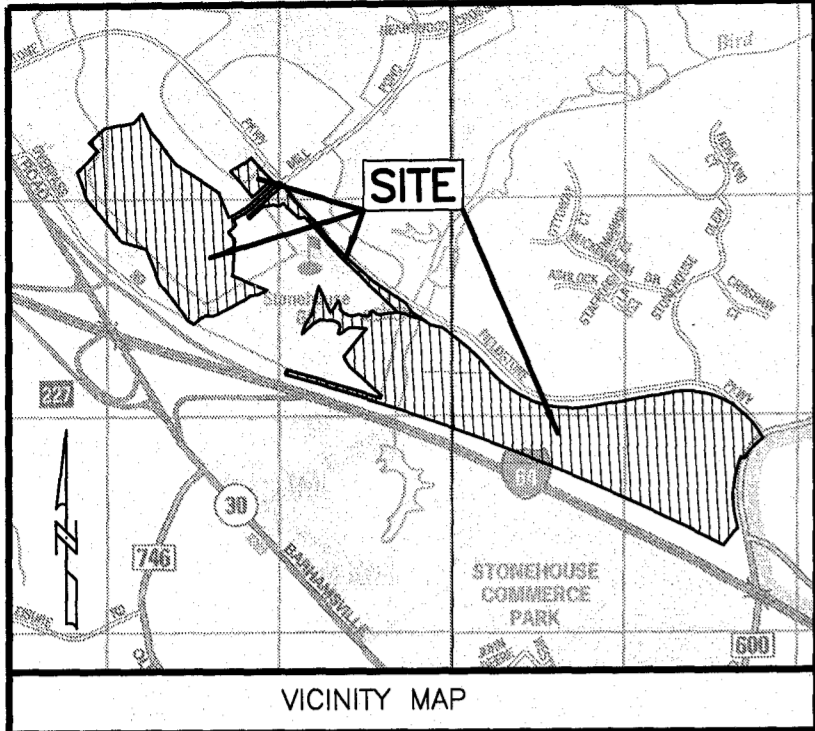


202200768



PROPERTY INFORMATION

PARCEL B
OWNER: SCP-JTL STONEHOUSE OWNER 1, LLC
INST. #160007742
ADDRESS: 9354 FIELDSTONE PARKWAY
TOANO, VIRGINIA 23168
PARCEL ID: 0440100025
ZONING DISTRICT: PUD-R (PLANNED UNIT DEVELOPMENT - RESIDENTIAL)

PARCEL 18
OWNER: MCP STONEHOUSE LLC
INST. #210015601
ADDRESS: 9101 SIX MOUNT ZION ROAD
TOANO, VIRGINIA 23168
PARCEL ID: 0540100002
ZONING DISTRICT: PUD-R (PLANNED UNIT DEVELOPMENT - RESIDENTIAL)

BOUNDARY LINE ADJUSTMENT
BETWEEN
PARCEL B STONEHOUSE &
PARCEL 18, LAGRANGE TRACT
STONEHOUSE DISTRICT - JAMES CITY COUNTY - VIRGINIA
DATE: 10-05-2021 JOB # 20-224



SHEET 1 OF 8
JCC-S-21-0028

OWNERS CERTIFICATE: SCP-JTL STONEHOUSE OWNER 1 LLC (PARCEL B)
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL B STONEHOUSE & PARCEL 18, LAGRANGE TRACT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

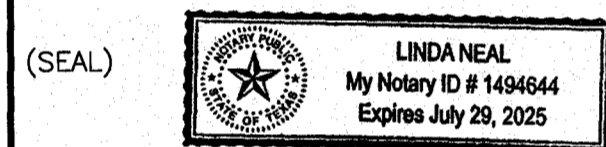
Signature: DAVID A. LAKE
Date: October 12, 2021
Title: Authorized Representative

OWNERS CERTIFICATE: MCP STONEHOUSE LLC (PARCEL 18)
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL B STONEHOUSE & PARCEL 18, LAGRANGE TRACT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: Michael Kavourias
Date: 10/18/21
Title: COO

CERTIFICATE OF NOTARIZATION

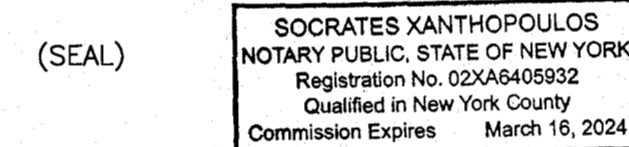
STATE OF TEXAS
COUNTY OF Dallas
BEFORE ME, LINDA NEAL, ON THIS DAY PERSONALLY APPEARED DAVID A. LAKE, KNOWN TO ME OR PROVED TO ME ON THE OATH OF OR THROUGH TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.



GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF October, 2021.
Linda Neal
(NOTARY'S SIGNATURE)
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF NOTARIZATION

STATE OF New York
COUNTY OF New York
BEFORE ME, Socrates Xanthopoulos, ON THIS DAY PERSONALLY APPEARED Michael Kavourias, 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 18th DAY OF October, 2021.
Socrates Xanthopoulos
(NOTARY'S SIGNATURE)
NOTARY PUBLIC, STATE OF New York

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 1, LLC AND WAS ACQUIRED FROM GS STONEHOUSE GREEN LAND SUB, 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. 160007742.

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF MCP STONEHOUSE LLC AND WAS ACQUIRED FROM SCP-JTL STONEHOUSE OWNER 2, LLC BY THAT CERTAIN DEED DATED JULY 21, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 210015601.

AREA TABULATION

Table with 3 columns: LOT, OLD AREA, NEW AREA. Rows include Part of Parcel B, Parcel B Total, Parcel 18, and Total Area.

CERTIFICATE OF APPROVAL

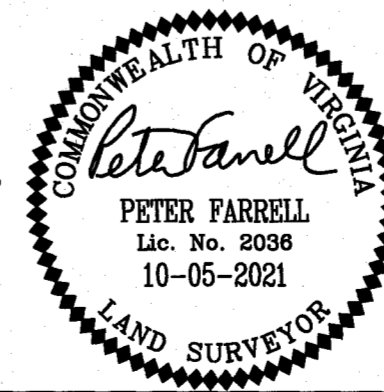
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature: [Signature]
Date: 10/20/21
VA DEPARTMENT OF TRANSPORTATION
Signature: [Signature]
Date: 12 Nov 2021
SUBDIVISION AGENT OF JAMES CITY COUNTY

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.

Signature: Peter Farrell
Date: 10/05/2021
PETER FARRELL, L.S.



GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PARCELS ARE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAPS #51095C0037D & #51095C0041D, DATED 12/16/2015.
7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. 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.
12. 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.
13. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
14. WETLANDS SHOWN ON PARCEL B WERE DELINEATED BY WETLAND STUDIES AND SOLUTIONS, INC. RPA BUFFER SHOWN ON PARCEL B IS BASED ON WETLANDS AS DELINEATED. RPA BUFFER SHOWN ON PARCEL 18 IS BASED ON JCC GIS MAPPING. PRIOR TO ANY FURTHER LAND DEVELOPMENT ACTIVITIES ON PARCEL 18; A SITE SPECIFIC WETLAND DELINEATION AND RPA DETERMINATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION SECTION OF THE JAMES CITY COUNTY CODE.
15. SUBJECT PROPERTY IS ASSOCIATED WITH ZONING CASE NUMBERS Z-19-0010 & Z-18-0002 (WITH PROFFERS)

8 Large/Small Plat(s) Recorded herewith as # 202200768

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 19th DAY OF January, 2022 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:16 am INSTRUMENT # 202200768
TESTE: MONA A. FOLEY, CLERK