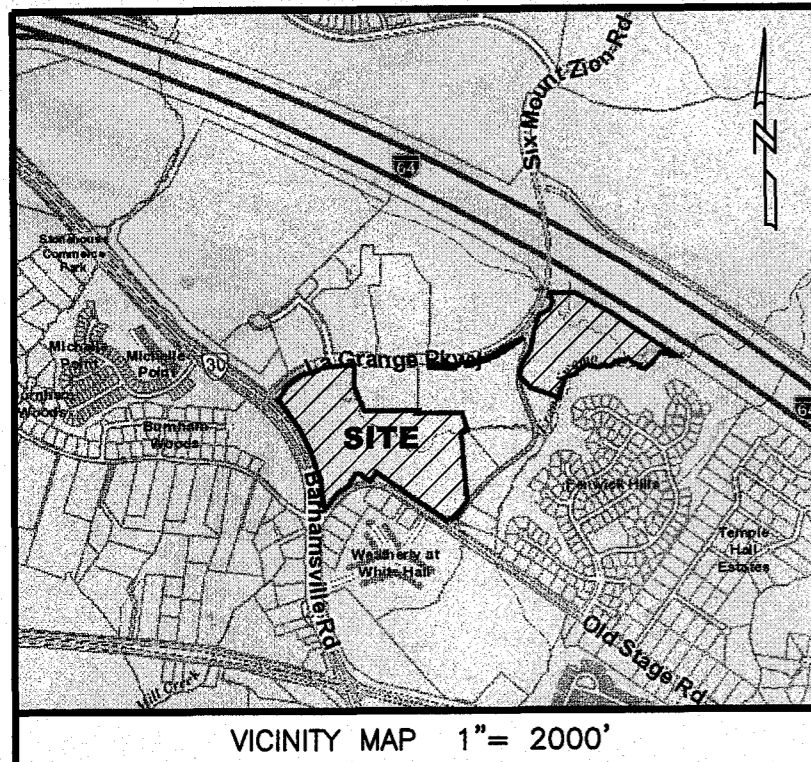


202302699



VICINITY MAP 1" = 2000'

PROPERTY INFORMATION

PARCEL ID# 0640100001
OWNER: SCP-JTL STONEHOUSE OWNER 1 LLC
INST. #160007744
ADDRESS: 3500 LA GRANGE PARKWAY
TOANO, VIRGINIA 23168
ZONING DISTRICT: PUD-C
(PLANNED UNIT DEVELOPMENT COMMERCIAL)

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLANDS, IF ANY, WERE NOT INVESTIGATED AS PART OF THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PER FEMA FLOOD INDEX MAP PANEL #51095C0041D DATED DECEMBER 16, 2015 THE LOTS DO NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE.
7. PROPERTY CONTAINS AREAS WITHIN THE 100' RPA BUFFER. RPA BUFFER SHOWN PER JCC GIS AND IS NOT TO BE USED FOR DEVELOPMENT. DEVELOPMENT OF NEW PARCEL 1A SHALL REQUIRE ALL WETLANDS BE DELINEATED AND CONFIRMED BY THE USACE TO ESTABLISH THE EXTENTS OF THE 100' BUFFER.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
10. ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.
11. ANY 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.
12. PROPERTY IS SUBJECT TO PROFFERS FROM CASE NO. Z-19-0010.
13. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

SUBDIVISION PLAT
OF
PARCEL ID #0640100001
LA GRANGE TRACT
(P.B. 50 PG. 11)

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/03/2022 JOB # 22-216



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

SHEET 1 OF 9

JCC-S-22-0022

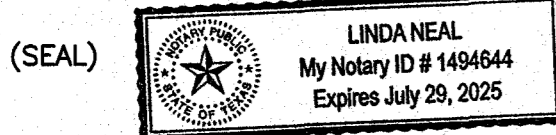
OWNERS CERTIFICATE: (PARCEL ID: 0640100001)

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.

Signature: David A. Lane, Date: 1-18-2023
NAME PRINTED: DAVID A. LANE, Authorized Representative

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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.



GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF January, 2022.

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

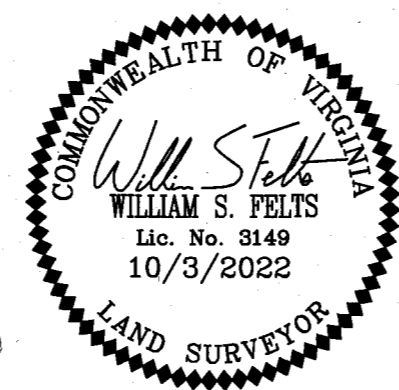
CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF SCP-JTL STONEHOUSE OWNER 1, LLC AND WAS ACQUIRED FROM GS STONEHOUSE GREEN LAND SUB 3, 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. 160007744.

CERTIFICATE OF APPROVAL

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

1/19/23 DATE, VIRGINIA DEPARTMENT OF TRANSPORTATION
2/2/23 DATE, 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.

10/3/2022 DATE, WILLIAM S. FELTS, L.S. 3149

LEGEND table listing symbols for WATER METER, SEWER CLEAN OUT, CABLE PEDESTAL, TELEPHONE PEDESTAL, UTILITY POLE, OVERHEAD UTILITY, SANITARY SEWER MANHOLE, FIRE HYDRANT, TRANSFORMER, ELECTRIC BOX, GAS VALVE, LIGHT POLE, IRF = IRON ROD FOUND, IRS = IRON ROD SET, CMF = CONC. MONUMENT FOUND.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists 29 line segments (L1-L29) with their respective bearings and distances.

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, TANGENT, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists 17 curves (C1-C17) with their geometric data.

AREA TABULATION

Table with columns: PARCEL, OLD AREA, NEW AREA. Shows area calculations for PIN 0640100001, NEW PARCEL 1A, and TOTAL AREA.

9 Large Small Plat(s) Recorded
herewith as # 202302699

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23RD DAY OF MARCH, 2023. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 8:46 AM INSTRUMENT # 202302699 TESTIMONY: MONA A. FOLEY, CLERK