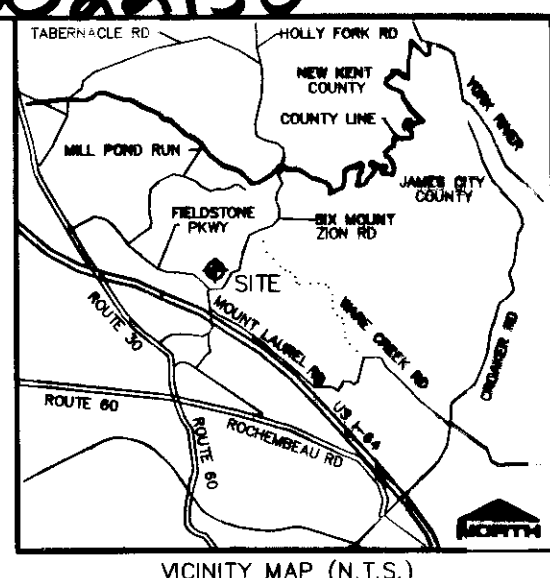


120022150



VICINITY MAP (N.T.S.)

# SUBDIVISION PLAT STONEHOUSE TRACT 12 - PHASE 2

### OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF STONEHOUSE TRACT 12 PHASE 2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

David Bernier DATE 5/8/2012  
VICE PRESIDENT  
G.S. STONEHOUSE GREEN LAND SUB, LLC

### CERTIFICATE OF NOTARIZATION

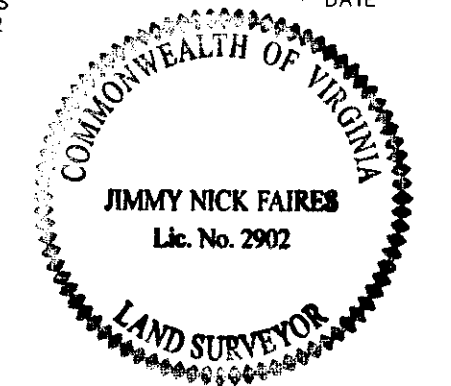
COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF Loudoun  
I, Michelle Butler, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS(ARE) SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 5th DAY OF May, 2012.

Michelle Butler NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3/31/2014  
REGISTRATION # 734239

### 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.

Jimmy Nick Faibes DATE 5/4/2012  
JIMMY NICK FAIBES, PLS  
LICENSE NUMBER: 2902



### 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 # 060027006.

### GENERAL NOTES

1. BASIS OF BEARINGS: NAD83/86 VIRGINIA SOUTH ZONE, NVDZ08 STATION NO. 340  
N(Y): 3,680,567.542  
E(X): 11,970,044.785  
ELEVATION: 123.20
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, 2007. THERE IS NO BASE FLOOD ELEVATION (BFE) FOR THIS SITE.
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 23FOR TYPICAL)  
FRONT: 25'  
REAR: 25'  
SIDE: 7.5'  
MINIMUM 25' BUILDING SETBACK FROM RPA BOUNDARY  
REFER TO CASE # 2-0004-2007 FPR ADDITIONAL PROFFER INFORMATION
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 RESIDENTIAL LOTS: 20
14. AVERAGE LOT SIZE: 0.378 ACRES; SMALLEST LOT IS LOT 24 @ 0.290 ACRES
15. WETLAND AND BUFFER LOCATION PROVIDED BY KERR ENVIRONMENTAL (757.963.2008) (SEE SITE SPECIFIC NOTE #6)
16. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "AMENDED AND 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. (SEE SITE SPECIFIC NOTE # 8)
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, 8' EACH SIDE. SEE LOTS 29 & 30 FOR TYPICAL.
21. THIS DOCUMENT IS PART OF A MULTI-SHEET PLAT AND IS NOT CONSIDERED COMPLETE AND VALID WITHOUT ALL SHEETS.
22. 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 RESULT OF SUCH.
23. JCC CASE NO. S-0009-2012

### TRUSTEE CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF STONEHOUSE TRACT 12 PHASE 2 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 DATE 06/05/12  
DAMIEN E. CANFIELD  
TRUSTEE FOR THE BENEFIT OF WASHINGTON SAVINGS BANK, F.S.B.  
Joseph P. Corish, Trustee  
TRUSTEE (PRINTED)

### CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF Arlington  
I, Maira E. Llabres, 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 5th DAY OF June, 2012.

Maira E. Llabres NOTARY PUBLIC  
MY COMMISSION EXPIRES: 5/31/15  
REGISTRATION # 327902



### TRUSTEE CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF STONEHOUSE TRACT 12 PHASE 2 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 DATE 5/9/2012  
VICE PRESIDENT  
NVR/RYAN HOMES

### CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF James City  
I, Kelly Lynn Wroten, 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 9 DAY OF May, 2012.

Kelly Lynn Wroten NOTARY PUBLIC  
MY COMMISSION EXPIRES: 5/31/15  
REGISTRATION # 7149229

Kelly Lynn Wroten  
NOTARY PUBLIC 7149229  
Commonwealth of Virginia  
My Commission Expires May 31, 2015

### CERTIFICATE OF APPROVAL

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

Christina B. Worshidge DATE 10-17-12  
SUBDIVISION AGENT OF JAMES CITY COUNTY  
Rachid Ay DATE 7-13-12  
VIRGINIA DEPARTMENT OF TRANSPORTATION

### SITE SPECIFIC NOTES

1. A PORTION OF THIS PROPERTY IS IN THE RESOURCE PROTECTION AREA AND THEREFORE IS SUBJECT TO JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE.
2. 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, 2007.
3. THE STATUTORY SPEED LIMIT FOR STREETS IN THIS DEVELOPMENT IS 25 MPH. THE POSTED SPEED LIMIT FOR FIELDSTONE PARKWAY IS 45 MPH.
4. ALL PROPOSED LOTS CAN BE SERVED BY GRAVITY SEWER.
5. THE PROJECT SITE IS SITUATED WITHIN THE WARE CREEK RICHARDSON MILL POND WATERSHED OF THE COUNTY.
6. WETLANDS, STREAMS AND RPA BUFFERS SHOWN ARE BASED ON FIELD LOCATION PROVIDED BY THE KERR ENVIRONMENTAL (757.963.2008), AND VERIFIED BY JAMES CITY COUNTY ON MARCH 21, 2008. U.S. ARMY CORPS OF ENGINEER APPROVAL RECEIVED JANUARY 31, 2008.
7. WETLANDS AND LAND 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.
8. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
9. NOT INCLUSIVE OF "PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT" - INSTRUMENT # 060016173
10. A 25' SETBACK FROM THE RPA BUFFER WILL BE ESTABLISHED SO THAT NO BUILDING WILL BE ERECTED WITHIN 25' OF THE RPA. APPROVED PROFFER 10.5, INSTRUMENT # 080007838, RECORDED NOVEMBER 27, 2007

### JAMES CITY COUNTY STANDARD NOTES

1. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
2. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
3. ALL NEW MONUMENTS SHALL BE IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
4. ALL ROADS ARE TO BE PUBLIC RIGHT-OF-WAYS DEDICATED FOR PUBLIC USE.
5. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
6. THE ROADS WILL BE INSPECTED BY VIRGINIA DEPARTMENT OF TRANSPORTATION FOR POSSIBLE ACCEPTANCE INTO THE STATE ROAD NETWORK SYSTEM UPON FORMAL REQUEST FROM THE COUNTY. IF ALL THE APPLICABLE STANDARDS AND REGULATIONS ARE MET, THE ROADS WILL BE ACCEPTED INTO THE STATE ROAD NETWORK SYSTEM AND MAINTAINED BY VIRGINIA DEPARTMENT OF TRANSPORTATION.

### LAND USE SUMMARY

AREA OF RESIDENTIAL LOTS: 7.895 ACRES  
AREA OF COMMON OPEN SPACE 2: 6.193 ACRES  
AREA OF COMMON OPEN SPACE 5: 0.178 ACRES  
AREA OF COMMON OPEN SPACE 6: 0.134 ACRES  
AREA OF PUBLIC RIGHT OF WAY: 1.236 ACRES  
TOTAL PHASE 2 SUBDIVISION: 15.636 ACRES

AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT #2A ON LOTS: 0.155 ACRES  
AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT #2A IN C.O.S.: 3.534 ACRES  
TOTAL UNDISTURBED NATURAL OPEN SPACE EASEMENT #2A: 3.689 ACRES

AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT #2B ON LOTS: 0.082 ACRES  
AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT #2B IN C.O.S.: 1.084 ACRES  
TOTAL UNDISTURBED NATURAL OPEN SPACE EASEMENT #2B: 1.166 ACRES

INCLUDED WITHIN THE COMMON OPENSACE #2:  
PORTION OF UNDISTURBED NATURAL OPEN SPACE EASEMENT # 2A: 3.534 ACRES  
PORTION OF UNDISTURBED NATURAL OPEN SPACE EASEMENT # 2B: 1.084 ACRES  
PORTIONS OF JCSA UTILITY EASEMENT: 0.255 ACRES  
EXISTING PRIVATE DRAINAGE EASEMENT: 0.088 ACRES  
EXISTING 20x20 JCSA UTILITY EASEMENT: 0.009 ACRES  
EXISTING 25' UTILITY, LANDSCAPING, MAINTENANCE AND ACCESS EASEMENT: 0.708 ACRES  
VARIABLE WIDTH PRIVATE BMP MAINTENANCE EASEMENT: 0.355 ACRES

RECORDED IN BOOK OF MAPS \_\_\_\_\_ PAGE \_\_\_\_\_

SUBDIVISION PLAT STONEHOUSE, TRACT 12, PHASE 2 9455 FIELDSTONE PARKWAY, TAX PIN:0530100021 STONEHOUSE DISTRICT, JAMES CITY COUNTY, VA PREPARED FOR STONEHOUSE GREENLAND SUB, LLC		
JIMMY NICK FAIBES, PLS 633 MIDWAY ROAD STATESVILLE, NORTH CAROLINA 28625 PHONE: (704) 876-0704 EMAIL: SURVEYCAROLINA@ROADRUNNER.COM		
Drawn By: DB/JMS	Date: JANUARY 23, 2012	Job No: 11-7000 / 12002
Surveyed By: DB		
Checked By: JNF		
File Name: TRACT 12 PHASE 2 SUB	Scale: N/A	Drawg. No: 1 of 3
Map Check By: JNF	Date: 01/23/12	
Revisions:	1) Review Comments 5/4/12	2)