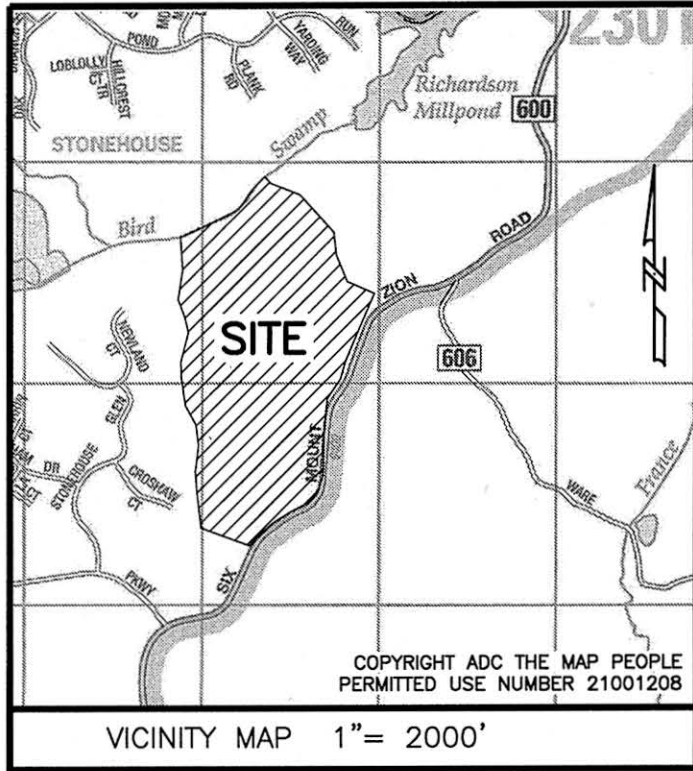


190000917



GENERAL NOTES

- 1. 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.
- 2. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 3. PROPOSED PARCELS WILL BE SERVED BY PUBLIC WATER AND SEWER.
- 4. ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER SERVICE CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.
- 5. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 6. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 7. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
- 8. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 9. PROPERTY LIES IN FIRM ZONES "AE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0041D, DATED DECEMBER 16, 2015.
- 10. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
- 11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 12. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 13. LIMITS OF WETLANDS AND RESOURCE PROTECTION AREA (RPA) SHOWN ON THIS PLAT WERE TAKEN FROM APPROVED DESIGN PLANS TITLED "STONEHOUSE TRACT 3 - PARCEL A & B SUBDIVISION PLAN" DATED AUGUST 4, 2017 PREPARED BY TIMMONS GROUP AND USED WITH THEIR PERMISSION. (JCC CASE #SP-0011-2017)
- 14. PARCEL B, SECTION 1 IS PLATTING LOTS 2 THROUGH 27. (26 LOTS)
- 15. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET, FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS PLACED WITHIN THE EASEMENT.
- 16. THIS PROJECT IS ASSOCIATED WITH CASES Z-0004-2007/MP-004-2007 & Z-0009-2014 WITH PROFFERS.
- 17. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- 18. ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
- 19. PROPOSED RIGHT-OF-WAY, GODDIN COURT IS HEREBY DEDICATED FOR PUBLIC USE.

SUBDIVISION OF
STONEHOUSE TRACT 3
CREATING
PARCEL "B"
& **PARCEL "B" SECTION 1**
LOTS 2 THROUGH 27

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 12/12/2018 JOB # 17-378



SHEET 1 OF 7
JCC-S-0004-2017

PROPERTY INFORMATION

PARCEL ID: #0540100015
ZONING DISTRICT: PUD-R PLANNED UNIT DEVELOPMENT WITH PROFFERS
PROPERTY OWNER: SCP-JTL STONEHOUSE OWNER 2 LLC INST. #160007743
PROPERTY ADDRESS: 9351 SIX MOUNT ZION ROAD TOANO, VIRGINIA 23168

OWNERS CERTIFICATE: SCP-JTL STONEHOUSE OWNER 2 LLC

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED

OWNERS, PROPRIETORS AND OR TRUSTEES.

David C. Lane 12-18-2018
SIGNATURE DATE

DAVID A. LANE AUTHORIZED REPRESENTATIVE
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, LINDA NEAL, ON THIS DAY PERSONALLY APPEARED DAVID A. LANE, 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/IT/WE/US ARE THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.



GIVEN UNDER MY SEAL OF OFFICE THIS 18th DAY OF DECEMBER, 2018.

Linda Neal
(NOTARY'S SIGNATURE)
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF SCP-JTL STONEHOUSE OWNER 2 LLC AND WAS ACQUIRED FROM GS STONEHOUSE GREEN LAND SUB 2, LLC BY THAT CERTAIN DEED DATED APRIL 28, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 160007743.

CERTIFICATE OF APPROVAL

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

11/17/19 Ellen Cook
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

19 Dec 2018 Steve Brabin
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

ENGINEERS OR 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.

12/12/2018 Peter Farrell
DATE PETER FARRELL, L.S. 2036



AREA TABULATION

EXISTING TRACT 3 (PIN: 0540100015)	11,399,594± S.F.	261.70± AC.
PARCEL "B" (TOTAL)	3,051,396± S.F.	70.051± AC.
DEDICATED R/W	66,855 S.F.	1.535 AC.
SECTION 1 LOTS	182,106 S.F.	4.180 AC.
OPEN SPACE #4 (INCLUDES N.O.S. EASEMENT)	1,280,312± S.F.	29.392± AC.
PARCEL "B" FUTURE DEVELOPMENT	1,522,122± S.F.	34.944± AC.
PARCEL "B" UNDISTURBED NATURAL OPEN SPACE EASEMENT #2	1,128,407± S.F.	25.905± AC.
PARCEL "B" UNDISTURBED NATURAL OPEN SPACE EASEMENT #3	92,193 S.F.	2.116 AC.
FUTURE PARCEL "A"	1,084,067 S.F.	24.887 AC.
FUTURE PARCEL "C"	3,738,697± S.F.	85.829± AC.
REMAINDER OF TRACT 3 (TOTAL) (PIN: 0540100015) (INCLUDING FUTURE PARCELS "A" & "C")	8,348,198± S.F.	191.65± AC.

7 Large/Small Plat(s) Recorded
herewith as # 190000917

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 22 DAY OF January, 2018. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:42 pm INSTRUMENT # 190000917

TESTE Joanne Swafford D.C.