATE OF APPROVAL

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

10/02/2025 Sushyn Gyene
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY
10/7/25 Yogendra Patel
DATE VA DEPARTMENT OF TRANSPORTATION

GENERAL PLAT 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" AND "AE" (ELEV. 7) ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0041D, DATED 12/16/2015.
- THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE AND SHALL BE DEDICATED TO THE HOA.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- TRACT S PHASE 1 SECTION 1 IS THE PLATTING OF SINGLE FAMILY LOTS 13-19, 45-87, AND 93-160, COMMON OPEN SPACE LOTS 1-4, AND NATURAL OPEN SPACE EASEMENTS 1-2, AND THE JCSA PUMP STATION LOT AS SHOWN ON JAMES CITY COUNTY SUBDIVISION PLANS SPLN-22-0001 AND SPLN-24-0005.
- 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-18-0002, Z-19-0010 & MP-18-0002.
- 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 AS PRESENTED HEREON ARE TO BE 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.
- THE RIGHT-OF-WAY SHOWN HEREON IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDED INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.
- A 25' SETBACK FROM THE DEFINED RPA BUFFER IS REQUIRED SUCH THAT NO BUILDING WILL BE ERECTED WITHIN 25' OF THE RPA.
- THERE SHALL BE A 5' WIDE PRIVATE DRAINAGE EASEMENT DEDICATED TO THE HOA ALONG ALL INTERIOR PROPERTY LINES THAT DO NOT ADJOIN COMMON AREAS OR PUBLIC RIGHT-OF-WAY SEE EXAMPLE ON SHEET 14.

SUBDIVISION OF STONEHOUSE TRACT S PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
MAY 12, 2025 JOB NO: 23-400

SHEET 1 OF 14
JCC-S-24-0023



205-E Bullfants Boulevard - Williamsburg, VA 23188
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web: landtechresources.com

PROPERTY INFORMATION

- OWNER: MCP STONEHOUSE, LLC (INSTR. #210015601)
- ADDRESS: 9250 SIX MOUNT ZION ROAD
TOANO, VIRGINIA 23168
- PARCEL ID: 0540100011
- ZONING: PUD-R (PLAN UNIT DEVELOPMENT - RESIDENTIAL)
- BUILDING SETBACKS: (SEE DETAIL ON SHEET 11)

SINGLE FAMILY DETACHED

FRONT - 20'
REAR - 20'
SIDE - 6'
CORNER - 10'

SINGLE FAMILY ATTACHED

FRONT - 20'
REAR - 20'
SIDE - 6'
CORNER - 10'

14 Large/Small Plat(s) Recorded
herewith as # 202514649

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 15 DAY OF October, 2025.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:13 PM
INSTRUMENT # 202514649
TESTE C. Hammett D.C.

202514649

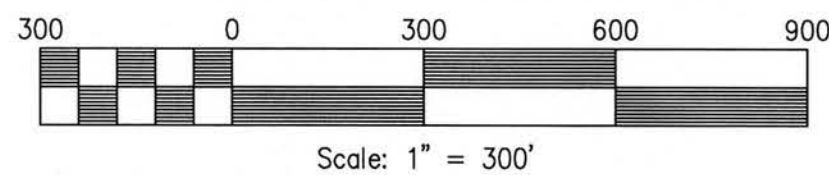
SUBDIVISION OF
STONEHOUSE
TRACT S
PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
MAY 12, 2025 JOB NO: 23-400

SHEET 2 OF 14
JCC-S-24-0023

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LAND USE AREA SUMMARY

	SE	AC
SINGLE-FAMILY DETACHED LOTS:	330,802	7.59
SINGLE-FAMILY ATTACHED LOTS:	201,802	4.63
PUBLIC RIGHT OF WAY:	204,036	4.69
FUTURE PHASE 1 SECTION 2	389,170	8.93
COMMON OPEN SPACE #1:	1,057,502	24.28
COMMON OPEN SPACE #2:	79,204	1.82
COMMON OPEN SPACE #3:	1,315,707	30.20
COMMON OPEN SPACE #4:	8,113	0.19
COMMON OPEN SPACE #6:	42,534	0.98
PUMP STATION LOT:	5,525	0.12
FUTURE PHASE 2 AREA:	3,893,141	89.37
TOTAL AREA SUBDIVIDED	7,527,536	172.80

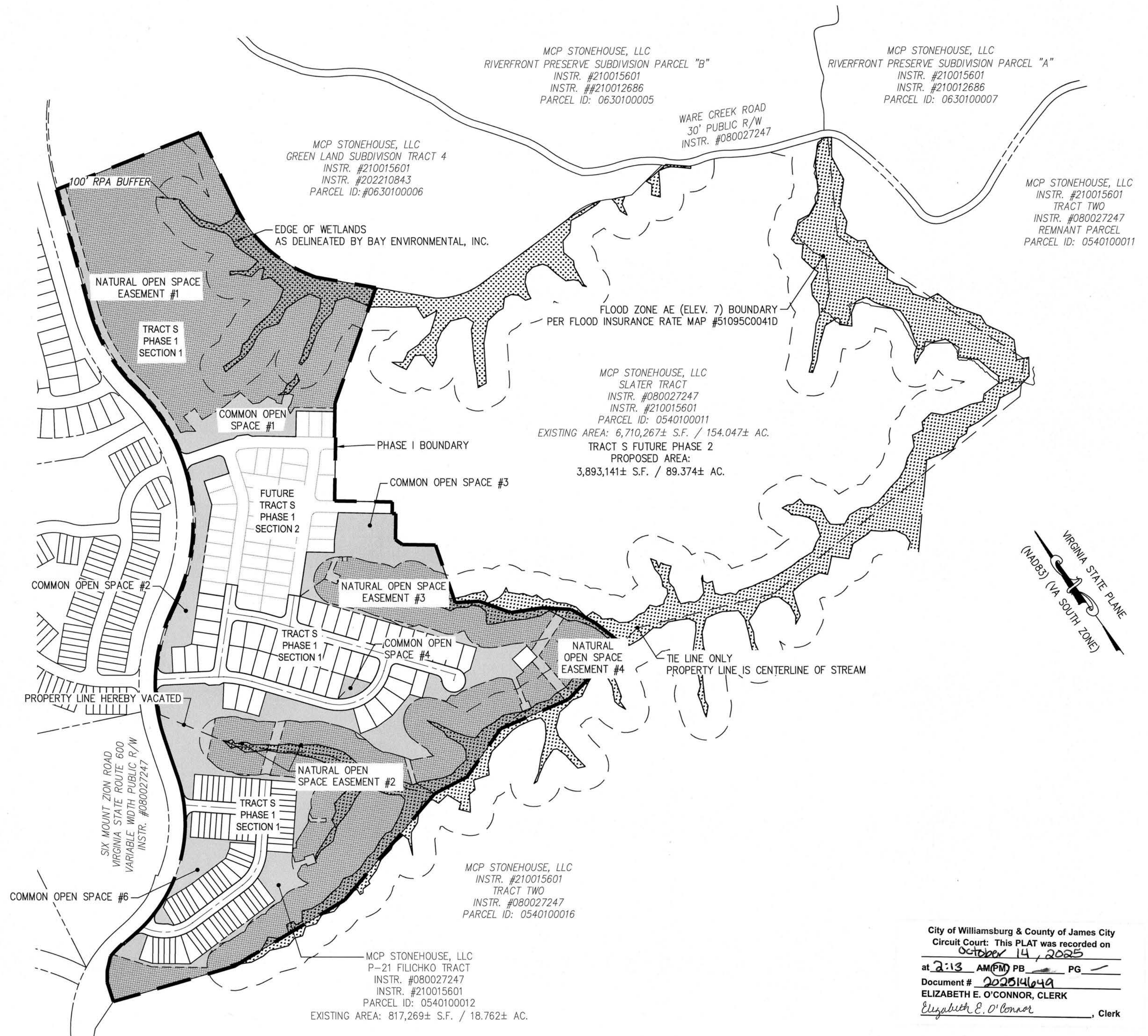
	SE	AC
NATURAL OPEN SPACE EASEMENT #1:	932,643	21.41
NATURAL OPEN SPACE EASEMENT #2:	639,111	14.67
NATURAL OPEN SPACE EASEMENT #3:	191,912	4.41
NATURAL OPEN SPACE EASEMENT #4:	66,496	1.53

TOTAL NATURAL OPEN SPACE AREA: 1,830,162 42.01

NUMBER OF SINGLE-FAMILY DETACHED LOTS: 50
NUMBER OF SINGLE-FAMILY ATTACHED LOTS (TOWNHOUSES): 68
TOTAL NUMBER OF LOTS: 118

LEGEND

NATURAL OPEN SPACE	
COMMON AREA	
WETLANDS	



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
October 14, 2025
at 2:13 AM (PM) PB PG
Document # 202514649
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

14 Large/Small Plat(s) Recorded
herewith as # 202514649

202514649

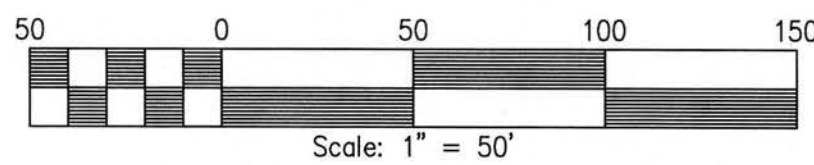
SUBDIVISION OF
STONEHOUSE
TRACT S
PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
MAY 12, 2025 JOB NO: 23-400

SHEET 3 OF 14
JCC-S-24-0023

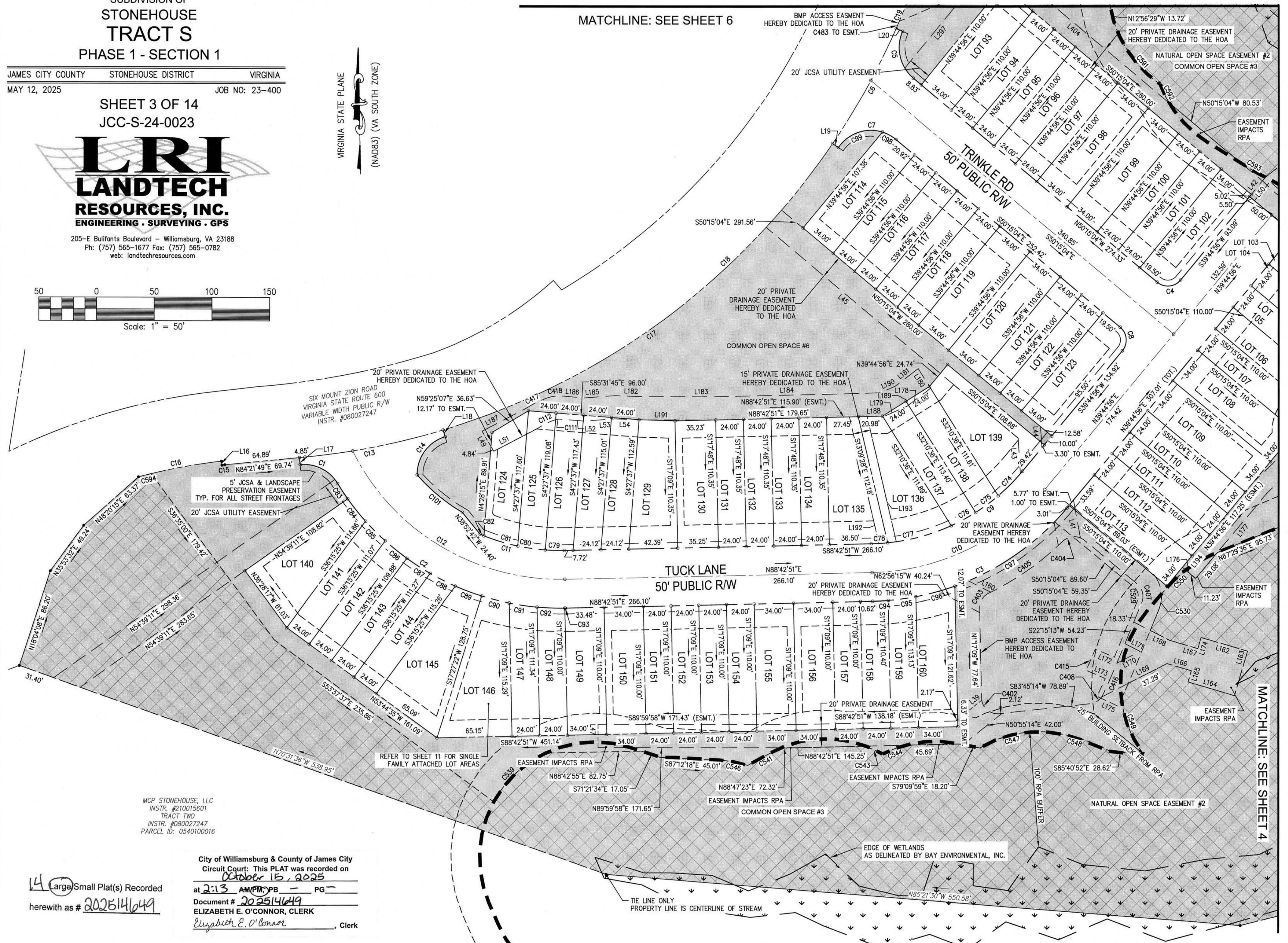
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VIRGINIA STATE PLANE
(NAD83) (VA SOUTH ZONE)

MATCHLINE: SEE SHEET 6



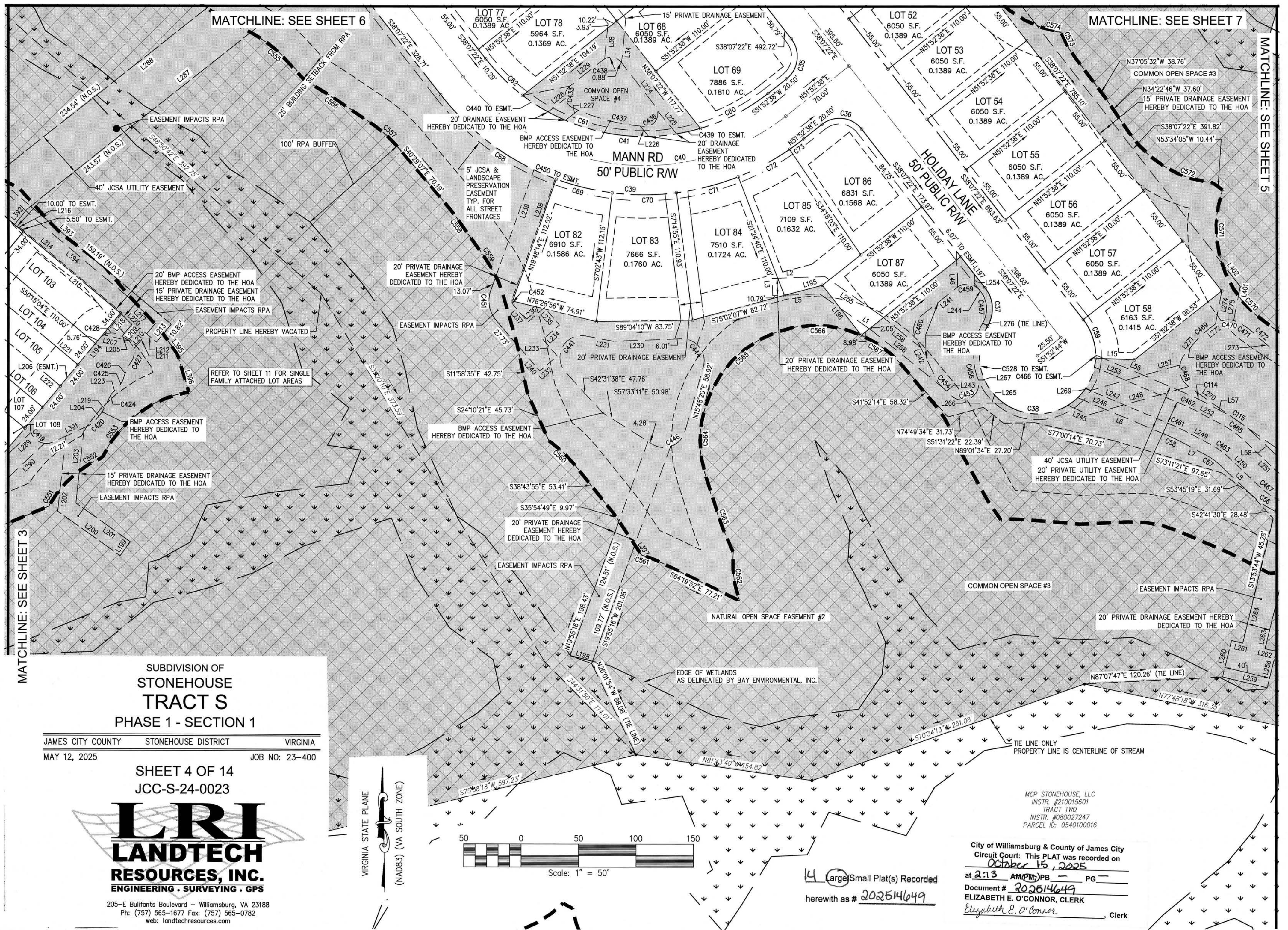
MCP STONEHOUSE, LLC
INSTR. #210015601
TRACT TWO
INSTR. #080027247
PARCEL ID: 0540100016

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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14 Large/Small Plat(s) Recorded
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SUBDIVISION OF
STONEHOUSE
TRACT S
PHASE 1 - SECTION 1

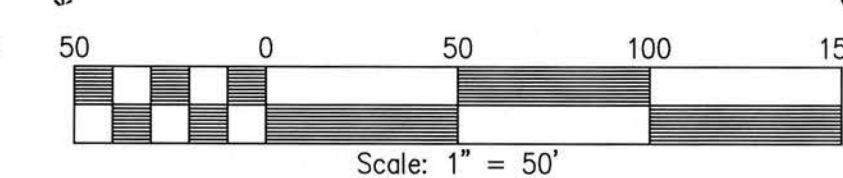
JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
MAY 12, 2025 JOB NO: 23-400

SHEET 4 OF 14
JCC-S-24-0023

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VIRGINIA STATE PLANE
(NAD83) (VA SOUTH ZONE)



14 Large/Small Plat(s) Recorded
herewith as # 202514649

MCP STONEHOUSE, LLC
INSTR. #210015601
TRACT TWO
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PARCEL ID: 0540100016

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202514649

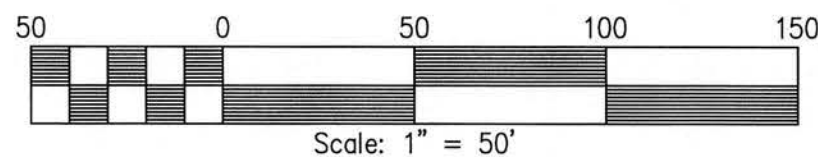
SUBDIVISION OF
STONEHOUSE
TRACT S
PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
MAY 12, 2025 JOB NO: 23-400

SHEET 5 OF 14
JCC-S-24-0023

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VIRGINIA STATE PLANE
(NAD83) (VA SOUTH ZONE)

City of Williamsburg & County of James City
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Elizabeth E. O'Connor, Clerk

14 Large Small Plat(s) Recorded
herewith as # 202514649

MATCHLINE: SEE SHEET 9

MATCHLINE: SEE SHEET 8

MCP STONEHOUSE, LLC
GREEN LAND SUBDIVISION TRACT 4
INSTR. #210015601
INSTR. #202210843
PARCEL ID: #0630100006

MCP STONEHOUSE, LLC
SLATER TRACT
INSTR. #080027247
INSTR. #210015601
EXISTING AREA: 6,710,267± S.F. / 154.047± AC.
PARCEL ID: 0540100011

TRACT S FUTURE PHASE 2
PROPOSED AREA:
3,893,141± S.F. / 89.374± AC.

MATCHLINE: SEE SHEET 7

MATCHLINE: SEE SHEET 4

MCP STONEHOUSE, LLC
SLATER TRACT
INSTR. #080027247
INSTR. #210015601
EXISTING AREA: 6,710,267± S.F. / 154.047± AC.
PARCEL ID: 0540100011

TRACT S FUTURE PHASE 2
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MCP STONEHOUSE, LLC
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202514649

SUBDIVISION OF
STONEHOUSE
TRACT S
PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
MAY 12, 2025 JOB NO: 23-400

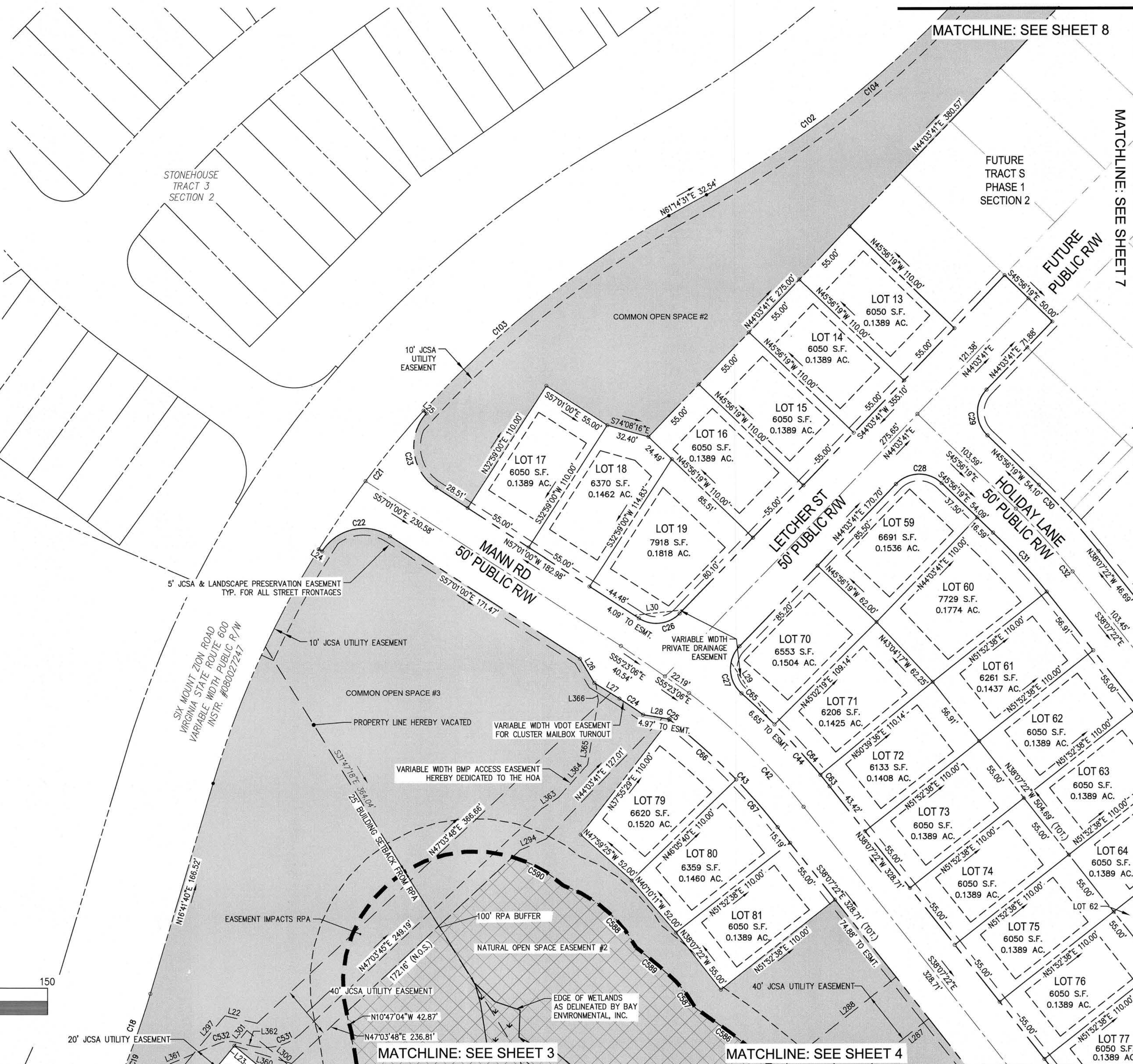
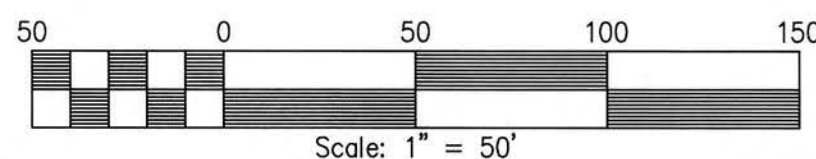
SHEET 6 OF 14
JCC-S-24-0023

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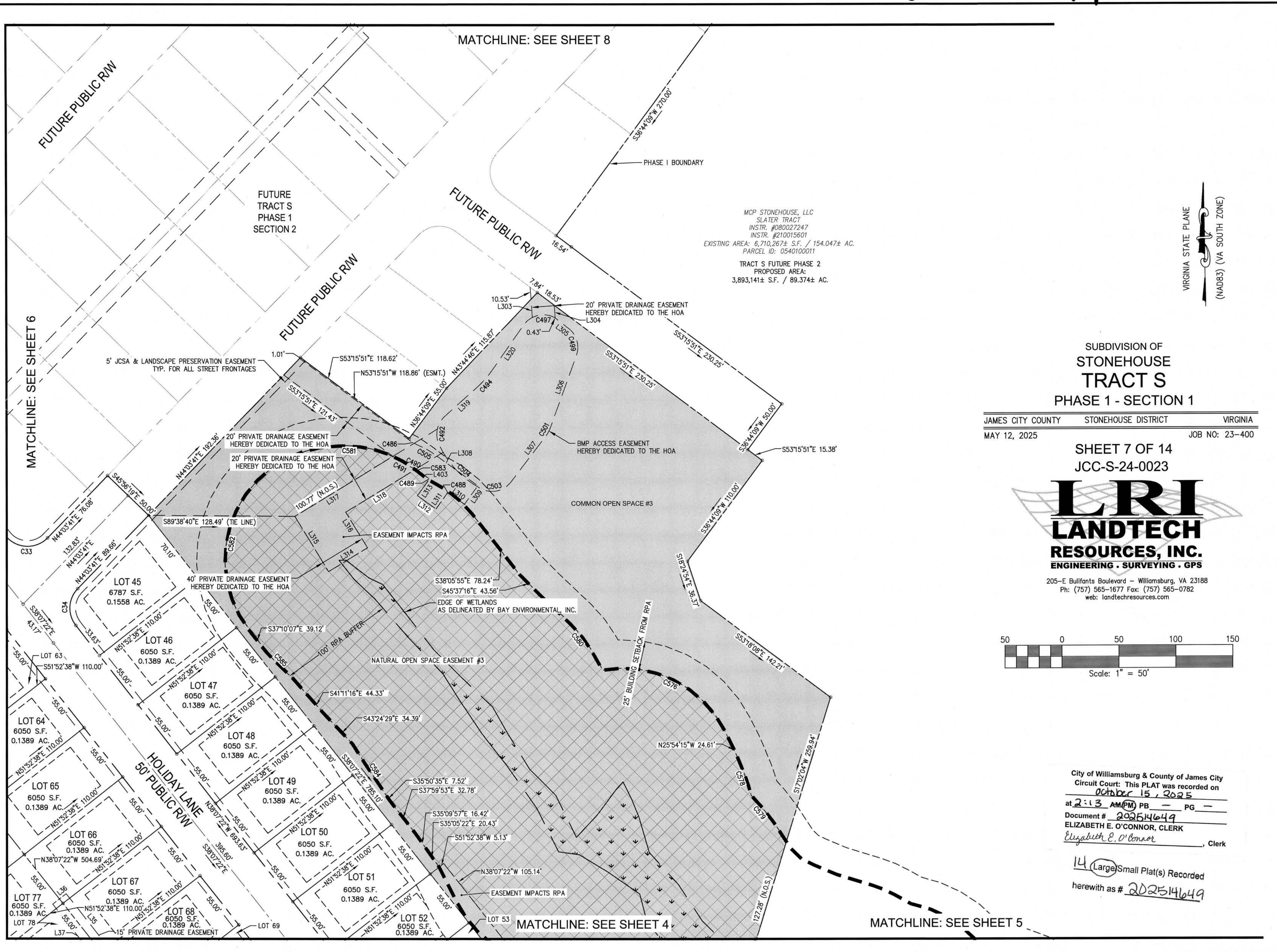
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City of Williamsburg & County of James City
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14 Large/Small Plat(s) Recorded
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202514649



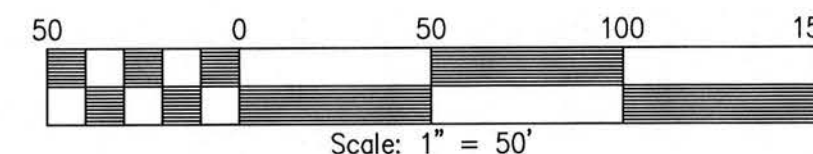
SUBDIVISION OF
STONEHOUSE
TRACT S
PHASE 1 - SECTION 1

JAMES CITY COUNTY	STONEHOUSE DISTRICT	VIRGINIA
MAY 12, 2025	JOB NO: 23-400	

SHEET 7 OF 14
JCC-S-24-0023

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Elizabeth E. O'Connor, Clerk

14 (Large) Small Plat(s) Recorded
herewith as # 202514649

Scale: 1" = 50'

SUBDIVISION OF
STONEHOUSE
TRACT S
PHASE 1 - SECTION 1

JAMES CITY COUNTY	STONEHOUSE DISTRICT	VIRGINIA
MAY 12, 2025		JOB NO: 23-400

SHEET 8 OF 14
JCC-S-24-0023

14 Large/Small Plat(s) Recorded
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City of Williamsburg & County of James City
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October 15 2025
at *2:13* *AM* PM PB *—* PG *—*
Document # *202514649*
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor *CLERK*

VIRGINIA STATE PLANE

(NAD83) (VA SOUTH ZONE)

STONEHOUSE
TRACT 3
SECTION 1

MATCHLINE: SEE SHEET 6

MATCHLINE: SEE SHEET 7

MATCHLINE: SEE SHEET 9

MATCHLINE: SEE SHEET 5

MCP STONEHOUSE, LLC
SLATER TRACT
INSTR. #080027247
INSTR. #210015601

EXISTING AREA: 6,710,267± S.F. / 154.047± AC.
PARCEL ID: 0540100011

TRACT S FUTURE PHASE 2
PROPOSED AREA:
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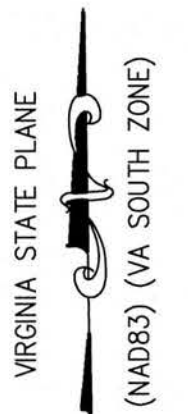
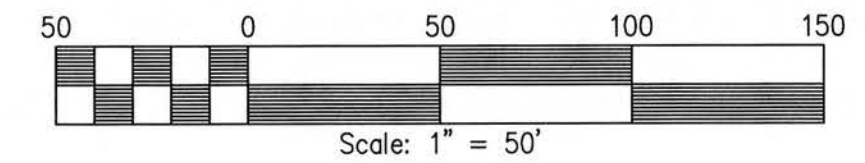
SUBDIVISION OF
STONEHOUSE
TRACT S
PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
MAY 12, 2025 JOB NO: 23-400

SHEET 9 OF 14
JCC-S-24-0023

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MCP STONEHOUSE, LLC
GREEN LAND SUBDIVISION TRACT 4
INSTR. #210015601
INSTR. #202210843
PARCEL ID: #0630100006

City of Williamsburg & County of James City
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ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

14 Large Small Plat(s) Recorded
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MATCHLINE: SEE SHEET 8

MATCHLINE: SEE SHEET 5

202514649

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°10'10"E	54.74'
L2	S88°04'39"W	45.89'
L3	N1°55'21"W	15.00'
L5	N88°04'39"E	40.91'
L6	S67°04'39"E	83.22'
L7	S61°55'02"E	21.67'
L8	S46°23'41"E	35.97'
L9	S83°16'31"W	38.03'
L10	S6°43'29"E	20.00'
L11	N83°16'31"E	12.12'
L12	S6°43'35"E	29.59'
L13	N83°16'25"E	20.00'
L14	N6°43'35"W	17.78'
L15	N87°26'07"W	33.87'
L16	S6°48'02"E	3.38'
L17	N5°38'11"W	6.00'
L18	N16°45'12"W	6.00'
L19	N55°36'54"W	6.00'
L20	S65°55'22"E	6.00'
L22	S76°48'48"E	25.10'
L23	S50°15'04"E	34.00'
L24	S57°54'39"E	3.00'
L25	S47°31'33"E	3.00'
L26	S30°56'47"E	21.08'
L27	S57°41'24"E	22.55'
L28	S80°17'12"E	19.79'
L29	N33°53'59"W	50.27'
L30	N83°50'05"E	37.21'
L32	N77°35'30"W	3.00'
L33	N53°15'51"W	4.99'
L34	N5°36'39"E	38.33'
L35	N38°07'22"W	63.18'
L36	S51°52'38"W	15.00'
L37	S38°07'22"E	57.16'
L38	S5°36'39"W	30.37'
L39	S28°18'34"E	41.70'
L41	S10°24'44"E	33.36'
L42	N39°44'56"E	24.09'
L43	N3°40'29"W	30.79'
L44	N3°40'29"W	18.31'
L45	N50°15'04"W	283.70'
L46	N2°02'33"W	31.04'
L47	N0°00'02"W	8.85'
L49	S30°32'02"E	20.03'
L50	N39°44'56"E	21.48'
L51	N62°31'31"E	42.95'
L52	S85°31'45"E	21.00'
L53	N85°48'22"E	26.77'
L54	S88°11'40"E	25.82'
L55	S67°04'39"E	83.22'

LINE TABLE		
LINE	BEARING	LENGTH
L57	S61°55'02"E	21.67'
L58	S46°23'41"E	35.97'
L59	N83°16'31"E	33.86'
L62	N53°15'51"W	4.99'
L90	N77°35'30"W	3.00'
L133	S30°56'47"E	21.08'
L134	N57°41'24"W	22.55'
L135	N53°15'51"W	4.99'
L136	S47°31'33"E	3.00'
L137	S57°54'39"E	3.00'
L138	N77°35'30"W	3.00'
L139	S1°55'21"E	15.00'
L140	N88°04'39"E	45.89'
L141	N55°10'10"W	60.23'
L142	S55°10'10"E	30.62'
L143	N88°04'39"E	10.80'
L144	S51°52'38"W	15.00'
L145	N38°07'22"W	63.18'
L146	S5°36'39"W	3.93'
L147	N5°36'39"E	10.85'
L148	S38°07'22"E	57.16'
L160	S62°56'15"E	21.66'
L162	N73°38'46"W	41.88'
L163	N16°21'14"E	40.00'
L164	S73°38'46"E	41.88'
L165	S16°21'14"W	10.00'
L166	S73°38'46"E	22.04'
L167	N73°38'46"W	25.26'
L168	N63°07'36"W	35.11'
L169	N63°10'21"E	63.28'
L170	S63°10'21"W	22.55'
L171	S63°07'36"E	14.81'
L172	N67°03'05"W	18.00'
L173	S67°03'05"E	18.00'
L174	S16°21'14"W	10.00'
L175	S64°43'56"E	20.00'
L176	S50°15'04"E	15.00'
L177	N39°44'56"E	95.39'
L178	N52°39'27"E	25.64'
L179	N66°19'41"E	20.47'
L180	N32°30'39"W	20.07'
L181	N52°39'27"E	24.94'
L182	S88°11'40"E	26.56'
L183	S89°57'59"E	60.70'
L184	N88°42'51"E	121.25'
L185	N85°48'22"E	26.30'
L186	S85°31'45"E	19.48'
L187	N62°31'31"E	43.01'
L188	N88°07'03"E	15.88'
L189	N57°49'24"E	48.00'

LINE TABLE		
LINE	BEARING	LENGTH
L190	N66°19'41"E	14.22'
L191	S89°57'59"E	61.24'
L192	S13°09'28"E	112.64'
L193	N13°09'28"W	111.50'
L194	S39°44'56"W	304.00'
L195	S75°02'07"W	34.08'
L196	N38°07'22"W	55.00'
L197	N38°07'22"W	34.22'
L198	N70°04'44"W	20.00'
L199	N35°15'03"E	15.00'
L200	S54°44'57"E	66.64'
L201	N54°44'57"W	57.83'
L202	S6°08'37"W	66.03'
L203	N6°08'37"E	66.33'
L204	S38°02'05"W	8.52'
L205	S60°38'14"E	6.30'
L206	N39°44'56"E	88.88'
L207	S76°34'27"E	22.31'
L209	S40°25'28"W	13.45'
L210	N39°44'56"E	14.62'
L211	S40°25'28"W	29.10'
L212	S50°15'04"E	19.00'
L213	N39°44'56"E	20.00'
L214	S50°15'04"E	116.50'
L215	S50°15'04"E	110.00'
L216	N39°44'56"E	1.00'
L217	S45°41'52"E	28.81'
L218	S39°44'56"W	24.52'
L219	S26°38'50"W	15.55'
L220	S45°35'13"E	13.80'
L221	S50°15'04"E	110.00'
L222	S50°15'04"E	110.00'
L223	S44°04'02"W	7.75'
L224	S38°07'22"E	48.15'
L225	S40°01'02"E	25.89'
L226	S40°01'02"E	11.71'
L227	N51°58'52"E	14.24'
L228	N51°58'52"E	19.02'
L229	N51°52'38"E	36.76'
L230	S87°55'23"W	59.75'
L231	N79°11'15"W	24.01'
L232	S49°02'02"W	20.00'
L233	S40°57'58"E	19.00'
L234	S49°02'02"W	19.00'
L235	S40°57'58"E	20.00'
L236	N49°02'02"E	19.00'
L237	S40°57'58"E	18.96'
L238	S19°48'14"W	109.94'
L239	N19°48'14"E	110.92'
L240	N40°57'58"W	57.96'

LINE TABLE		
LINE	BEARING	LENGTH
L241	S51°52'38"W	41.30'
L242	S26°53'00"E	42.40'
L243	S46°49'52"E	12.16'
L244	N38°07'22"W	1.15'
L245	S65°24'58"E	19.97'
L246	N67°04'39"W	83.22'
L247	S67°04'39"E	80.09'
L248	N74°21'18"E	90.30'
L249	S61°55'02"E	21.67'
L250	S46°23'41"E	35.97'
L251	S46°23'41"E	35.97'
L252	S61°55'02"E	21.67'
L253	S67°04'39"E	80.09'
L254	S2°02'33"E	10.26'
L255	N55°10'10"W	60.23'
L256	N51°17'53"W	43.44'
L257	N74°21'18"E	80.63'
L258	S13°47'37"W	32.90'
L259	N76°12'23"W	40.00'
L260	N13°47'37"E	32.90'
L261	S76°12'23"E	10.00'
L262	S76°12'23"E	10.00'
L263	S13°47'37"W	170.48'
L264	N13°47'37"E	166.79'
L265	S89°31'32"E	32.86'
L266	S0°28'28"W	2.81'
L267	S89°31'32"E	5.58'
L268	S51°17'53"E	80.77'
L269	S65°24'58"E	4.72'
L270	S54°52'10"E	106.57'
L271	S39°49'34"W	15.13'
L272	S51°52'38"W	9.47'
L273	N49°39'33"W	18.58'
L274	N10°47'42"E	28.96'
L275	N10°47'42"E	30.10'
L276	N59°11'52"W	5.00'
L277	S69°05'44"E	3.00'
L278	N6°43'29"W	65.00'
L279	S6°43'29"E	5.70'
L280	S13°47'37"W	170.48'
L281	N13°47'37"E	166.79'
L282	N29°58'27"E	15.10'
L283	N33°26'48"E	6.42'
L285	N61°36'50"W	49.57'
L286	N36°55'08"E	12.06'
L287	S51°52'38"W	344.33'
L288	S51°52'38"W	348.58'
L289	N46°13'49"E	57.67'
L290	N46°13'49"E	58.62'
L294	N66°33'41"E	21.63'

LINE TABLE		
LINE	BEARING	LENGTH
L297	S39°44'56"W	120.93'
L300	S50°15'04"E	280.12'
L301	S39°44'56"W	20.00'
L303	S3°56'08"E	26.36'
L304	S3°56'08"E	10.96'
L305	N51°45'16"W	17.09'
L306	N19°54'54"E	66.88'
L307	N37°32'03"E	49.84'
L308	N54°11'57"W	47.18'
L309	N35°48'09"E	20.00'
L310	S54°11'51"E	17.00'
L311	N35°48'09"E	17.00'
L312	S54°11'51"E	20.00'
L313	S35°48'09"W	17.00'
L314	S58°35'25"W	40.00'
L315	N31°24'35"W	56.72'
L316	S31°24'35"E	36.72'
L317	N58°35'25"E	146.64'
L318	S58°35'25"W	100.33'
L319	S48°14'09"W	37.42'
L320	S35°01'53"W	47.74'
L327	N9°08'13"W	25.17'
L329	N54°31'53"W	41.57'
L330	N42°10'56"E	21.84'
L337	N87°43'12"W	23.46'
L339	S36°54'37"E	10.00'
L340	N53°05'23"E	20.73'
L341	N53°05'23"E	39.14'
L342	N36°54'37"W	40.00'
L343	S53°05'23"W	39.14'
L344	S36°54'37"E	10.00'
L345	S53°05'23"W	17.88'
L346	S69°59'15"W	39.86'
L347	S69°59'15"W	47.58'
L348	N53°15'51"W	173.10'
L349	N53°54'23"E	29.69'
L350	S54°13'28"E	43.71'
L351	S52°14'51"E	61.54'
L352	S64°43'29"W	24.38'
L353	N89°20'32"E	51.93'
L354	N89°20'32"E	62.51'
L355	N43°53'17"E	7.88'
L356	S52°25'29"W	25.56'
L357	S83°29'17"W	15.12'
L358	N40°51'52"E	34.60'
L359	N40°51'52"E	34.34'
L360	S72°45'04"E	45.37'
L361	N67°21'22"E	83.51'
L362	S76°48'51"E	13.34'
L363	S55°47'13"W	15.51'

LINE TABLE		
LINE	BEARING	LENGTH
L364	S41°35'53"W	32.96'
L365	S9°35'52"W	49.15'
L366	S8°24'00"E	12.68'
L367	S32°04'05"E	56.40'
L368	S69°00'43"E	28.45'
L369	S54°35'27"E	40.88'
L370	S89°59'57"E	59.19'
L371	S11°37'07"E	78.32'
L372	S63°07'22"E	28.95'
L373	N63°07'22"W	34.19'
L374	S9°08'13"E	29.17'
L375	N57°47'01"E	17.44'
L376	S32°12'59"E	17.25'
L377	S54°31'53"E	3.67'
L378	S35°28'07"W	16.00'
L379	S87°24'52"W	43.70'
L380	N28°18'56"W	38.72'
L381	N21°05'13"E	10.19'
L382	N42°06'00"W	23.16'
L383	S39°24'35"W	11.64'
L384	S68°50'26"W	22.18'
L385	S12°50'08"W	24.87'
L386	N69°59'15"E	31.89'
L391	S64°51'16"W	33.67'
L392	N39°44'56"E	17.23'
L393	N50°15'04"W	194.50'
L394	S50°15'04"E	110.08'
L395	N35°03'17"W	21.35'
L396	N17°01'45"W	34.28'
L397	S33°41'22"E	10.77'
L398	N89°26'55"E	39.15'
L399	N83°16'31"E	7.35'
L400	N83°16'31"E	85.00'
L401	N10°47'42"E	8.09'
L402	N38°07'22"W	25.69'
L403	S54°11'51"E	8.18'
L404	S50°15'04"E	280.12'

SUBDIVISION OF
STONEHOUSE
TRACT S
PHASE 1 - SECTION 1

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
MAY 12, 2025 JOB NO: 23-400

SHEET 10 OF 14
JCC-S-24-0023



205-E Bulifants Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
October 15, 2025
at 2:13 AM(PM) PB - PG -
Document # 202514649
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

14 Large Small Plat(s) Recorded
herewith as # 202514649

202514649

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	64°20'57"	34.00'	38.19'	21.39'	36.21'	N63°27'43"W
C2	59°59'55"	225.00'	235.61'	129.90'	225.00'	S61°17'12"E
C3	48°57'55"	225.00'	192.29'	102.46'	186.49'	N64°13'53"E
C4	90°00'00"	14.50'	22.78'	14.50'	20.51'	S84°44'56"W
C5	74°19'42"	34.00'	44.11'	25.77'	41.08'	N13°05'13"W
C6	10°18'28"	628.00'	112.98'	56.64'	112.83'	N29°13'52"E
C7	95°21'50"	34.00'	56.59'	37.34'	50.28'	S82°04'01"W
C8	90°00'00"	14.50'	22.78'	14.50'	20.51'	S5°15'04"E
C9	48°57'55"	175.00'	149.56'	79.69'	145.05'	S64°13'53"W
C10	48°57'55"	200.00'	170.92'	91.07'	165.77'	N64°13'53"E
C11	24°31'00"	175.00'	74.88'	38.02'	74.31'	S79°01'40"E
C12	64°56'09"	200.00'	226.67'	127.26'	214.73'	S58°49'05"E
C13	11°06'55"	628.11'	121.85'	61.12'	121.66'	N78°48'21"E
C14	74°00'33"	34.00'	43.92'	25.63'	40.93'	N36°14'31"E
C15	0°17'27"	493.00'	2.50'	1.25'	2.50'	N83°20'42"E
C16	8°28'40"	495.00'	73.24'	36.69'	73.18'	N79°13'47"E
C17	38°51'48"	627.97'	425.95'	221.53'	417.83'	N53°48'55"E
C18	67°40'09"	628.00'	741.70'	420.96'	699.34'	N50°31'44"E
C19	7°25'08"	624.93'	80.92'	40.52'	80.86'	N20°23'09"E
C21	10°23'06"	727.00'	131.77'	66.07'	131.59'	N37°16'55"E
C22	90°53'38"	37.00'	58.70'	37.58'	52.73'	N77°32'10"E
C23	99°29'28"	37.00'	64.25'	43.70'	56.48'	N7°16'17"W
C24	2°41'29"	466.00'	21.89'	10.95'	21.89'	S55°39'53"E
C25	0°05'49"	475.00'	0.80'	0.40'	0.80'	S52°07'25"E
C26	78°55'18"	24.50'	33.75'	20.17'	31.14'	S83°31'20"W
C27	92°46'59"	24.50'	39.67'	25.72'	35.48'	N2°19'48"W
C28	90°00'00"	24.50'	38.48'	24.50'	34.65'	N89°03'41"E
C29	90°00'00"	24.50'	38.48'	24.50'	34.65'	N0°56'19"W
C30	7°48'56"	495.00'	67.52'	33.81'	67.47'	N42°01'51"W
C31	7°49'02"	445.00'	60.71'	30.40'	60.67'	N42°01'53"W
C32	7°49'02"	470.00'	64.13'	32.11'	64.08'	N42°01'53"W
C33	97°48'57"	24.50'	41.83'	28.09'	36.93'	S87°01'50"E
C34	82°11'03"	24.50'	35.14'	21.37'	32.21'	N2°58'10"E
C35	90°00'00"	24.50'	38.48'	24.50'	34.65'	N6°52'38"E
C36	90°00'00"	24.50'	38.48'	24.50'	34.65'	S83°07'22"E
C37	68°26'26"	29.50'	35.24'	20.06'	33.18'	N3°54'13"W
C38	248°55'30"	50.50'	219.40'	73.58'	83.27'	S86°20'23"W
C39	90°00'00"	225.00'	353.43'	225.00'	318.20'	S83°07'22"E
C40	90°00'00"	200.00'	314.16'	200.00'	282.84'	S83°07'22"E
C41	90°00'00"	175.00'	274.89'	175.00'	247.49'	S83°07'22"E
C42	14°02'58"	500.00'	122.60'	61.61'	122.30'	N45°08'51"W
C43	14°02'58"	475.00'	116.47'	58.53'	116.18'	N45°08'51"W
C44	10°35'56"	525.00'	97.12'	48.70'	96.98'	N43°25'20"W
C45	85°45'07"	37.00'	55.38'	34.35'	50.35'	N63°46'49"E
C46	8°35'11"	788.64'	118.18'	59.20'	118.07'	N16°39'30"E
C47	85°45'07"	37.00'	55.38'	34.35'	50.35'	N30°28'04"W
C48	91°15'52"	24.50'	39.03'	25.05'	35.03'	S27°42'41"E
C49	6°54'45"	525.00'	63.34'	31.71'	63.30'	N69°53'15"W
C50	4°56'15"	534.00'	46.02'	23.02'	46.00'	N62°00'24"W
C51	4°19'04"	525.00'	39.56'	19.79'	39.55'	N55°25'23"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C52	22°47'59"	796.77'	317.06'	160.66'	314.97'	N1°00'56"E
C53	30°38'18"	727.00'	388.75'	199.15'	384.14'	S4°56'17"W
C54	48°08'53"	595.82'	500.69'	266.20'	486.09'	S11°32'36"E
C55	89°39'27"	13.00'	20.34'	12.92'	18.33'	N38°06'08"E
C56	50°19'48"	87.50'	76.86'	41.11'	74.41'	S71°33'35"E
C57	15°31'21"	62.50'	16.93'	8.52'	16.88'	N54°09'22"W
C58	5°09'37"	187.50'	16.89'	8.45'	16.88'	N64°29'51"W
C59	40°41'12"	50.50'	35.86'	18.72'	35.11'	S17°46'43"E
C60	21°48'13"	175.00'	66.60'	33.71'	66.19'	N62°46'45"E
C61	53°23'40"	175.00'	163.08'	88.01'	157.25'	S79°37'18"E
C62	14°48'06"	175.00'	45.21'	22.73'	45.08'	S45°31'25"E
C63	1°13'02"	525.00'	11.15'	5.58'	11.15'	S38°43'53"E
C64	5°37'17"	525.00'	51.51'	25.78'	51.49'	N42°09'02"W
C65	3°45'37"	525.00'	34.46'	17.23'	34.45'	N46°50'29"W
C66	8°10'11"	475.00'	67.73'	33.92'	67.67'	S47°59'25"E
C67	5°16'04"	521.41'	47.94'	23.99'	47.92'	S41°00'51"E
C68	32°04'24"	225.00'	125.95'	64.67'	124.31'	S54°09'34"E
C69	12°45'31"	225.00'	50.10'	25.16'	50.00'	S76°34'32"E
C70	14°17'37"	225.00'	56.13'	28.21'	55.99'	N89°53'54"E
C71	14°09'46"	225.00'	55.62'	27.95'	55.48'	N75°40'13"E
C72	12°53'22"	225.00'	50.62'	25.42'	50.51'	N62°08'39"E
C73	3°49'19"	225.00'	15.01'	7.51'	15.01'	N53°47'18"E
C74	9°51'11"	175.00'	30.09'	15.08'	30.06'	S44°40'32"W
C75	7°53'09"	175.00'	24.09'	12.06'	24.07'	S53°32'42"W
C76	7°52'46"	175.00'	24.07'	12.05'	24.05'	S61°25'39"W
C77	18°45'18"	175.00'	57.28'	28.90'	57.03'	S74°44'42"W
C78	4°35'30"	175.00'	14.02'	7.02'	14.02'	S86°25'06"W
C79	5°21'04"	175.00'	16.34'	8.18'	16.34'	N88°36'38"W
C80	7°52'44"	175.00'	24.06'	12.05'	24.05'	N81°59'44"W
C81	10°04'33"	175.00'	30.77'	15.43'	30.73'	N73°01'06"W
C82	1°12'40"	175.00'	3.70'	1.85'	3.70'	N67°22'29"W
C83	4°03'35"	225.00'	15.94'	7.97'	15.94'	S33°19'01"E
C84	6°19'11"	225.00'	24.82'	12.42'	24.81'	S38°30'24"E
C85	6°11'26"	225.00'	24.31'	12.17'	24.30'	S44°45'43"E
C86	6°07'19"	225.00'	24.04'	12.03'	24.03'	S50°55'05"E
C87	6°07'29"	225.00'	24.05'	12.04'	24.04'	S57°02'29"E
C88	6°11'56"	225.00'	24.34'	12.18'	24.33'	S63°12'11"E
C89	6°14'29"	225.00'	24.51'	12.27'	24.50'	S69°25'23"E
C90	6°17'21"	225.00'	24.70'	12.36'	24.69'	S75°41'18"E
C91	6°11'49"	225.00'	24.34'	12.18'	24.32'	S81°55'53"E
C92	6°07'26"	225.00'	24.05'	12.04'	24.04'	S88°05'31"E
C93	0°07'55"	225.00'	0.52'	0.26'	0.52'	S88°46'48"W
C94	3°24'32"	225.00'	13.39'	6.70'	13.38'	N87°00'35"E
C95	6°09'14"	225.00'	24.17'	12.09'	24.15'	N82°13'42"E
C96	8°56'00"	225.00'	35.08'	17.58'	35.05'	N74°41'05"E
C97	30°28'09"	225.00'	119.65'	61.28'	118.25'	N54°59'01"E
C98	22°37'25"	34.00'	13.43'	6.80'	13.34'	S61°33'46"E
C99	72°44'25"	34.00'	43.16'	25.04'	40.32'	N70°45'19"E
C101	17°44'47"	165.00'	51.11'	25.76'	50.90'	N50°23'06"W
C102	71°37'22"	797.00'	996.29'	575.06'	932.68'	N25°25'50"E

SUBDIVISION OF
STONEHOUSE
TRACT S
PHASE 1 - SECTION 1

JAMES CITY COUNTY	STONEHOUSE DISTRICT	VIRGINIA
MAY 12, 2025		JOB NO: 23-400

SHEET 11 OF 14
JCC-S-24-0023



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web: landtechresources.com

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
October 15 2025
at 2:13 AM/PM PB — PG —
Document # 202514649
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

14 Large/Small Plat(s) Recorded
herewith as # 202514649

202514649

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C103	44°32'51"	727.00'	565.24'	297.78'	551.11'	N38°58'05"E
C104	40°20'15"	797.00'	561.11'	292.75'	549.59'	N41°04'23"E
C111	23°07'00"	10.00'	4.03'	2.05'	4.01'	N82°54'45"E
C112	14°58'59"	65.07'	17.02'	8.56'	16.97'	N63°51'46"E
C114	5°09'37"	227.50'	20.49'	10.25'	20.48'	S64°29'51"E
C115	15°31'21"	102.50'	27.77'	13.97'	27.68'	S54°09'22"E
C116	16°24'33"	47.50'	13.60'	6.85'	13.56'	S54°35'58"E
C130	71°37'22"	797.00'	996.29'	575.06'	932.68'	N25°25'50"E
C131	30°38'18"	727.00'	388.75'	199.15'	384.14'	S4°56'17"W
C132	48°08'53"	595.82'	500.69'	266.20'	486.09'	S11°32'36"E
C152	85°45'07"	37.00'	55.38'	34.35'	50.35'	N63°46'49"E
C153	85°45'07"	37.00'	55.38'	34.35'	50.35'	N30°28'04"W
C171	22°47'59"	796.77'	317.06'	160.66'	314.97'	N1°00'56"E
C172	8°35'11"	788.64'	118.18'	59.20'	118.07'	N16°39'30"E
C173	40°20'15"	797.00'	561.11'	292.75'	549.59'	N41°04'23"E
C281	14°02'58"	500.00'	122.60'	61.61'	122.30'	N45°08'51"W
C282	7°49'02"	470.00'	64.13'	32.11'	64.08'	N42°01'53"W
C283	90°00'00"	200.00'	314.16'	200.00'	282.84'	S83°07'22"E
C284	67°40'09"	628.00'	741.70'	420.96'	699.34'	N50°31'44"E
C285	8°28'40"	495.00'	73.24'	36.69'	73.18'	N79°13'47"E
C286	0°17'27"	493.00'	2.50'	1.25'	2.50'	N83°20'42"E
C287	44°32'51"	727.00'	565.24'	297.78'	551.11'	N38°58'05"E
C288	90°53'38"	37.00'	58.70'	37.58'	52.73'	N77°32'10"E
C289	99°29'28"	37.00'	64.25'	43.70'	56.48'	N7°16'17"W
C290	71°37'22"	797.00'	996.29'	575.06'	932.68'	N25°25'50"E
C291	30°38'18"	727.00'	388.75'	199.15'	384.14'	S4°56'17"W
C292	48°08'53"	595.82'	500.69'	266.20'	486.09'	S11°32'36"E
C293	2°41'29"	466.00'	21.89'	10.95'	21.89'	N55°39'53"W
C294	14°02'58"	475.00'	116.47'	58.53'	116.18'	N45°08'51"W
C295	90°00'00"	225.00'	353.43'	225.00'	318.20'	S83°07'22"E
C296	90°00'00"	24.50'	38.48'	24.50'	34.65'	S83°07'22"E
C297	248°55'30"	50.50'	219.40'	73.58'	83.27'	S86°20'23"W
C298	82°11'03"	24.50'	35.14'	21.37'	32.21'	S2°58'10"W
C299	97°48'57"	24.50'	41.83'	28.09'	36.93'	S87°01'50"E
C300	7°48'56"	495.00'	67.52'	33.81'	67.47'	N42°01'51"W
C301	90°00'00"	24.50'	38.48'	24.50'	34.65'	N0°56'19"W
C302	78°55'18"	24.50'	33.75'	20.17'	31.14'	S83°31'20"W
C303	85°45'07"	37.00'	55.38'	34.35'	50.35'	N63°46'49"E
C304	85°45'07"	37.00'	55.38'	34.35'	50.35'	N30°28'04"W
C305	92°46'59"	24.50'	39.67'	25.72'	35.48'	S2°19'48"E
C306	10°35'56"	525.00'	97.12'	48.70'	96.98'	N43°25'20"W
C307	15°12'40"	175.00'	46.46'	23.37'	46.32'	S45°43'42"E
C308	90°00'00"	24.50'	38.48'	24.50'	34.65'	N6°52'38"E
C309	7°49'02"	445.00'	60.71'	30.40'	60.67'	N42°01'53"W
C310	90°00'00"	24.50'	38.48'	24.50'	34.65'	N89°03'41"E
C311	5°09'37"	187.50'	16.89'	8.45'	16.88'	N64°29'51"W
C312	7°25'08"	624.93'	80.92'	40.52'	80.86'	N20°23'09"E
C313	10°18'28"	628.00'	112.98'	56.64'	112.83'	N29°13'52"E
C314	11°06'55"	628.11'	121.85'	61.12'	121.66'	N78°48'21"E
C315	38°51'48"	627.97'	425.95'	221.53'	417.83'	N53°48'55"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C316	22°47'59"	796.77'	317.06'	160.66'	314.97'	N1°00'56"E
C317	8°35'11"	788.64'	118.18'	59.20'	118.07'	N16°39'30"E
C318	40°20'15"	797.00'	561.11'	292.75'	549.59'	N41°04'23"E
C319	10°23'06"	727.00'	131.77'	66.07'	131.59'	N37°16'55"E
C320	0°05'49"	475.00'	0.80'	0.40'	0.80'	S52°07'25"E
C321	68°26'26"	29.50'	35.24'	20.06'	33.18'	N3°54'13"W
C323	8°10'11"	475.00'	67.73'	33.92'	67.67'	S47°59'25"E
C324	14°48'06"	175.00'	45.21'	22.73'	45.08'	S45°31'25"E
C325	0°24'33"	175.00'	1.25'	0.63'	1.25'	S53°07'45"E
C326	21°48'13"	175.00'	66.60'	33.71'	66.19'	N62°46'45"E
C327	5°37'17"	525.00'	51.51'	25.78'	51.49'	N42°09'02"W
C328	1°13'02"	525.00'	11.15'	5.58'	11.15'	S38°43'53"E
C329	3°45'37"	525.00'	34.46'	17.23'	34.45'	N46°50'29"W
C330	40°41'12"	50.50'	35.86'	18.72'	35.11'	S17°46'43"E
C331	12°45'31"	225.00'	50.10'	25.16'	50.00'	S76°34'32"E
C332	3°49'19"	225.00'	15.01'	7.51'	15.01'	N53°47'18"E
C333	12°53'22"	225.00'	50.62'	25.42'	50.51'	N62°08'39"E
C334	14°09'46"	225.00'	55.62'	27.95'	55.48'	N75°40'13"E
C335	14°17'37"	225.00'	56.13'	28.21'	55.99'	N89°53'54"E
C336	32°04'24"	225.00'	125.95'	64.67'	124.31'	S54°09'34"E
C337	44°32'51"	727.00'	565.24'	297.78'	551.11'	N38°58'05"E
C395	67°40'09"	628.00'	741.70'	420.96'	699.34'	N50°31'44"E
C396	8°28'40"	495.00'	73.24'	36.69'	73.18'	N79°13'47"E
C397	0°17'27"	493.00'	2.50'	1.25'	2.50'	N83°20'42"E
C398	7°25'08"	624.93'	80.92'	40.52'	80.86'	N20°23'09"E
C399	10°18'28"	628.00'	112.98'	56.64'	112.83'	N29°13'52"E
C400	11°06'55"	628.11'	121.85'	61.12'	121.66'	N78°48'21"E
C401	38°51'48"	627.97'	425.95'	221.53'	417.83'	N53°48'55"E
C402	94°57'37"	14.00'	23.20'	15.27'	20.64'	N48°45'58"W
C403	65°26'45"	14.00'	15.99'	9.00'	15.14'	N31°26'13"E
C404	84°10'23"	14.00'	20.57'	12.64'	18.77'	N87°39'45"E
C405	18°35'02"	242.00'	78.49'	39.59'	78.15'	N54°52'04"E
C407	72°30'17"	14.00'	17.72'	10.27'	16.56'	S13°59'56"E
C408	59°59'36"	14.00'	14.66'	8.08'	14.00'	S53°45'26"W
C415	1°59'17"	576.44'	20.00'	10.00'	20.00'	S23°04'17"W
C416	3°00'52"	598.44'	31.48'	15.75'	31.48'	S23°45'38"W
C417	14°12'38"	85.07'	21.10'	10.60'	21.04'	N64°14'56"E
C418	23°07'00"	30.00'	12.10'	6.14'	12.02'	N82°54'45"E
C419	154°53'40"	14.00'	37.85'	62.88'	27.33'	N37°41'54"W
C420	26°49'11"	19.00'	8.89'	4.53'	8.81'	S51°26'41"W
C424	17°25'12"	10.00'	3.04'	1.53'	3.03'	S35°21'26"W
C425	27°13'29"	19.00'	9.03'	4.60'	8.94'	S30°27'17"W
C426	17°39'33"	50.00'	15.41'	7.77'	15.35'	S25°40'19"W
C427	95°08'20"	14.00'	23.25'	15.32'	20.67'	S13°04'04"E
C428	79°36'50"	14.00'	19.45'	11.67'	17.93'	N79°33'21"E
C433	116°59'02"	11.00'	22.46'	17.94'	18.76'	N6°36'53"W
C436	132°16'23"	11.00'	25.39'	24.87'	20.12'	S28°00'50"W
C437	20°44'35"	179.25'	64.89'	32.81'	64.54'	N75°28'41"W
C438	90°00'00"	11.00'	17.28'	11.00'	15.56'	S83°07'22"E
C439	6°57'11"	175.00'	21.24'	10.63'	21.22'	N77°09'27"E

SUBDIVISION OF
STONEHOUSE
TRACT S
PHASE 1 - SECTION 1

JAMES CITY COUNTY	STONEHOUSE DISTRICT	VIRGINIA
MAY 12, 2025		JOB NO: 23-400

SHEET 12 OF 14
JCC-S-24-0023



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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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at 2:13 PM PG 1
Document # 202514649
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

14 Large/Small Plat(s) Recorded
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202514649

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C440	8°38'34"	175.00'	26.40'	13.22'	26.37'	S57°14'46"E
C441	143°20'22"	19.00'	47.53'	57.35'	36.07'	S29°08'34"W
C444	107°52'57"	19.00'	35.78'	26.10'	30.72'	N38°08'09"W
C446	106°38'29"	19.00'	35.36'	25.51'	30.48'	N69°07'35"E
C450	0°15'17"	225.00'	1.00'	0.50'	1.00'	S70°04'08"E
C451	60°46'12"	26.00'	27.58'	15.25'	26.30'	N10°34'52"W
C452	60°46'12"	6.00'	6.36'	3.52'	6.07'	S10°34'52"E
C453	153°42'23"	14.00'	37.56'	59.94'	27.27'	N56°18'56"E
C454	19°56'52"	17.40'	6.06'	3.06'	6.03'	S36°51'26"E
C456	51°20'24"	55.50'	49.73'	26.67'	48.08'	N5°07'57"E
C457	69°39'46"	24.14'	29.35'	16.80'	27.58'	N4°01'45"W
C459	90°00'00"	14.00'	21.99'	14.00'	19.80'	N83°07'22"W
C460	78°45'38"	14.00'	19.24'	11.49'	17.77'	S12°29'49"W
C461	5°09'37"	197.50'	17.79'	8.90'	17.78'	S64°29'51"E
C462	5°09'37"	217.50'	19.59'	9.80'	19.58'	S64°29'51"E
C463	15°31'21"	72.50'	19.64'	9.88'	19.58'	S54°09'22"E
C465	15°31'21"	92.50'	25.06'	12.61'	24.98'	S54°09'22"E
C466	2°58'24"	50.50'	2.62'	1.31'	2.62'	S1°04'41"W
C467	50°17'49"	77.50'	68.03'	36.38'	65.87'	S71°32'35"E
C468	94°41'43"	19.00'	31.40'	20.62'	27.95'	S7°31'18"E
C469	12°03'05"	59.00'	12.41'	6.23'	12.39'	S45°51'06"W
C470	65°02'30"	19.00'	21.57'	12.11'	20.43'	S84°23'53"W
C471	18°45'52"	59.00'	19.32'	9.75'	19.24'	N53°41'56"W
C472	5°20'33"	41.00'	3.82'	1.91'	3.82'	N46°59'17"W
C474	50°17'49"	77.50'	68.03'	36.38'	65.87'	S71°32'35"E
C475	50°40'28"	57.50'	50.85'	27.23'	49.21'	S71°43'55"E
C476	95°09'23"	19.00'	31.56'	20.79'	28.05'	N77°33'09"E
C477	98°31'58"	19.00'	32.67'	22.06'	28.79'	N12°20'51"W
C483	0°16'19"	1027.45'	4.88'	2.44'	4.88'	N23°54'03"E
C486	13°47'59"	46.00'	11.08'	5.57'	11.05'	N60°09'51"W
C488	90°00'00"	1.00'	1.57'	1.00'	1.41'	N80°48'09"E
C489	90°00'00"	1.00'	1.57'	1.00'	1.41'	S9°11'51"E
C490	12°51'59"	46.00'	10.33'	5.19'	10.31'	S60°37'51"E
C491	13°47'59"	66.00'	15.90'	7.99'	15.86'	S60°09'51"E
C492	79°20'07"	21.10'	29.22'	17.50'	26.94'	S8°34'06"W
C494	13°12'16"	94.00'	21.66'	10.88'	21.62'	S41°38'01"W
C497	83°15'32"	21.10'	30.66'	18.75'	28.03'	S76°39'39"W
C499	66°57'55"	21.10'	24.66'	13.96'	23.28'	N13°34'04"W
C501	17°37'10"	31.10'	9.56'	4.82'	9.53'	N28°43'29"E
C503	88°50'30"	21.10'	32.72'	20.68'	29.54'	N81°57'19"E
C504	34°40'16"	80.37'	48.64'	25.09'	47.90'	S43°21'14"E
C505	12°51'59"	66.00'	14.82'	7.44'	14.79'	N60°37'51"W
C507	33°42'34"	17.50'	10.30'	5.30'	10.15'	S46°16'05"E
C519	71°52'09"	11.00'	13.80'	7.97'	12.91'	N89°50'28"E
C520	108°26'16"	11.00'	20.82'	15.26'	17.85'	N0°18'45"W
C521	45°23'40"	57.35'	45.44'	23.99'	44.26'	N31°50'03"W
C522	45°23'40"	57.35'	45.44'	23.99'	44.26'	N31°50'03"W
C523	87°22'30"	12.50'	19.06'	11.94'	17.27'	N52°49'28"W
C524	31°03'48"	12.50'	6.78'	3.47'	6.69'	S67°57'23"W
C525	117°42'51"	14.00'	28.76'	23.17'	23.96'	S5°52'03"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C526	1°15'03"	534.00'	11.66'	5.83'	11.66'	S60°09'48"E
C527	2°36'38"	525.00'	23.92'	11.96'	23.92'	S72°02'18"E
C528	55°22'59"	50.50'	48.81'	26.50'	46.94'	N3°06'39"E
C529	72°30'17"	10.00'	12.65'	7.33'	11.83'	S13°59'56"E
C530	72°16'20"	30.00'	37.84'	21.91'	35.38'	N14°06'54"W
C531	56°07'24"	41.00'	40.16'	21.86'	38.57'	S75°07'27"W
C532	35°49'48"	21.00'	13.13'	6.79'	12.92'	N85°16'15"E
C533	53°59'09"	37.50'	35.33'	19.10'	34.04'	S36°07'48"E
C534	9°05'07"	41.35'	6.56'	3.29'	6.55'	S13°40'46"E
C537	19°02'59"	827.86'	275.25'	138.91'	273.98'	S0°57'40"E
C539	36°20'18"	98.85'	62.69'	32.44'	61.65'	N46°53'14"E
C541	5°25'49"	343.25'	32.53'	16.28'	32.52'	N62°16'06"E
C543	8°23'22"	117.53'	17.21'	8.62'	17.19'	S67°06'45"E
C544	15°06'05"	83.73'	22.07'	11.10'	22.00'	N69°47'10"E
C546	18°45'29"	95.63'	31.31'	15.79'	31.17'	N81°10'45"W
C547	35°33'54"	97.83'	60.73'	31.38'	59.76'	S76°44'17"W
C548	23°01'26"	143.44'	57.64'	29.21'	57.25'	N72°46'26"W
C549	31°35'16"	95.03'	52.39'	26.88'	51.73'	S21°39'12"E
C550	11°30'05"	147.73'	29.65'	14.88'	29.61'	S45°20'25"W
C551	15°08'55"	66.01'	17.45'	8.78'	17.40'	S34°33'46"W
C552	15°02'32"	88.97'	23.36'	11.75'	23.29'	S59°12'27"W
C553	56°18'25"	100.30'	98.56'	53.67'	94.65'	S52°37'25"W
C555	24°52'09"	140.57'	61.01'	30.99'	60.53'	N48°47'06"W
C556	3°46'51"	1108.17'	73.13'	36.58'	73.11'	N56°57'22"W
C557	15°35'13"	100.45'	27.33'	13.75'	27.24'	N48°18'51"W
C558	5°20'02"	358.42'	33.37'	16.70'	33.36'	N36°02'15"W
C560	16°51'19"	101.34'	29.81'	15.01'	29.70'	N47°14'01"W
C561	11°21'15"	84.61'	16.77'	8.41'	16.74'	N69°19'12"W
C562	24°49'19"	98.16'	42.53'	21.60'	42.19'	S7°33'09"E
C563	10°08'29"	386.08'	68.34'	34.26'	68.25'	S19°54'36"E
C564	42°11'49"	98.18'	72.31'	37.88'	70.68'	S1°25'03"W
C565	40°12'20"	97.72'	68.57'	35.76'	67.17'	S41°18'19"W
C566	52°43'32"	99.59'	91.65'	49.36'	88.45'	S87°30'20"W
C567	24°01'49"	110.27'	46.25'	23.47'	45.91'	N53°06'52"W
C568	8°28'53"	295.03'	43.67'	21.88'	43.63'	S55°50'33"E
C569	9°01'21"	98.14'	15.45'	7.74'	15.44'	S61°41'27"E
C570	17°07'09"	74.25'	22.18'	11.17'	22.10'	S41°44'53"E
C571	37°43'10"	97.51'	64.20'	33.31'	63.04'	S0°24'07"W
C572	49°38'25"	100.78'	87.32'	46.61'	84.61'	S59°19'10"E
C573	16°43'57"	99.63'	29.10'	14.65'	28.99'	S30°31'35"E
C574	18°11'24"	69.27'	21.99'	11.09'	21.90'	S74°08'23"E
C576	73°57'39"	99.75'	128.76'	75.11'	120.00'	N63°29'42"W
C578	9°56'38"	211.50'	36.71'	18.40'	36.66'	N19°46'04"W
C579	12°20'23"	237.45'	51.14'	25.67'	51.04'	N37°09'22"W
C580	26°27'18"	148.41'	68.52'	34.88'	67.92'	N37°57'51"W
C581	65°04'27"	106.09'	120.49'	67.68'	114.12'	S81°57'02"W
C582	80°24'29"	98.90'	138.80'	83.59'	127.68'	S9°00'34"W
C583	6°58'28"	46.00'	5.60'	2.80'	5.60'	N57°41'05"W
C584	2°50'36"	1106.61'	54.92'	27.46'	54.91'	S33°10'03"E
C585	7°05'45"	238.42'	29.53'	14.78'	29.51'	S45°20'19"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C586	7°05'07"	634.40'	78.45'	39.28'	78.40'	N52°42'18"W
C587	14°29'46"	98.40'	24.90'	12.52'	24.83'	N35°58'14"W
C588	42°40'11"	99.40'	74.03'	38.82'	72.33'	N49°27'50"W
C589	3°33'05"	646.19'	40.05'	20.03'	40.05'	N49°21'38"W
C590	26°27'27"	96.53'	44.57'	22.69'	44.18'	N60°46'56"W
C591	37°51'13"	103.75'	68.55'	35.58'	67.31'	S36°34'32"E
C592	15°08'36"	69.95'	18.49'	9.30'	18.44'	S26°31'49"E
C593	6°08'23"	227.32'	24.36'	12.19'	24.35'	S59°49'28"E
C594	1°18'05"	497.97'	11.31'	5.66'	11.31'	S75°38'43"W
C595	30°38'18"	687.00'	367.37'	188.19'	363.00'	S4°56'17"W

SUBDIVISION OF
STONEHOUSE
TRACT S
PHASE 1 - SECTION 1

JAMES CITY COUNTY	STONEHOUSE DISTRICT	VIRGINIA
MAY 12, 2025		JOB NO: 23-400

SHEET 13 OF 14
JCC-S-24-0023



205-E Bulifants Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
October 15, 2025
at 2:13 AM(PM) PB - PG -
Document # 202514649
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

14 Large/Small Plat(s) Recorded
herewith as # 202514649

202514649

SINGLE FAMILY ATTACHED LOT AREAS

LOT #	AREA (S.F.)	AREA (AC.)
93	3740	0.0859
94	2640	0.0606
95	2640	0.0606
96	2640	0.0606
97	2640	0.0606
98	3740	0.0859
99	3740	0.0859
100	2640	0.0606
101	2640	0.0606
102	3695	0.0848
103	3740	0.0859
104	2640	0.0606
105	2640	0.0606
106	2640	0.0606
107	2640	0.0606
108	3740	0.0859
109	3740	0.0859
110	2640	0.0606
111	2640	0.0606
112	2640	0.0606
113	3740	0.0859
114	3729	0.0856
115	2640	0.0606
116	2640	0.0606
117	2640	0.0606
118	2640	0.0606
119	3740	0.0859
120	3740	0.0859
121	2640	0.0606
122	2640	0.0606
123	3695	0.0848
124	3126	0.0718
125	2847	0.0654
126	2843	0.0653
127	2789	0.0640
128	2731	0.0627
129	4091	0.0939
130	3888	0.0893

LOT #	AREA (S.F.)	AREA (AC.)
131	2648	0.0608
132	2648	0.0608
133	2648	0.0608
134	2648	0.0608
135	4305	0.0988
136	4293	0.0985
137	2710	0.0622
138	2707	0.0621
139	4589	0.1053
140	4689	0.1076
141	2706	0.0621
142	2646	0.0607
143	2649	0.0608
144	2713	0.0623
145	5320	0.1221
146	5337	0.1225
147	2714	0.0623
148	2651	0.0609
149	3740	0.0859
150	3740	0.0859
151	2640	0.0606
152	2640	0.0606
153	2640	0.0606
154	2640	0.0606
155	3740	0.0859
156	3740	0.0859
157	2640	0.0606
158	2642	0.0606
159	2677	0.0615
160	3975	0.0912

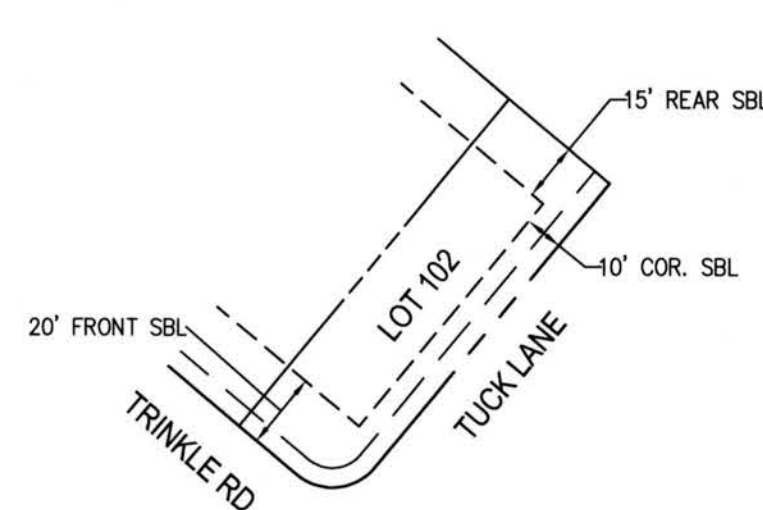


EXHIBIT A
SINGLE FAMILY ATTACHED
BUILDING SETBACK LINES

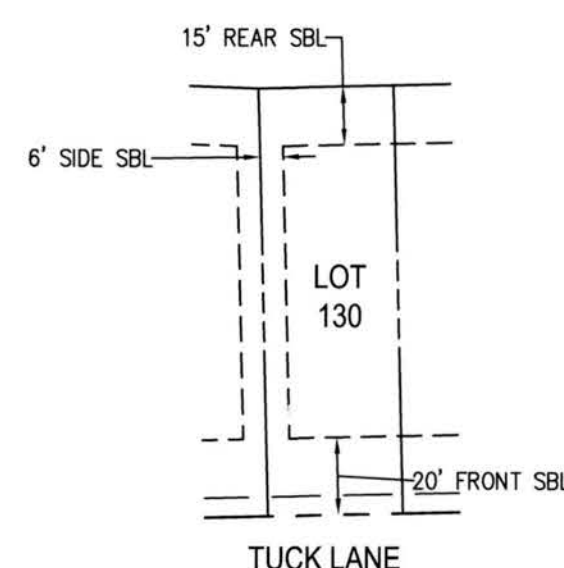


EXHIBIT B
SINGLE FAMILY ATTACHED
BUILDING SETBACK LINES

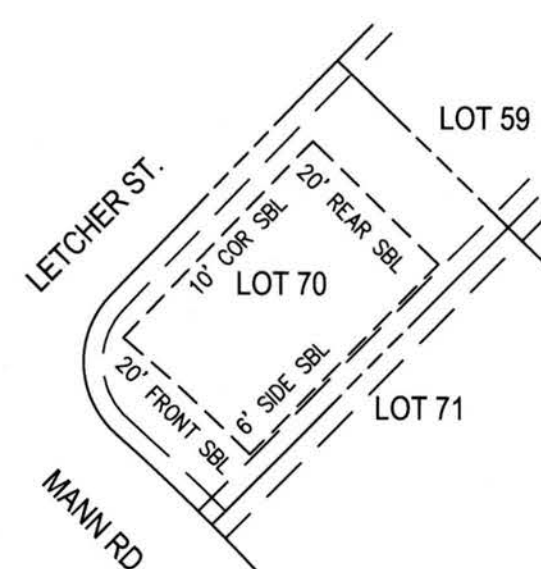


EXHIBIT C
SINGLE FAMILY DETACHED
BUILDING SETBACK LINES

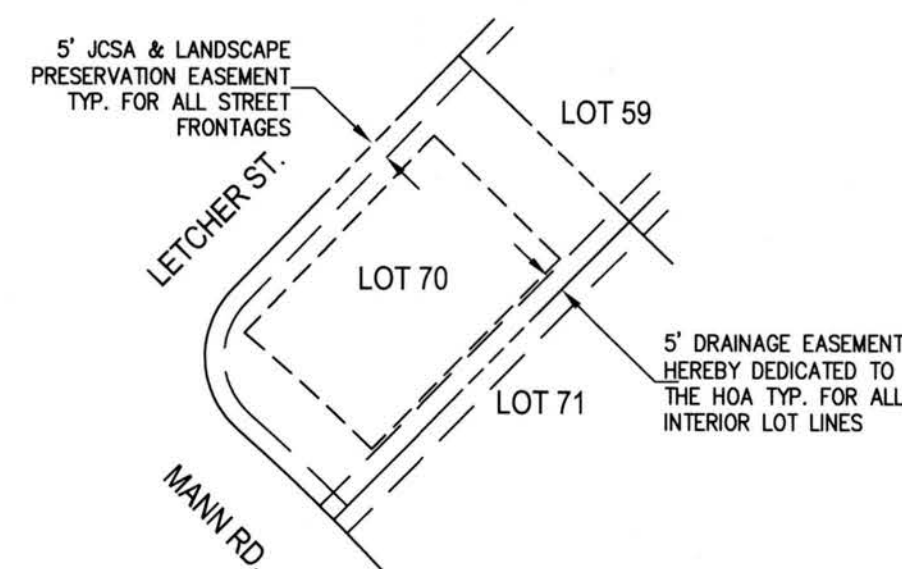


EXHIBIT D
TYPICAL DRAINAGE EASEMENTS

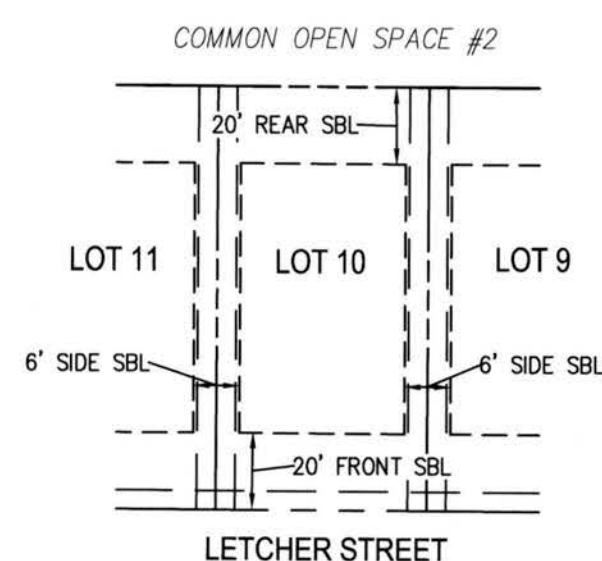


EXHIBIT E
SINGLE FAMILY DETACHED
BUILDING SETBACK LINES

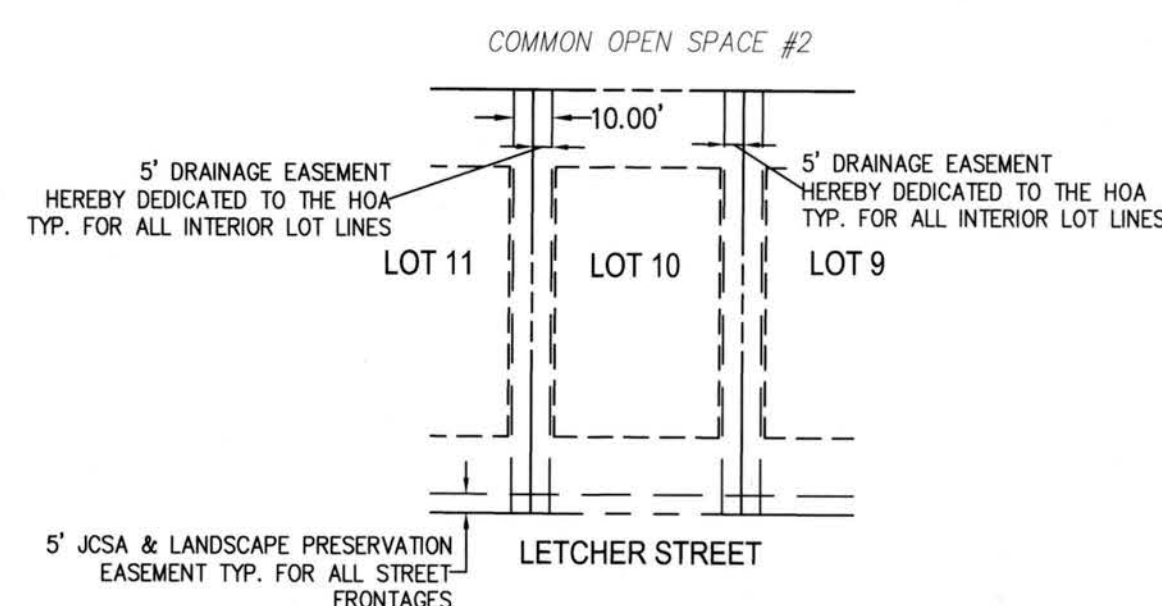


EXHIBIT F
TYPICAL DRAINAGE EASEMENTS

EASEMENTS AND SETBACKS EXHIBIT

SUBDIVISION OF
STONEHOUSE
TRACT S
PHASE 1 - SECTION 1
JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
MAY 12, 2025 JOB NO: 23-400

SHEET 14 OF 14
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LRI
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ENGINEERING • SURVEYING • GPS

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