

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF STONEHOUSE TRACT 12 PHASE 3 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

DAVID BENNON, VICE PRESIDENT, G.S. STONEHOUSE GREEN LAND SUB, LLC

12/10/2013 DATE

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 10th DAY OF December, 2013.

Michelle Butler, NOTARY PUBLIC

7342391 REGISTRATION #

MY COMMISSION EXPIRES: 3/31/2014

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 3 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

OLD LINE BANK, 12/24/13 DATE

TRUSTEE (PRINTED)

CERTIFICATE OF NOTARIZATION

STATE OF MARYLAND, COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF PRINCE GEORGES

I, Sharon T. Peters, 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 24th DAY OF December, 2013.

Sharon T. Peters, NOTARY PUBLIC

REGISTRATION #

MY COMMISSION EXPIRES: 1/24/2017

TRUSTEE CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF STONEHOUSE TRACT 12 PHASE 3 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND/OR TRUSTEE(S).

NVR/RVA HOMES, 12/13/13 DATE

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 12th DAY OF December, 2013.

Kelly Lynn Wroten, NOTARY PUBLIC

7149229 REGISTRATION #

MY COMMISSION EXPIRES: 5/31/15

CERTIFICATE OF APPROVAL

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

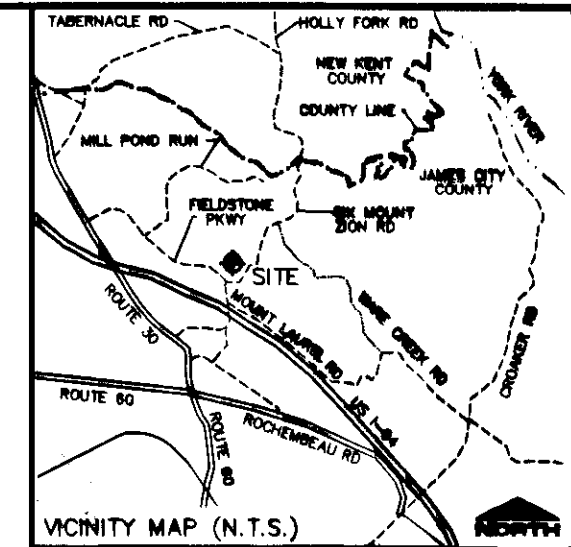
Subdivision Agent of James City County, 12/27/13 DATE

Virginia Department of Transportation, 12/11/13 DATE

SUBDIVISION PLAT STONEHOUSE, TRACT 12, PHASE 3

130028171

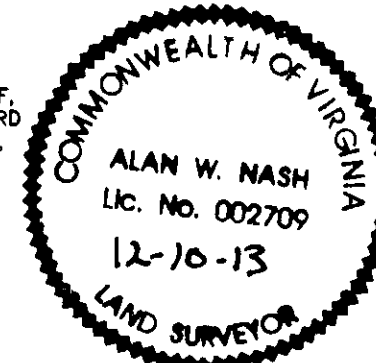
9451 FIELDSTONE PARKWAY, TAX PIN:0530100022 0530100021 STONEHOUSE DISTRICT, JAMES CITY COUNTY, VA



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.

ALAN W. NASH, PLS, LICENSE NUMBER: 0403002709, 12/10/13 DATE



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.

SHEET 2 OF 4:

OVERALL PHASE BOUNDARY, CONSERVATION EASEMENT LABELS, LINE AND CURVE TABLES, LEGEND, AND LAND USE SUMMARY TABLE

SHEETS 3 AND 4:

DETAILS OF THE LOTS, EASEMENTS, RIGHT-OF-WAY, AND SETBACKS

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. [DELETED]
10. A 25' SETBACK FROM THE RPA BUFFER WILL BE ESTABLISHED SO THAT NO BUILDING WILL BE ERRECTED WITHIN 25' OF THE RPA (APPROVED PROFFER 10.5, INSTRUMENT #080007838, RECORDED NOVEMBER 27, 2007).
11. PER THE GENERAL SITE PLAN NOTES (SHEET C2.0), ALL COMMON OPEN SPACE AREAS (COMMON OPEN SPACE #1, COMMON OPEN SPACE #2, AND COMMON OPEN SPACE #7), EXCLUDING NATURAL OPEN SPACE AREAS, ARE TO BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
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. [DELETED]

LAND USE SUMMARY

Table with 3 columns: Description, Area, and Square Feet. Includes Residential Lots (6.740 acres, 293,586 S.F.), Common Open Space #1-7, Undisturbed Natural Open Space Easements #1-3, and JCSA Utility Easements.

GENERAL NOTES

- 1. BASIS OF BEARINGS: NAD83/86 VIRGINIA SOUTH ZONE, NGVD20 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 3 FOR 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 COUNTY SURVEY 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: 18
14. AVERAGE LOT SIZE: 0.374 ACRES; SMALLEST LOT IS LOT 15 @ 0.282 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 #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 #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. EXCEPT FOR THE LOT 5/6 COMMON LINE, THERE IS A 10' DRAINAGE EASEMENT CENTERED ALONG ALL SIDE LOT LINES, 5' EACH SIDE. SEE LOTS 1 & 2 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 PLAN NO. S-0041-2013

SUBDIVISION PLAT STONEHOUSE, TRACT 12, PHASE 3 9451 FIELDSTONE PARKWAY, TAX PIN:0530100022 0530100021 STONEHOUSE DISTRICT, JAMES CITY COUNTY, VA PREPARED FOR STONEHOUSE GREENLAND SUB, LLC

ALAN W. NASH 17805 WILLOWYDE ROAD CHESTER, VIRGINIA 23836 PHONE: (804) 370-7890 EMAIL: ALAN.NASH@HOTMAIL.COM VA LICENSE #0403002709

Table with 3 columns: Role, Name, and Date/Job No. Includes Drawn By (TMG), Surveyed By (DKB), Checked By (AWN), File Name (TRACT 12 PHASE 3 SUBDIVISION), and Revisions (1) ADDRESSED 1st REVIEW COMMENTS, 02/24/13 (3); (2) ADDRESSED 2nd REVIEW COMMENTS, 12/11/13 (4).