

202210843

BOUNDARY LINE ADJUSTMENT  
BETWEEN

STONEHOUSE AMENITY H,  
STONEHOUSE TRACT 3 PARCEL "A"  
STONEHOUSE TRACT 3 PARCEL "B"  
STONEHOUSE TRACT 3 PARCEL "C"  
P21 FILICHKO TRACT  
P16 SLATER TRACT  
PART OF P19 WARE ASHLOCK #1 TRACT  
& PART OF P1 ASHLOCK #1 TRACT

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 04/28/2022

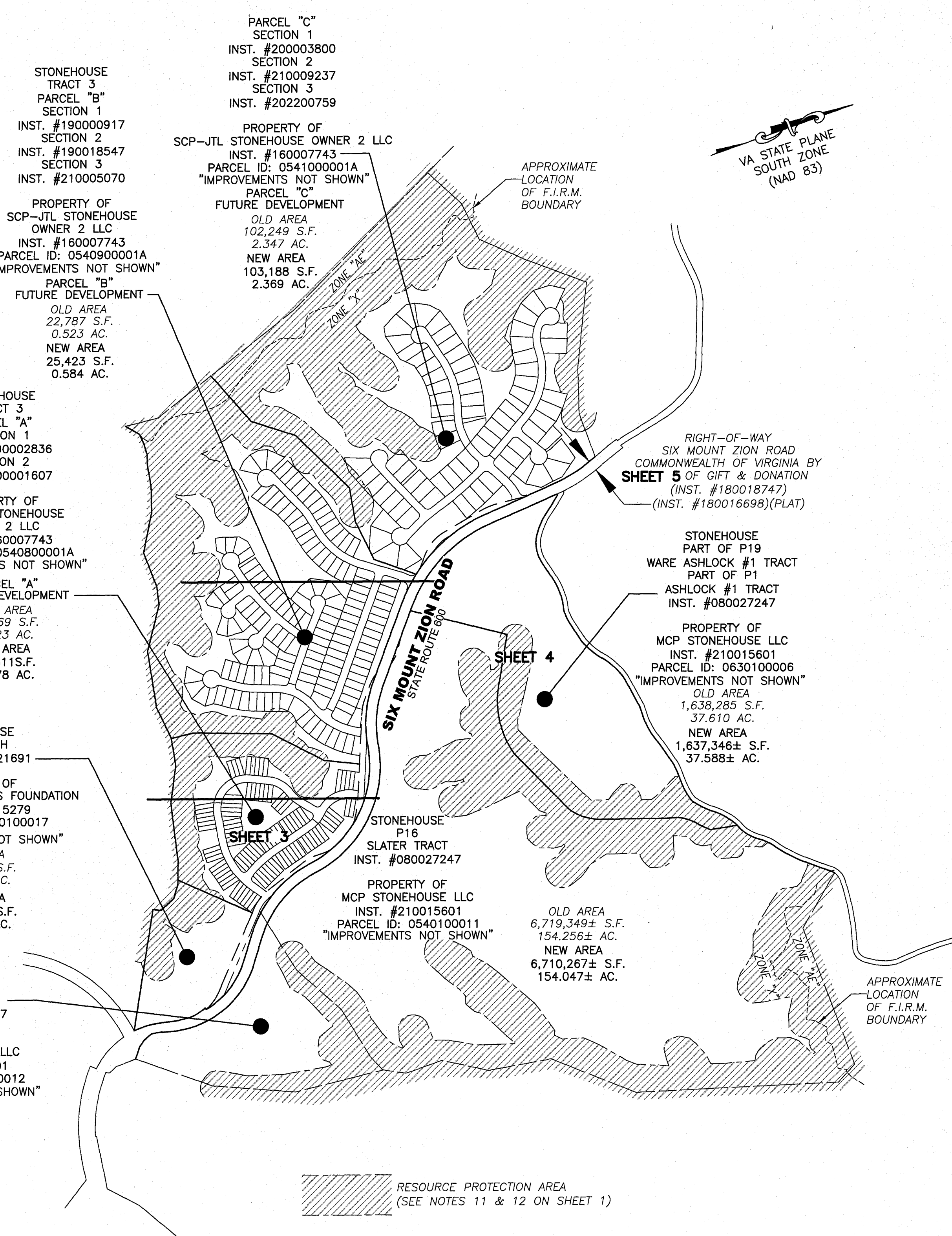
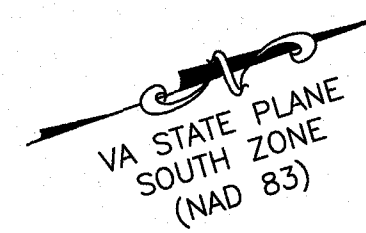
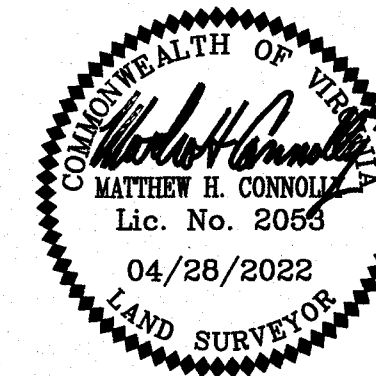
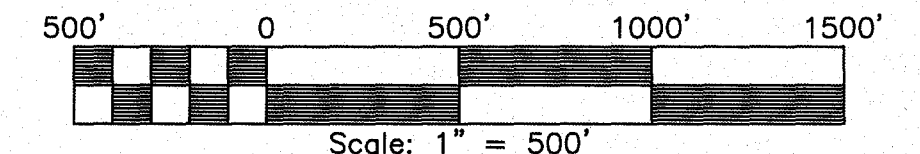
JOB # 17-378



205 Bulifants Blvd., Suite E., Williamsburg, Virginia 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

SHEET 2 OF 5

S-21-0045



STONEHOUSE TRACT 3  
PARCEL "B"  
SECTION 1  
INST. #190000917  
SECTION 2  
INST. #190018547  
SECTION 3  
INST. #210005070

PROPERTY OF  
SCP-JTL STONEHOUSE  
OWNER 2 LLC  
INST. #160007743  
PARCEL ID: 0540900001A  
"IMPROVEMENTS NOT SHOWN"  
PARCEL "B"  
FUTURE DEVELOPMENT  
OLD AREA  
22,787 S.F.  
0.523 AC.  
NEW AREA  
25,423 S.F.  
0.584 AC.

STONEHOUSE TRACT 3  
PARCEL "A"  
SECTION 1  
INST. #190002836  
SECTION 2  
INST. #200001607

PROPERTY OF  
SCP-JTL STONEHOUSE  
OWNER 2 LLC  
INST. #160007743  
PARCEL ID: 0540800001A  
"IMPROVEMENTS NOT SHOWN"  
PARCEL "A"  
FUTURE DEVELOPMENT  
OLD AREA  
35,869 S.F.  
0.823 AC.  
NEW AREA  
42,611 S.F.  
0.978 AC.

STONEHOUSE AMENITY H  
INST. #090021691

PROPERTY OF  
STONEHOUSE OWNERS FOUNDATION  
INST. #140015279  
PARCEL ID: 0540100017  
"IMPROVEMENTS NOT SHOWN"  
OLD AREA  
486,593 S.F.  
11.171 AC.  
NEW AREA  
498,891 S.F.  
11.453 AC.

STONEHOUSE P21  
FILICHKO TRACT  
INST. #080027247

PROPERTY OF  
MCP STONEHOUSE LLC  
INST. #210015601  
PARCEL ID: 0540100012  
"IMPROVEMENTS NOT SHOWN"  
OLD AREA  
829,862± S.F.  
19.051± AC.  
NEW AREA  
817,269± S.F.  
18.762± AC.

PARCEL "C"  
SECTION 1  
INST. #200003800  
SECTION 2  
INST. #210009237  
SECTION 3  
INST. #202200759

PROPERTY OF  
SCP-JTL STONEHOUSE OWNER 2 LLC  
INST. #160007743  
PARCEL ID: 0541000001A  
"IMPROVEMENTS NOT SHOWN"  
PARCEL "C"  
FUTURE DEVELOPMENT  
OLD AREA  
102,249 S.F.  
2.347 AC.  
NEW AREA  
103,188 S.F.  
2.369 AC.

SIX MOUNT ZION ROAD  
STATE ROUTE 600

RIGHT-OF-WAY  
SIX MOUNT ZION ROAD  
COMMONWEALTH OF VIRGINIA BY  
SHEET 5 OF GIFT & DONATION  
(INST. #180018747)  
(INST. #180016698)(PLAT)

STONEHOUSE PART OF P19  
WARE ASHLOCK #1 TRACT  
PART OF P1  
ASHLOCK #1 TRACT  
INST. #080027247

PROPERTY OF  
MCP STONEHOUSE LLC  
INST. #210015601  
PARCEL ID: 0630100006  
"IMPROVEMENTS NOT SHOWN"  
OLD AREA  
1,638,285 S.F.  
37.610 AC.  
NEW AREA  
1,637,346± S.F.  
37.588± AC.

STONEHOUSE P16  
SLATER TRACT  
INST. #080027247

PROPERTY OF  
MCP STONEHOUSE LLC  
INST. #210015601  
PARCEL ID: 0540100011  
"IMPROVEMENTS NOT SHOWN"  
OLD AREA  
6,719,349± S.F.  
154.256± AC.  
NEW AREA  
6,710,267± S.F.  
154.047± AC.

RESOURCE PROTECTION AREA  
(SEE NOTES 11 & 12 ON SHEET 1)

GENERAL NOTES

- 1. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 2. PARCELS ARE SERVED BY PUBLIC WATER AND SEWER.
- 3. 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.
- 4. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 5. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
- 6. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 7. PROPERTY LIES IN FIRM ZONES "AE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0041D, DATED DECEMBER 16, 2015.
- 8. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
- 9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 11. RESOURCE PROTECTION AREA (RPA) SHOWN ON THIS PLAT FOR TRACT 3, PARCELS "A", "B" & "C" AND AMENITY H ARE BASED ON RECORD SUBDIVISION PLATS.
- 12. RESOURCE PROTECTION AREA (RPA) SHOWN ON THIS PLAT FOR P21 FILICHKO TRACT, P16 SLATER TRACT, PART OF P19 WARE ASHLOCK #1 TRACT & PART OF P1 ASHLOCK #1 TRACT ARE BASED ON JCC GIS MAPPING. IN ACCORDANCE WITH JCC CODE 23-7, A SITE SPECIFIC WETLAND AND RPA DETERMINATION WILL BE REQUIRED PRIOR TO ANY FURTHER SUBDIVISION AND/OR DEVELOPMENT OF THESE PARCELS.
- 13. THIS PROJECT IS ASSOCIATED WITH CASES Z-0004-2007/MP-004-2007, Z-0006-2012, Z-0009-2014 & Z-19-0010 WITH PROFFERS.

5 Large/Small Plat(s) Recorded  
Herewith as # 202210843

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
July 13, 2022  
at 3:36 AM (M) PB PG  
Document # 202210843  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

OVERALL BOUNDARY  
SEE SHEETS 3, 4 & 5  
FOR DETAIL