

#060016179

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY STONEHOUSE AT WILLIAMSBURG, LLC TO FIELDSTONE INVESTMENT, LLC. BY DEED DATED 12/12/03 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 040010273. (TAX PARCEL 0440100025), AND WAS CONVEYED BY STONEHOUSE AT WILLIAMSBURG, LLC TO STONEHOUSE GLEN, LLC. BY DEED DATED 12/12/03 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 040010274. (TAX PARCEL 0540100002 AND TAX PARCEL 0540100003),

OWNER'S CERTIFICATE: (FIELDSTONE INVESTMENT, LLC)

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

OWNER: FIELDSTONE INVESTMENT, LLC.:

Kenneth G. Mc Dermott JUNE 7, 2006
 SIGNATURE DATE
 BY: KENNETH G. MCDERMOTT PRESIDENT

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
 CITY/COUNTY OF James City
 I, Timothy O. Tumb, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 7th DAY OF June, 2006. MY COMMISSION EXPIRES 2/28/2009.

Timothy O. Tumb
 (SIGNATURE)

OWNER'S CERTIFICATE: (STONEHOUSE GLEN, LLC)

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

OWNER: STONEHOUSE GLEN, LLC.:

Kenneth G. Mc Dermott JUNE 7, 2006
 SIGNATURE DATE
 BY: KENNETH G. MCDERMOTT PRESIDENT

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
 CITY/COUNTY OF James City
 I, Timothy O. Tumb, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 7th DAY OF June, 2006. MY COMMISSION EXPIRES 2/28/2009.

Timothy O. Tumb
 (SIGNATURE)

CERTIFICATE OF APPROVAL:

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

6/6/06 *B. Mux A. Win*
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

6/30/06 *[Signature]*
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCELS 0440100025, 0540100002 AND 0540100003.
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONES X AND A, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0010 B, DATED FEB. 6, 1991.
3. THIS PROPERTY IS ZONED "PUD-C" AND "PUD-R" WITH PROFFERS. ALL RESIDENTIAL LOTS IN STONEHOUSE GLEN SECTIONS 2 AND 3 PLATTED HEREON LIE WITHIN THE "PUD-R" ZONING.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.

6. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 340
 N 3680567.542
 E 11970044.785
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE, ACCESS, PEDESTRIAN AND UTILITY EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE AND WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

9. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE, OR SUCH SUCCESSOR PROVISION.
11. PORTIONS OF THIS PROPERTY CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE, AND THEREFORE ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
12. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY 'S CHESAPEAKE BAY PRESERVATION ORDINANCE.

13. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE, OR SUCH SUCCESSOR PROVISION.

14. NATURAL OPEN SPACE EASEMENTS ARE SUBJECT TO A DEED OF EASEMENT FOR NATURAL OPEN SPACE TO JAMES CITY COUNTY. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.

15. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

16. 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, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA.

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 7 DAY OF July, 2006 AS THE LAW DIRECTS.

TESTE: *Betsy B. Woolridge* CLERK
By Claudia St. B. [Signature], Dep. Clerk
 DOCUMENT NO. 060016179

SURVEYOR'S 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.

5-31-06 *Peter Farrell*
 DATE PETER FARRELL, LS NO. 002036

17. MINIMUM BUILDING SETBACKS:
 FRONT = 35'
 SIDE = 5' (WITH A MINIMUM TOTAL OF 20' FOR EACH LOT)
 REAR = 35'
 ADDITIONAL SETBACK REQUIREMENTS ARE SET FORTH IN THE GOVERNING DOCUMENTS FOR THE HOMEOWNERS ASSOCIATION.

18. ALL STREETS SHOWN HEREON ARE DEDICATED FOR PUBLIC USE.
19. ALL STEEP SLOPE AREAS ARE NOT BUILDABLE

20. COMMON OPEN SPACE PARK A AND COMMON OPEN SPACE PARK B SHOWN HEREON WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

21. LIMITS OF WETLANDS SHOWN HEREON ARE BASED ON A FIELD DELINEATION BY LANDMARK DESIGN GROUP AND HAVE BEEN APPROVED BY THE U.S.A.C.O.E.

22. RPA BUFFER SHOWN HEREON IS BASED ON LIMITS OF RPA AS APPROVED BY JAMES CITY COUNTY ENVIRONMENTAL DIVISION.

23. THE AREA DESIGNATED HEREON AS "PUMP STATION" WILL BE CONVEYED TO JAMES CITY SERVICE AUTHORITY.

24. VDOT DOES NOT ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE BMPS OR THEIR STRUCTURES AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.

25. VDOT DOES NOT ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE SIDEWALKS AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.

26. ALL REFERENCES TO HOMEOWNERS ASSOCIATION REFER TO: STONEHOUSE OWNERS FOUNDATION.

AREA TABULATION

TAX PARCEL 0440400025
 OLD AREA = 84.482 AC.
 MINUS AREA SUBDIVIDED = 5.829 AC.
 NEW AREA = 78.653 AC.

TAX PARCEL 0540100003
 OLD AREA = 130.9 AC.±
 MINUS AREA SUBDIVIDED = 130.9 AC.±
 NEW AREA = 0.000 AC.

TAX PARCEL 0540100002
 OLD AREA = 203.3 AC.±
 MINUS AREA SUBDIVIDED = 124.8 AC.±
 NEW AREA = 78.5 AC.±

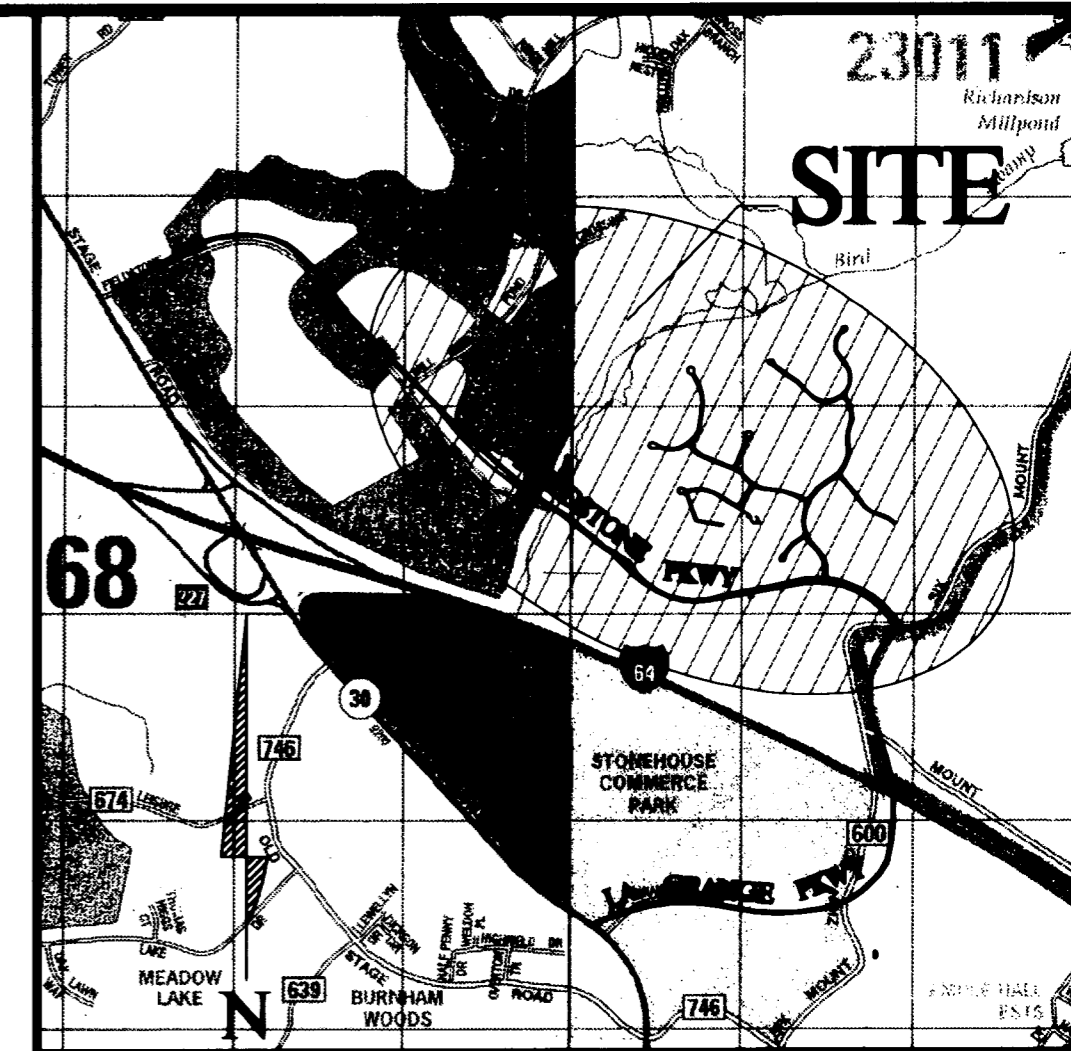
STONEHOUSE GLEN, SECTION 1
 76 RESIDENTIAL LOTS = 44.6428 AC.
 PUBLIC RIGHT OF WAY = 6.4705 AC.
 AREA 1, NATURAL OPEN SPACE = 30.6 AC.±
 COMMON OPEN SPACE, PARKS A & B = 1.8795 AC.
 PUMP STATION = 0.3742 AC.
 BMP #1, #2, #3 = 3.0103 AC.
 TOTAL SECTION 1 = 86.9773 AC.±

STONEHOUSE GLEN, SECTION 2
 61 RESIDENTIAL LOTS = 48.2360 AC.
 PUBLIC RIGHT OF WAY = 4.6997 AC.
 AREA 2, NATURAL OPEN SPACE = 41.0 AC.±
 BMP #4, #5 = 3.0103 AC.
 TOTAL SECTION 2 = 96.9460 AC.±

RESIDUAL PARCELS
 PARCEL R-1 = 12.8822 AC.
 PARCEL R-2 = 44.38± AC.
 PARCEL R-3 = 5.29± AC.
 PARCEL R-4 = 1.6030 AC.
 PARCEL R-5 = 5.8250 AC.
 TOTAL = 69.98± AC.

FIELDSTONE PARKWAY
 PUBLIC RIGHT OF WAY = 12.6023 AC.
 BMP #6 = 1.1797 AC.

TOTAL AREA SUBDIVIDED = 267.68± AC.



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 PERMITTED USE NO. 20504121

VICINITY MAP

SCALE: 1"=2,000'

**STONEHOUSE GLEN SECTIONS 1 & 2
 NATURAL OPEN SPACE CALCULATION**

NET DEVELOPABLE AREA = 82± AC.
 (ABOVE 25% OR GREATER SLOPES)
 OPEN SPACE REQUIRED (40%) = 33± AC.
 OPEN SPACE PROVIDED (94%) = 77± AC.±

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 7 July 2006
 at 3:39 AM/PM, PB - PG -
 DOCUMENT # 060016179
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

**SUBDIVISION PLAT SHOWING
 STONEHOUSE GLEN,
 SECTIONS 1 & 2
 AND RIGHT OF WAY OF
 FIELDSTONE PARKWAY
 BEING A SUBDIVISION OF THE PROPERTY OF
 FIELDSTONE INVESTMENT, LLC
 AND STONEHOUSE GLEN, LLC**

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 05/31/06 SCALE: AS SHOWN

SHEET 1 OF 13



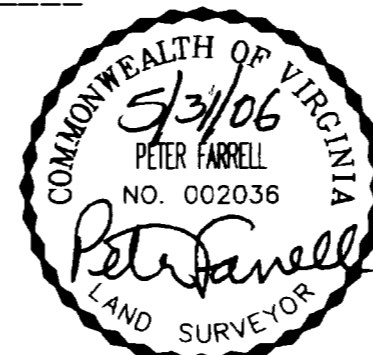
Engineers • Planners • Surveyors
 Landscape Architects • Environmental Consultants

4029 Ironbound Road
 Suite 100
 Williamsburg, VA 23188
 Tel. (757) 253-2975
 Fax (757) 229-0049
 Email: lmdg@landmarkdg.com

5544 Greenwich Road
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 Virginia Beach, VA 23462
 Tel. (757) 473-2000
 Fax (757) 497-7933
 Email: lmdg@landmarkdg.com

DRAWN BY: PF/TNT
 CHKD. BY: AST

PROJ. NO.: 2002261-504.06
 DWG. NO.: 16674W



13 Large/Small Plat(s) Recorded
 herewith as # 060016179