#0200027159

88 PAGE 44

JAMES CITY COUNTY

GEODETIC CONTROL MERIDIAN

GRAPHIC SCALE

200' 0' 200' 400'

SCALE: 1" = 200'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	45°20'00"	275.00	217.66	114.85	211.95	S00°33'03"W
C2	10°35'34"	139.00	25.70	12.89	25.66	S82°04'44"E
C3	19°52'08"	139.00	48.20	24.35	47.96	N82°41'25"E
C4	9°20'03"	159.00	25.00	12.98	25.87	S81°26'59"E
C5	45°20'00"	255.00	201.76	106.49	196.54	N80°33'03"E
C6	21°07'36"	159.00	58.63	29.65	58.30	N83°19'10"E

LINE TABLE

LINE	LENGTH	BEARING
L1	90.20	S61°23'27"W
L2	125.83	S62°45'08"W
L3	92.35	N72°48'21"E
L4	191.30	S76°46'57"E
L5	82.70	N57°53'03"E
L6	127.36	N62°45'08"E
L7	34.72	N61°23'27"E
L8	29.70	S76°16'43"E
L9	44.55	S76°16'43"E
L10	56.91	N61°23'27"E
L11	126.75	N62°45'08"E
L12	81.85	N57°53'03"E
L13	191.30	S76°46'57"E
L14	30.58	N12°32'54"E
L15	98.43	N12°32'54"E
L16	104.77	N72°45'21"E

LOT 35

LOT 34 N/F RONALD L. NELSON T.M. (13-1) (2-34) #235 LOUISE LANE

LOT 33 N/F JAMES CITY COUNTY T.M. (13-1) (2-33) #237 LOUISE LANE

LOUISE LANE

2ND SUBDIVISION OF TEMPLE HALL ESTATES P.B. 20, PG. 47 ZONED R-1

LOT 20

LOT 18

LOT 19

LOT 5

LOT 18A

LOT 4

LOT 5A

LOUISE LANE

SUBDIVISION OF TEMPLE HALL ESTATES P.B. 18, PG. 12 ZONED R-1

LOT 39

LOT 38

PLAT OF SURVEY AND LOT LINE EXTINGUISHMENT BETWEEN LOTS 28,30,31 TEMPLE HALL ESTATES P.B. 69, PG. 25 ZONED R-1

LOT 28

JOANNE CT.

LOT 29

SUBDIVISION OF TEMPLE HALL ESTATES P.B. 18, PG. 12 ZONED R-1

LOT 19

LOT 18

LOT 19

LOT 18

A PORTION OF THE CLOPTON TRACT STONEHOUSE, INC. P.B. 50, PC 13 (D.B. 47, PG. 712) T.M. (6-4) (1-1)

N63°55'34"E 188.37'

N71°11'04"E 153.41'

N59°05'24"E 124.71'

N53°09'20"E 137.39'

N49°24'15"E 155.71'

N71°20'31"E 107.11'

N68°23'16"E 130.79'

(FOUND) 30" HICKORY

N59°11'21"E 161.95'

N79°28'45"E 132.50'

N70°09'25"E 190.16'

N49°21'14"E 103.55'

S85°12'15"E 105.26'

N23°54'34"E 66.70'

N50°00'41"E 73.89'

N00°41'51"W 95.11'

N02°42'00"E 136.98'

N21°22'58"W 130.03'

N03°52'55"E 122.04'

N06°24'33"W 43.42'

N82°27'32"W 346.42'

200.11'

145.89'

0.42'

IRF 2.2' FROM THE CORNER

S05°47'42"W 266.55'

S05°47'42"W 146.26' (TIE)

N81°17'04"W 622.00'

S81°59'24"W 542.68'

IRON RODS AND IRON PIPES FOUND GENERALLY ALONG PROPERTY LINE

N76°16'43"W 351.83'

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 1

LOT 2

LOT 3

SUBDIVISION OF GREAT WOODS SECTION TWO P.B. 39, PG. 37 ZONED R-1

SUBDIVISION OF SAND HILL SECTION ONE P.B. 33, PG. 75 ZONED R-1

SUBDIVISION OF GREAT WOODS SECTION ONE P.B. 38, PG. 70 ZONED R-1

SAND DRIVE WEST

SAND HILL ROAD (50' R/W)

S.R. 751

BOUNDARY LINE ADJUSTMENT BETWEEN LOT 19, SEC. 2 GREAT WOODS AND STONEHOUSE, INC P.B. 78, PG. 98 INSTR. #990021274 INSTR. #000020399 ZONED R-1

NEW PARCEL 1
AREA= 1,473,757 S.F.±
OR 33.83 AC.±
STONEHOUSE, INC.
A PORTION OF
TAX MAP NO. (13-1) (1-19)
D.B. 420, PG. 712
(PARCEL 9)
ZONED A-1

DELTA=01°11'23"
RADIUS=28497.89'
LENGTH=591.75'
TAN.=295.89'
CHORD=591.74'
CHRD. BRG=S51°25'54"E

FENCE

LIMITED ACCESS LINE

INTERSTATE NO. 64
VARIABLE WIDTH R/W
D.B. 119, PG. 677
STATE HIGHWAY PROJECT
0064-047-101-RW-202
P.B. 3, PGS. 211,212,213

S48°35'37"W 630.72' (TOTAL)

BH1 BH2 BH3

100.00 100.00 83.33

15' BSL

N/F RADO L. BANKS, ET UX T.M. # (13-1) (1-2) D.B. 156, PG. 580 ZONED R-1

N/F THOMAS H. BANKS, ET UX T.M. # (13-1) (1-2A) D.B. 354, PG. 379 ZONED R-1

CUL-DE-SAC AS SHOWN PER STATE HIGHWAY PROJECT 0064-047-101-RW-202 STATE HIGHWAY P.B. 3, PGS. 211,212,213

EXIST. 30' R/W P.B. 32, PG. 45

CENTERLINE OF PAVEMENT 12' WIDE

NEW R/W

POINT BY CMF

CMF

S49°11'09"E 23.67'

S76°15'09"E 428.38'

N76°16'43"W 160.06'

75' BSL

DELTA=04°05'19"
RADIUS=28497.89'
LENGTH=2033.54'
TAN.=1017.20'
CHORD=2033.11'
CHRD. BRG=S47°09'55"E

20' STRIP HEREBY DEDICATED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION
AREA= 16,677 S.F.±
OR 0.38 AC.±

NEW PARCEL 2
AREA= 262,298 S.F.±
OR 6.02 AC.±
STONEHOUSE, INC.
A PORTION OF
TAX MAP NO. (13-1) (1-19)
D.B. 420, PG. 712
ZONED A-1

N14°01'15"E 704.79'

157.19'

S05°28'04"W 677.11'

POINT BY IPF

N72°15'51"E 384.11'

NEW P/L

PARCEL 3 (REMAINDER)
AREA= 2,097,325 S.F.±
OR 48.15 AC.±
STONEHOUSE, INC.
REMAINDER OF
TAX MAP NO. (13-1) (1-19)
D.B. 420, PG. 712
P.B. 50, PG. 14
ZONED A-1

SUBDIVISION OF SAND HILL SECTION TWO P.B. 34, PG. 76 ZONED R-1

SAND DRIVE

LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14

441.90'

N13°39'15"E

N61°32'15"E 226.35'

S85°19'45"E 341.01'

161.00' N79°53'45"W

179.00' N78°23'45"W

179.71' N74°11'45"W

194.00' S87°11'15"W

259.77' S62°16'15"W

2112.21' N62°12'45"W

LEGEND

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
TBAR(F)	T-BAR FOUND
BH9	BORE HOLE #
Ⓟ	PRIMARY DRAINFIELD AS DESIGNATED BY CLYDE C. DAVIS, JR. AOSE #161
Ⓡ	RESERVE DRAINFIELD AS DESIGNATED BY CLYDE C. DAVIS, JR. AOSE #161

09.10.02-10:32 9201BDRY.DWG JFS

CONSULTING ENGINEERS

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION

SHOWING PARCELS 1 AND 2

BEING A PORTION OF THE "TANKARD TRACT"

OWNED BY STONEHOUSE, INC.

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
8/14/02
C.T. WILSON, JR.
CERTIFICATE No. 1103
CERTIFIED LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 15 Nov. 2002
at 9:00 AM/PM PB 82 PG 43444
DOCUMENT # 020027159
BETSY B. WOOLRIDGE, CLERK
By: Betsy B. Woolridge Dep. Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GTW	Drawn JFS
Scale 1"=200'	Date 8/16/02
Project No. 9201	
Drawing No. 2 OF 2	

RECEIVED