

202606425

PLAT SHOWING
NATURAL OPEN SPACE EASEMENT
FOR
9130 BARHAMSVILLE RD.
PARCEL ID: 0530100026

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
MARCH 16, 2026 JOB NO: 24-192

SHEET 1 OF 5



LANDTECH RESOURCES, INC
Engineering & Land Surveying Consultants
205-E Bullfants Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

GENERAL SURVEY NOTES:

1. THIS PLAT DOES NOT REPRESENT A LAND BOUNDARY SURVEY. PROPERTY LINES ARE SHOWN PER PLATS OF RECORD AND MONUMENTATION FOUND.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. NOT ALL EASEMENTS MAY BE SHOWN.

LEGEND:

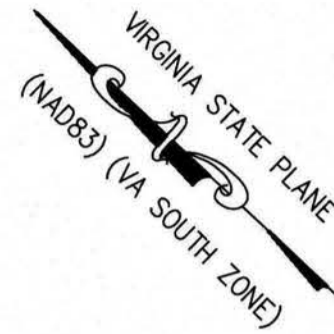
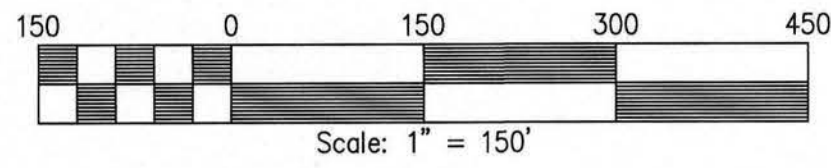
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- CMF = CONCRETE MONUMENT FOUND



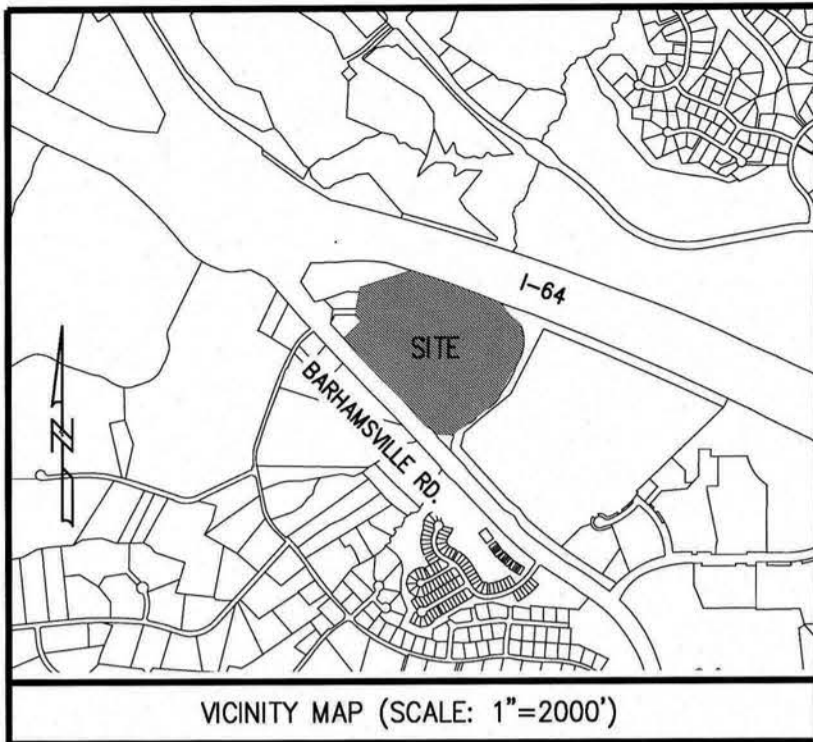
JCC Subdivision Agent
Approval Not Required
SNE

5 Large/Small Plat(s) Recorded
herewith as # 202606425

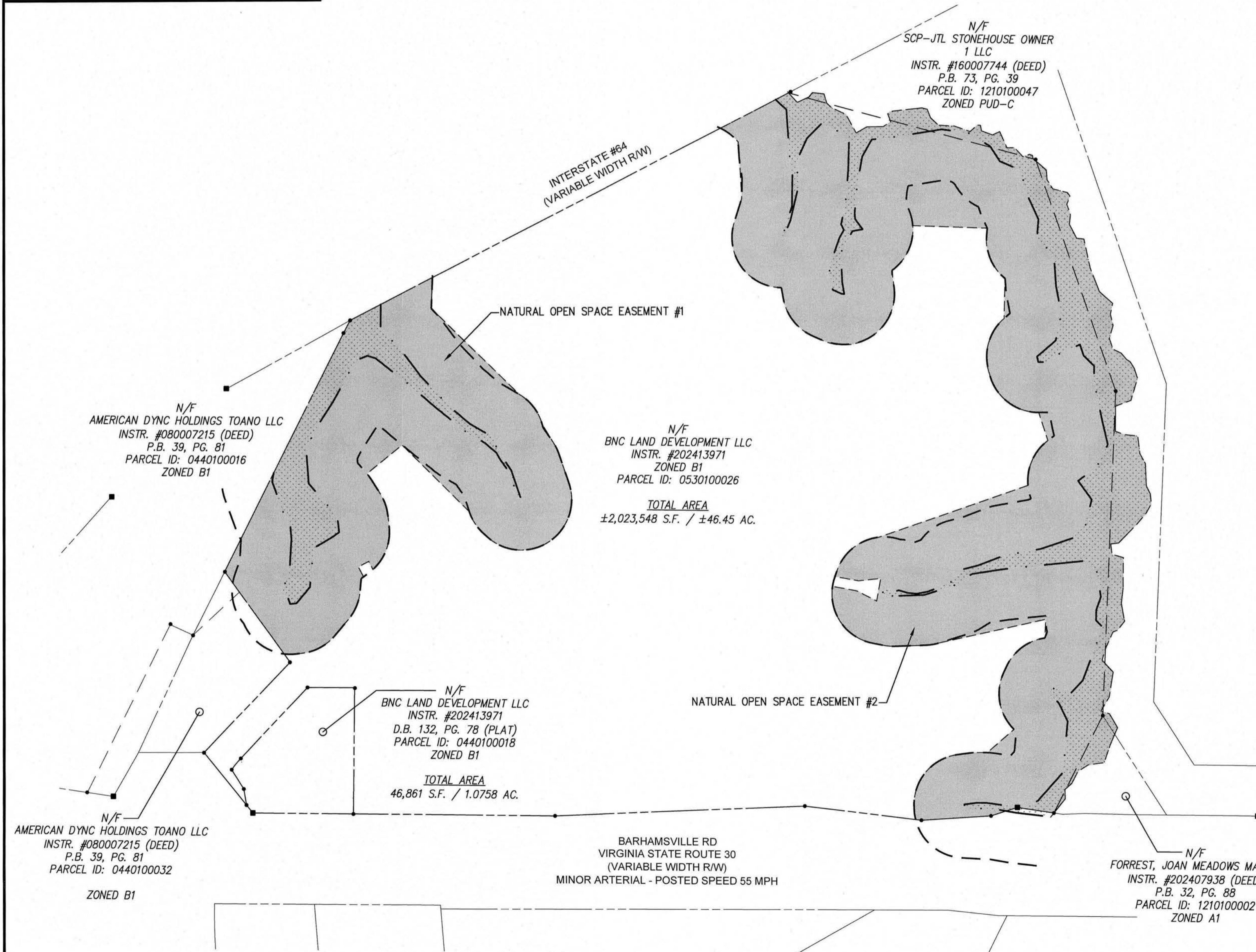
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 27, 2026
at 11:32 AM PM, PB — PG —
Document # 202606425
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



| AREA DEDICATED | | |
|-------------------------------|----------------------------|----------------------------|
| | TOTAL AREA | AREA TO TIE LINE |
| NATURAL OPEN SPACE ESMT #1 | 237,235 S.F. / 5.4462 AC. | - |
| NATURAL OPEN SPACE ESMT #2 | 532,570 S.F. / 12.2261 AC. | 488,866 S.F. / 11.2228 AC. |
| TOTAL NATURAL OPEN SPACE ESMT | 769,805 S.F. / 17.6723 AC. | 726,101 S.F. / 16.6690 AC. |

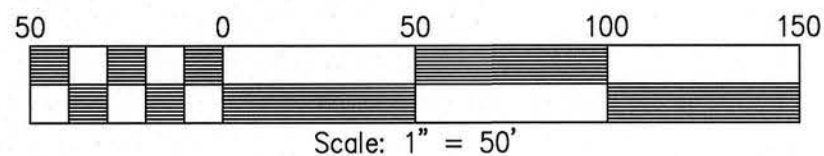


VICINITY MAP (SCALE: 1"=2000')



OVERVIEW MAP

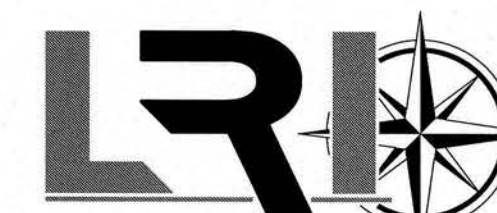
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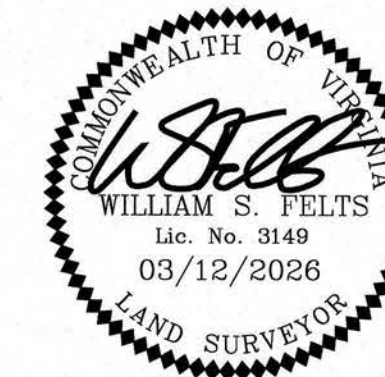
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SHEET 2 OF 5



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VIRGINIA STATE PLANE
(NAD83) (VA SOUTH ZONE)

INTERSTATE #64
(VARIABLE WIDTH R/W)
183.87
S70°42'26"E 980.78' (TOT.)

N74°17'44"E 28.29'

N/F
AMERICAN DYNC HOLDINGS TOANO LLC
INSTR. #080007215 (DEED)
P.B. 39, PG. 81
PARCEL ID: 0440100016
ZONED B1

NATURAL OPEN SPACE EASEMENT #1
TOTAL AREA:
237,235 S.F. / 5.4462 AC.

EXISTING WETLANDS
DELINEATED BY ROTH
ENVIRONMENTAL

100' RPA BUFFER

IRF

N/F
BNC LAND DEVELOPMENT LLC
INSTR. #202413971
ZONED B1
PARCEL ID: 0530100026

TOTAL AREA
±2,023,548 S.F. / ±46.45 AC.

N10°49'06"E 222.19' (TOT.)

N/F
AMERICAN DYNC
HOLDINGS TOANO LLC
INSTR. #080007215
(DEED)
P.B. 39, PG. 81
PARCEL ID: 0440100032

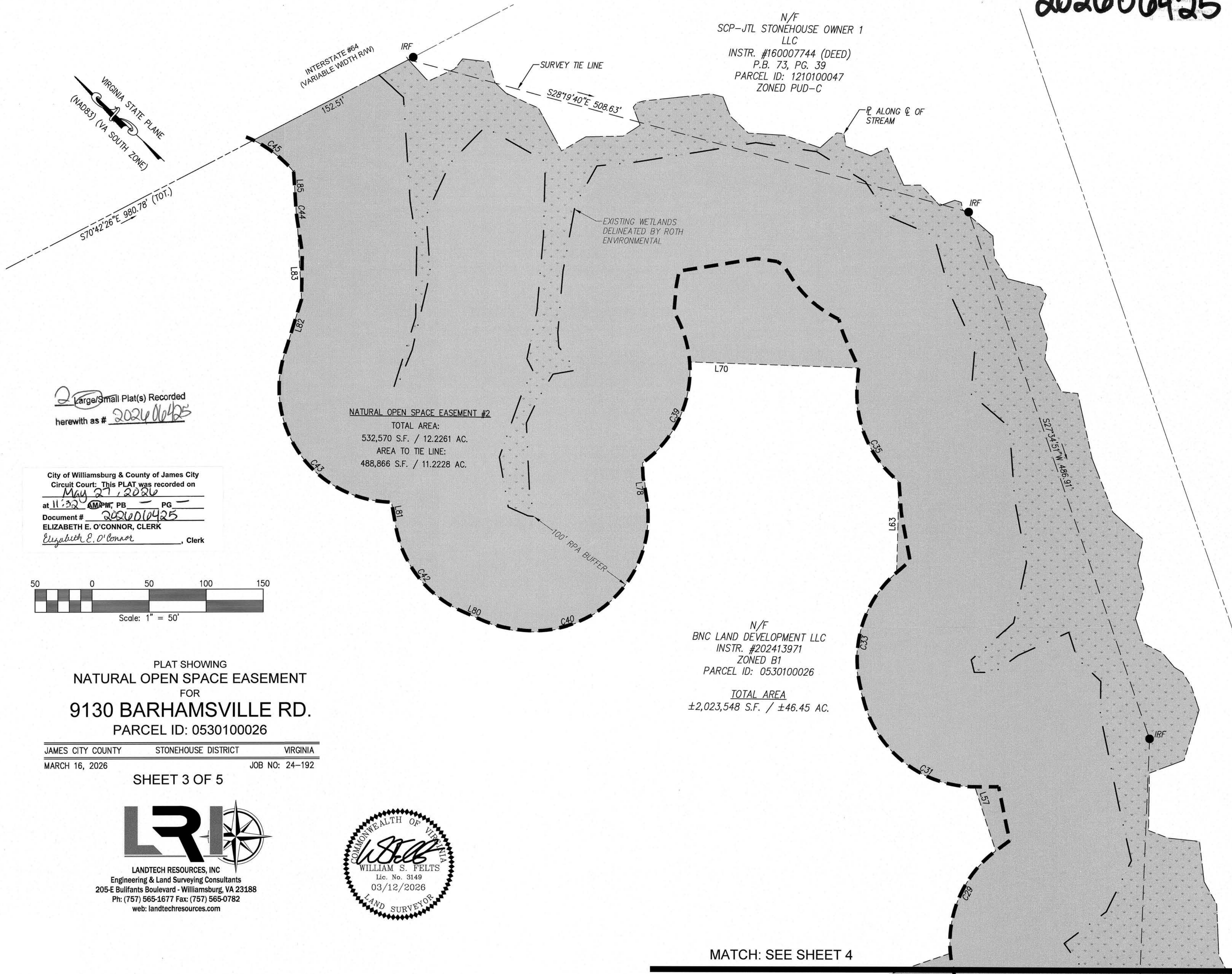
IRF

2 Large/Small Plat(s) Recorded
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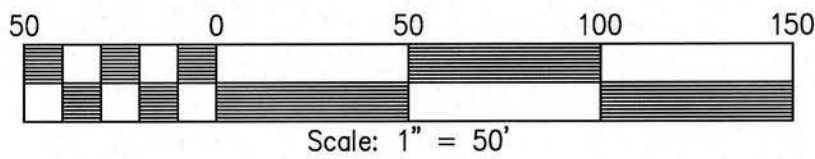
202606425

N/F
SCP-JTL STONEHOUSE OWNER 1
LLC
INSTR. #160007744 (DEED)
P.B. 73, PG. 39
PARCEL ID: 1210100047
ZONED PUD-C



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JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
MARCH 16, 2026 JOB NO: 24-192

SHEET 3 OF 5

N/F
BNC LAND DEVELOPMENT LLC
INSTR. #202413971
ZONED B1
PARCEL ID: 0530100026
TOTAL AREA
±2,023,548 S.F. / ±46.45 AC.

MATCH: SEE SHEET 4

202606425

PLAT SHOWING
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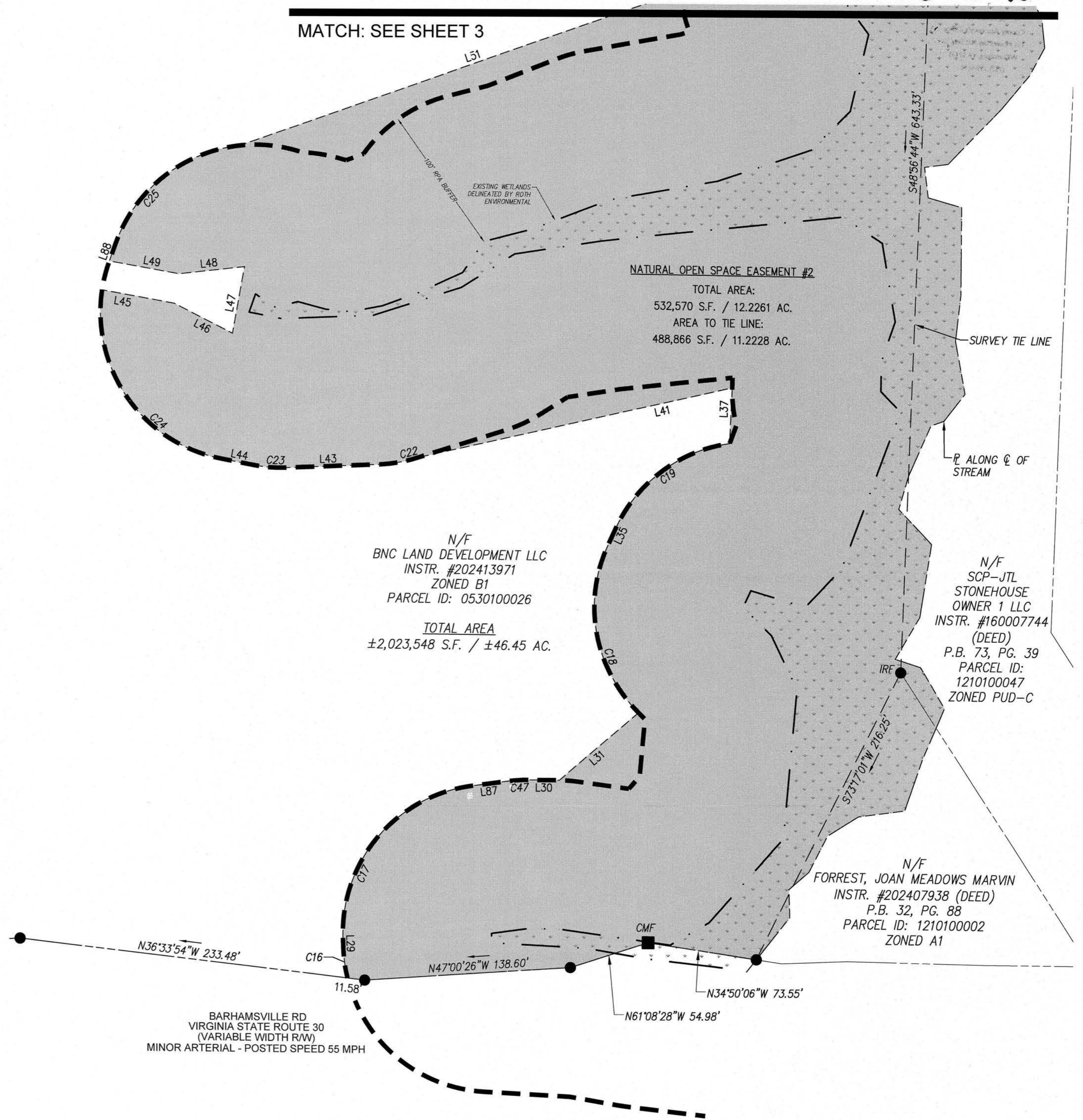
SHEET 4 OF 5



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MATCH: SEE SHEET 3



NATURAL OPEN SPACE EASEMENT #2

TOTAL AREA:
532,570 S.F. / 12.2261 AC.
AREA TO TIE LINE:
488,866 S.F. / 11.2228 AC.

N/F
BNC LAND DEVELOPMENT LLC
INSTR. #202413971
ZONED B1
PARCEL ID: 0530100026

TOTAL AREA
±2,023,548 S.F. / ±46.45 AC.

N/F
SCP-JTL
STONEHOUSE
OWNER 1 LLC
INSTR. #160007744
(DEED)
P.B. 73, PG. 39
PARCEL ID:
1210100047
ZONED PUD-C

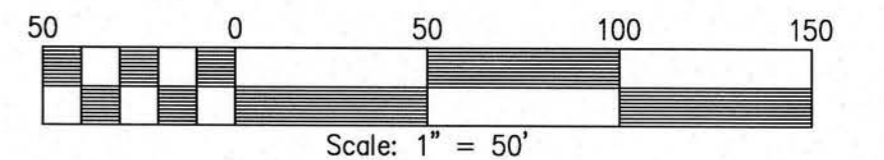
N/F
FORREST, JOAN MEADOWS MARVIN
INSTR. #202407938 (DEED)
P.B. 32, PG. 88
PARCEL ID: 1210100002
ZONED A1

BARHAMSVILLE RD
VIRGINIA STATE ROUTE 30
(VARIABLE WIDTH R/W)
MINOR ARTERIAL - POSTED SPEED 55 MPH

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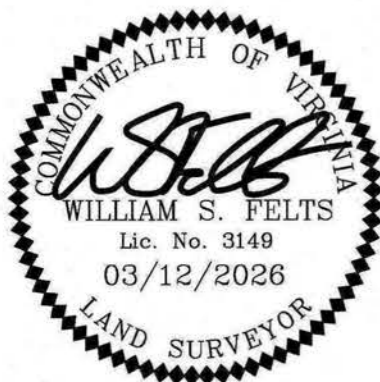
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SHEET 5 OF 5



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| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S48°53'56"W | 61.52' |
| L4 | S1°05'38"W | 244.17' |
| L8 | S15°40'31"W | 40.97' |
| L9 | S27°40'58"W | 61.42' |
| L12 | N1°25'12"E | 187.75' |
| L15 | N82°22'22"W | 89.79' |
| L20 | S14°20'07"W | 33.14' |
| L21 | S39°58'47"W | 22.27' |
| L22 | N19°08'29"E | 18.12' |
| L23 | S19°08'29"W | 22.14' |
| L24 | N70°51'31"W | 23.25' |
| L25 | N79°08'53"W | 3.49' |
| L26 | S51°57'05"W | 26.07' |
| L27 | S86°30'01"W | 41.83' |
| L28 | N49°24'47"W | 12.70' |
| L29 | N44°07'05"E | 6.21' |
| L30 | S42°52'26"E | 20.35' |
| L31 | S84°02'00"E | 70.18' |
| L35 | N71°33'13"E | 12.55' |
| L37 | N49°23'31"E | 37.50' |
| L41 | N56°02'08"W | 216.97' |
| L43 | N45°27'54"W | 61.59' |
| L44 | N32°21'18"W | 22.16' |
| L45 | S33°03'24"E | 49.29' |
| L46 | S16°17'37"E | 44.07' |
| L47 | N56°56'36"E | 45.39' |
| L48 | N49°41'31"W | 44.27' |
| L49 | N33°03'24"W | 47.71' |
| L51 | S62°29'15"E | 313.58' |
| L57 | N28°24'43"E | 58.66' |
| L63 | N48°08'26"E | 79.52' |
| L70 | N41°27'27"W | 148.18' |
| L78 | S39°55'09"W | 31.06' |
| L80 | N19°29'57"W | 18.82' |
| L81 | N36°40'32"E | 21.96' |
| L82 | N63°56'43"E | 50.40' |
| L83 | N43°23'06"E | 70.14' |
| L85 | N42°56'49"E | 32.80' |
| L87 | S50°50'53"E | 24.52' |
| L88 | N66°21'21"E | 12.43' |
| L89 | N1°27'17"W | 10.83' |

| CURVE TABLE | | | | | | |
|-------------|------------|---------|---------|---------|---------|---------------|
| CURVE # | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING |
| C1 | 12°54'30" | 100.00' | 22.53' | 11.31' | 22.48' | N42°57'32"W |
| C2 | 44°05'12" | 100.00' | 76.95' | 40.49' | 75.06' | N71°27'23"W |
| C3 | 34°32'56" | 100.00' | 60.30' | 31.10' | 59.39' | S69°13'33"W |
| C4 | 1°09'35" | 100.00' | 2.02' | 1.01' | 2.02' | N78°34'05"W |
| C5 | 54°27'27" | 100.00' | 95.05' | 51.46' | 91.51' | S67°12'31"W |
| C6 | 25°38'41" | 100.00' | 44.76' | 22.76' | 44.39' | S27°09'27"W |
| C12 | 150°51'46" | 100.00' | 263.31' | 384.77' | 193.57' | N76°53'09"W |
| C13 | 15°24'35" | 100.00' | 26.89' | 13.53' | 26.81' | S19°58'40"W |
| C14 | 44°05'54" | 100.00' | 76.97' | 40.50' | 75.08' | S9°05'09"W |
| C16 | 11°17'06" | 100.00' | 19.70' | 9.88' | 19.66' | N38°28'32"E |
| C17 | 85°02'02" | 100.00' | 148.41' | 91.69' | 135.16' | N86°38'06"E |
| C18 | 70°20'04" | 100.00' | 122.76' | 70.46' | 115.19' | N36°23'11"E |
| C19 | 56°54'30" | 100.00' | 99.32' | 54.19' | 95.29' | S79°59'32"E |
| C22 | 15°23'17" | 100.00' | 26.86' | 13.51' | 26.78' | N53°09'32"W |
| C23 | 13°06'36" | 100.00' | 22.88' | 11.49' | 22.83' | N38°54'36"W |
| C24 | 87°24'58" | 100.00' | 152.57' | 95.59' | 138.20' | N11°21'11"E |
| C25 | 64°04'24" | 100.00' | 111.83' | 62.58' | 106.09' | S81°36'27"E |
| C29 | 58°26'07" | 100.00' | 101.99' | 55.93' | 97.63' | N70°38'14"E |
| C31 | 76°28'31" | 100.00' | 133.47' | 78.80' | 123.78' | N5°28'57"W |
| C33 | 68°32'01" | 101.56' | 121.48' | 69.19' | 114.36' | N61°17'45"E |
| C35 | 61°52'04" | 103.21' | 111.45' | 61.85' | 106.11' | N27°05'45"E |
| C39 | 58°38'16" | 100.00' | 102.34' | 56.16' | 97.93' | S71°36'24"W |
| C40 | 124°58'21" | 101.42' | 221.23' | 194.72' | 179.91' | N79°56'38"W |
| C42 | 56°10'28" | 100.00' | 98.04' | 53.37' | 94.16' | N8°35'17"E |
| C43 | 106°22'35" | 100.00' | 185.66' | 133.62' | 160.12' | N10°45'25"E |
| C44 | 5°14'05" | 100.00' | 9.14' | 4.57' | 9.13' | N40°19'46"E |
| C45 | 24°35'38" | 104.79' | 44.98' | 22.84' | 44.63' | N5°19'45"W |
| C47 | 7°58'28" | 100.00' | 13.92' | 6.97' | 13.91' | S46°51'39"E |
| C48 | 30°01'39" | 100.00' | 52.41' | 26.82' | 51.81' | N13°33'33"E |
| C50 | 8°41'39" | 100.00' | 15.17' | 7.60' | 15.16' | N9°59'17"E |

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