

180020132

OWNER'S CERTIFICATE:

The subdivision of land shown on this plat and known as Subdivision Plat Showing Pump House Parcel on Stonehouse Tract 3 is with the free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

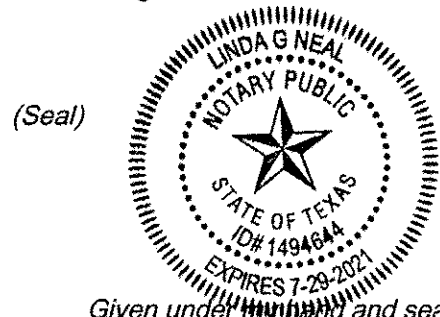
SCP-JTL Stonehouse Owner 2 LLC

November 20, 2018
Date
[Signature]
Signature - Agent for SCP-JTL Stonehouse Owner 2 LLC
DAVID A. LAKE - Authorized Representative
Name Printed - Title

State of Texas

County of Dallas

Before me, LINDA NEAL, on this day personally appeared DAVID A. LAKE, known to me (or proved to me on the oath of _____) or through _____ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.



Given under my hand and seal of office this 20th day of November, 2018.

[Signature]
(Notary's Signature)
Notary Public, State of Texas

WITH PROFFERS:

This project is associated with case(s) Z-0004-2007/MP-0004-2007, Z-0006-2012, and Z-0009-2014. The following proffers are associated with Z-0004-2007:

Proffer 7.3 states that should previously unidentified historic properties be identified during development of the Property, the applicant will halt all construction work involving subsurface disturbance in the are of the resource, and in the surrounding area, where further subsurface remains can reasonably be expected to occur and notify the Director of Planning and the Virginia State Historic Preservation Officer of the discovery.

CERTIFICATE OF SOURCE OF TITLE:

The property shown on this plat was conveyed by GS Stonehouse Green Land Sub 2, LLC to SCP-JTL Stonehouse Owner 2 LLC by Special Warranty Deed, dated April 24, 2016 and recorded in the Office of the Clerk of the Circuit Court of the County of James City in Instrument 160007743.

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.

11/16/2018
Date
[Signature]
William R. Herx, Commonwealth of Virginia LS 2947

CERTIFICATE OF APPROVAL:

12 Dec 2018
Date
[Signature]
Virginia Department of Transportation

12/14/18
Date
[Signature]
Subdivision Agent of James City County

SURVEY CONTROL:

	Northing	Easting	Elevation (NGVD29)
300	3680647.3040	11976986.2120	110.85
301	3681226.0631	11977255.0322	101.91
302	3681466.3102	11977607.7562	104.92
303	3681646.3469	11977856.4787	107.32
304	3682112.6369	11977920.3260	98.47
305	3682575.1681	11977949.5536	106.16
306	3682913.8126	11978147.5869	123.64
307	3683276.4482	11978256.7487	127.20
308	3683604.3524	11978430.6609	125.61
400	3680447.7110	11976862.3470	110.61
10001	3683780.1054	11978774.7614	121.37
10002	3683901.7692	11979193.2361	104.69

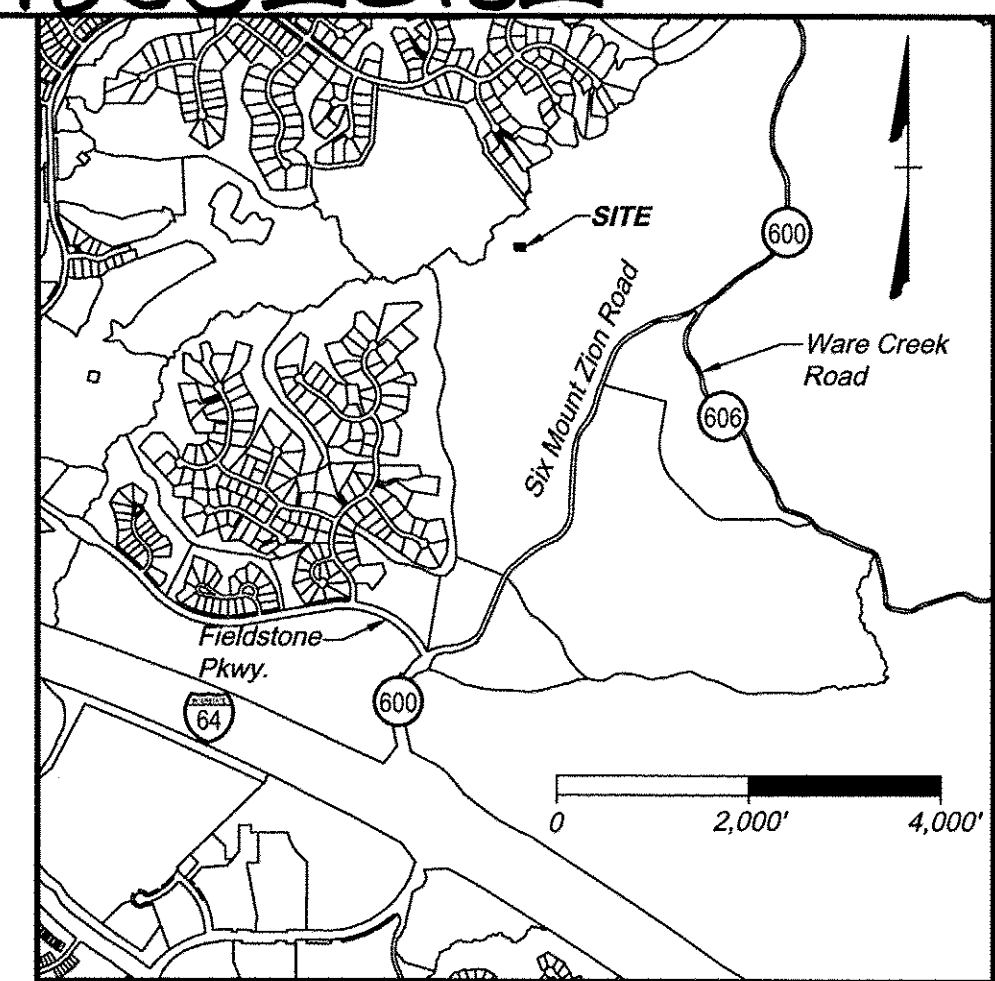
LOT AREA SUMMARY:

Pump House Parcel 0.192 acres

EASEMENT AREA SUMMARY:

Access Easement 0.869 acres
Temporary Access Easement 1.268 acres

Drainage Easement 0.402 acres



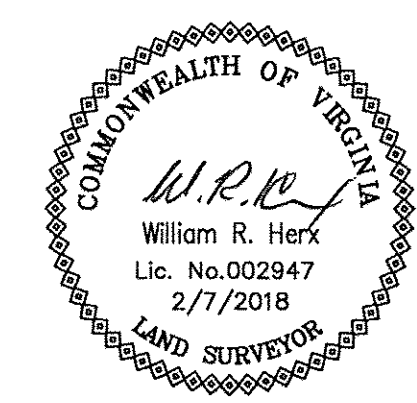
VICINITY MAP (1" = 2000')

NOTES:

- PROPERTY OWNER: SCP-JTL Stonehouse Owner 2 LLC
- PROPERTY ADDRESS: TM 0540100015 - 9531 Six Mount Zion Road
- ZONING: PUD-R
- All new utilities shall be placed underground.
- All new signs shall be in accordance with Article II, Division 3 of the James City County Zoning Ordinance.
- All new monuments shall be set in accordance with Sec. 19-34 through 19-36 of the James City County Subdivision Ordinance.
- 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.
- The property shown is a portion of James City Tax Parcel 0540100015.
- All distances are horizontal ground distances in U.S. Survey feet unless otherwise noted.
- The area shown hereon was computed using the coordinated computation method.
- Meridian Source: Horizontal datum is based on the Virginia Coordinate System of 1983, South Zone, NAD83. Coordinate values are shown in U.S. Survey Feet.
- Subject property is in Flood Zones "AE" and "X" from Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 51095C0041D dated December 16, 2015 and Flood Insurance Rate Map (FIRM) number 51095C0033D dated December 16, 2015.
- Any existing unused wells shall be vacated in accordance with State Private Well Regulations and James City County Code.
- Unless otherwise noted, all drainage easements designated on this plat shall remain private.
- The boundary shown hereon is based on a plat titled "Boundary Line Adjustment of the Properties of GS Stonehouse Green Land Sub, LLC" as recorded in Plat #080027247 in the Clerk's Office, Circuit Court, James City County, Virginia no boundary survey was performed by Timmons Group.
- Wetlands and land within resource protection areas shall remain in a natural undisturbed state except for those activities permitted by section 23-7 of the James City County Code.
- The Access & Utility easement and Temporary Access & Utility easement shown hereon are hereby dedicated to the James City Service Authority.

4 Large/Small Plat(s) Recorded herewith as # 180020132

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 19 Dec 2018 at 3:56 AM/PM, PG 1 Document # 180020132 MONA A. FOLEY, CLERK *[Signature]*



Subdivision Plat Showing Pump House Parcel on Stonehouse Tract 3
Stonehouse District James City County, VA
DATE: Feb. 7, 2018 SCALE: 1" = 50'
SHEET 1 OF 4 J.N.:34549.005
DRAWN BY: W.R. Herx CHECK BY: W.R. Herx
REV: August 1, 2018 - County Comments

YOUR VISION ACHIEVED THROUGH OURS.
Site Development Residential Infrastructure Technology
THIS DRAWING PREPARED AT THE CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.ttimmons.com

TIMMONS GROUP