OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF STONEHOUSE TRACT 12 PHASE 1B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

JIM DUSZYNSKI,

SENIOR VICE PRESIDENT G.S. STONEHOUSE GREEN LAND SUB, LLC

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF LAND BLOW

I, Michelle Butter a notary public in and for the CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS(ARE) SIGNED TO THE FOREGOING

MY COMMISSION EXPIRES: 331 200

Michelle L Butler Commonwealth of Virginia Notary Public Commission No. 7342391 My Commission Expires 3/31/2014

TRUSTEE CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF STONEHOUSE TRACT 12 PHASE 1B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

JOSEPH P. CORISH OR DAVID C. CANFIELD THUSTEE FOR THE BENEFIT OF WASHINGTON SAVINGS BANK, F.S.B.

16 seph P. Cirish, Trustee

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF Acting ton

I, TIESMO T.GOSS A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS(ARE) SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS TO DAY OF 2011.

Mosto Yamoro Gross MY COMMISSION EXPIRES: 1312012



PRUSTEE CERTIFICATE

NVR /RYAN HOMES

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF STONEHOUSE TRACT 12 PHASE 1B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, OWNER(S) PROPRIETOR(S) AND/OR TRUSTEE(S).

T. KENT LOMOTTA VICE PRESIDENT

CERTIFICATE OF MOTARIZATION State of Maryland COMMONWEALTH OF WHOMMA, CITY/COUNTY OF Frederick

1. Linda L. Baldin A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT
THE PERSON(S) WHOSE NAME(S) IS(ARE) SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFPRESAID, GIVEN UNDER MY HAND THIS 17th DAY NOA LOUIS 100 DAY 100 DAY

MY COMMISSION EXPIRES: 8-29-14

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 F SUBDIVISIONS WITHIN THE COUNTY.

11/10/ Med Java JIMMY NICK FAIRES, PLS DATE LICENSE NUMBER: 2902 JIMMY NICK FAIRES Lic. No. 2902

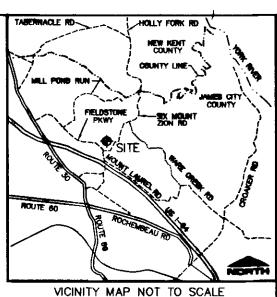
CERTIFICATE OF APPROVAL

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

VIRGINIA DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FIELDSTONE INVESTMENTS, LLC TO GS STONEHOUSE GREEN LAND SUB LLC BY DEED DATED NOVEMBER 2, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT NO. 060027006.



SUBDIVISION PLAT STONEHOUSE, TRACT 12 PHASE 1B SHEET 1 OF 2

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VA

OWNER/DEVELOPER:

STONEHOUSE GREEN LAND SUB, LLC 4011 WEST CHASE BOULEVARD, SUITE 175 RALEIGH, NC 27607 PHONE: 919.832.9998

Transportation & infrastructure

128 Overhill Drive Suite 105 • Mooresville, NC 28117 • 704.662.0100

		www.wspselfs.com		VA LICENSE NO.	0411000472
Tax Parcel Number Portion of 0530100021	Drawn By DB	Date of Field Survey JUNE 2008, APRIL 2011	Field Book N/A	Job No. 117000	
Sheet Number 1 OF 2	Checked By UNF	Date AUGUST 29, 2011	Scale N/A		Name 12 PH1音
			REVISION	BY	DATE
		PER VI	OOT COMMENTS	GHL	11-10-11

GENERAL NOTES

- 1. BASIS OF BEARINGS: NAD83/86 VIRGINIA SOUTH ZONE
- 2. 1/2" REBAR WITH CAP SET AT ALL NEW CORNERS UNLESS OTHERWISE NOTED. POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY.
- 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- 4. THE AREA SHOWN HEREON WAS COMPUTED USING THE COORDINATE COMPUTATION METHOD.
- 5. LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM
- INFORMATION REFERENCED ON THE FACE OF THIS PLAT. 6. SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP 51095C-0045C DATED SEPTEMBER 28.
- 7. PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD 8. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH VIRGINIA DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION AND REQUIREMENTS OF LAW, BUT A VIRGINIA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY TITLE **EXAMINATION**
- 9. ZONING IS PUD-RESIDENTIAL WITH PROFFERS, HAVING SETBACKS AS FOLLOWS: (SEE LOT 43 FOR TYPICAL)

FRONT: 25' REAR: 25'

MINIMUM 25' BUILDING SETBACK FROM RPA BOUNDARY

- 10. 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 CROSSING 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.

 11. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- 12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON
- THIS PLAT SHALL BE PRIVATE. 13. TOTAL NUMBER OF LOTS: 15 INCLUDING COMMON OPEN SPACE #2 # #4 14. AVERAGE LOT SIZE: 0.402 ACRES; SMALLEST LOT IS LOT 40 ● 0.308
- 15. WETLAND AND BUFFER LOCATION PROVIDED BY KERR ENVIRONMENTAL (757.96**3.2008**) (SEE SITE SPECIFIC NOTE #6)
- FREON IS SUBJECT TO THE "AMENDED AND THE PROPERTY SHOWN RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS STONEHOUSE OWNERS FOUNDATION," RECORDED AS INSTRUMENT NUMBER 100024411 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ("CLERK'S OFFICE").
- 17. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS STONEHOUSE OWNERS FOUNDATION LOTS 1 THROUGH 56 (INCLUSIVE) (PORTION OF TRACT 12), RECORDED AS INSTRUMENT NUMBER 110012982 IN THE CLERK'S OFFICE.
- 18. NATURAL OPEN SPACE CONSERVATION EASEMENT IS HEREBY DEDICATED TO JAMES CITY COUNTY.
- 19. MULTI-USE ASPHALT PATH IS MAINTAINED BY THE HOMEOWNERS ASSOCIATION, STONEHOUSE OWNERS FOUNDATION INC..
- 20. 10' DRAINAGE EASEMENT CENTERED ALONG ALL SIDE LOT LINES, 5' EACH SIDE. SEE LOTS 41 & 42 FOR TYPICAL.
 21. THIS DOCUMENT IS PART OF A MULTI-SHEET PLAT AND IS NOT
- CONSIDERED COMPLETE AND VALID WITHOUT ALL SHEETS. 22. LOTS 39,41,42 & 51 SHALL HAVE NO ACCESS TO STONEHOUSE GLEN
- DRIVE, LOTS 43-45 SHALL HAVE NO ACCESS TO FIELDSTONE PARKWAY.
- 23. SEE SHEET 2 FOR LAND USE SUMMARY.
 24. VDOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF STATE MAINTAINED RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A

Large/Small Plat(s) Recorded herewith as # __//0024489

J.C.C. STANDARD NOTES:

SITE SPECIFIC NOTES:

PRESERVATION ORDINANCE.

INSTRUMENT # 060016179

POND WATERSHED OF THE COUNTY.

THE JAMES CITY COUNTY ZONING ORDINANCE.

VIRGINIA DEPARTMENT OF TRANSPORTATION.

1. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
2. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE #, DIVISION 3 OF

3. ALL NEW MONUMENTS SHALL BE IN ACCORDANCE WITH SEC. 19-34

TRANSPORTATION FOR POSSIBLE ACCEPTANCE INTO THE STATE ROAD

PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

6. THE ROADS WILL BE INSPECTED BY VIRGINIA DEPARTMENT OF

THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

4. ALL ROADS ARE TO BE PUBLIC RIGHT-OF-WAYS DEDICATED FOR PUBLIC

5. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE

NETWORK SYSTEM UPON FORMAL REQUEST FROM THE COUNTY, IF ALL THE

APPLICABLE STANDARDS AND REGULATIONS ARE MET, THE ROADS WILL BE

1) A PORTION OF THIS PROPERTY IS IN THE RESOURCE PROTECTION AREA AND

2) SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO

BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FLOOD

3) THE STATUTORY SPEED LIMIT FOR STREETS IN THIS DEVELOPMENT IS 25 MPH. THE POSTED SPEED LIMIT FOR FIELDSTONE PARKWAY IS 45 MPH.

6) WETLANDS, STREAMS AND RPA BUFFERS SHOWN ARE BASED ON FIELD LOCATION PROVIDED BY THE KERR ENVIRONMENTAL (757.963.2008), AND

5) THE PROJECT SITE IS SITUATED WITHIN THE WARE CREEK RICHARDSON MILL

VERIFIED BY JAMES CITY COUNTY ON MARCH 21, 2008. U.S. ARMY CORPS OF

7) WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN

IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED

UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED

THEREFORE IS SUBJECT TO JAMES CITY COUNTY CHESAPEAKE BAY

INSURANCE RATE MAP 51095C-0045C DATED SEPTEMBER 28, 2007.

4) ALL PROPOSED LOTS CAN BE SERVED BY GRAVITY SEWER.

BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.

8) NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL

9) NOT INCLUSIVE OF "PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT" -

ENGINEER APPROVAL RECEIVED JANUARY 31, 2008.

ACCEPTED INTO THE STATE ROAD NETWORK SYSTEM AND MAINTAINED BY

STATE OF VIRGINIA
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CLERKS OFFICE OF THE CIRCUIT COUNT FOR THE COUNTY OF JAMES CITY THE DAY OF DECEMBER 2011. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT BY Claredia & Brakeholy Sycherk

