

070021208

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY STONEHOUSE AT WILLIAMSBURG, LLC TO FIELDSTONE INVESTMENT, LLC. BY DEED DATED 12/12/03 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 040010273. (TAX PARCEL 0440100025), AND WAS CONVEYED BY STONEHOUSE AT WILLIAMSBURG, LLC TO STONEHOUSE GLEN, LLC. BY DEED DATED 12/12/03 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 040010274. (TAX PARCEL 0540100002 AND TAX PARCEL 0540100003),

OWNER'S CERTIFICATE: (FIELDSTONE INVESTMENT, LLC)

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

OWNER: FIELDSTONE INVESTMENT, LLC.:

Signature: Kenneth G. McDermott, Date: July 19, 2007, BY: KENNETH G. MCDERMOTT, PRESIDENT

CERTIFICATE OF NOTARIZATION:

STATE OF NEW JERSEY, CITY/COUNTY OF SOMERSET, I, Gloria La Stella, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 10th DAY OF July, 2007. MY COMMISSION EXPIRES 2-28-2010

(Signature)

OWNER'S CERTIFICATE: (STONEHOUSE GLEN, LLC)

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

OWNER: STONEHOUSE GLEN, LLC.:

Signature: Kenneth G. McDermott, Date: July 10, 2007, BY: KENNETH G. MCDERMOTT, PRESIDENT

CERTIFICATE OF NOTARIZATION:

STATE OF NEW JERSEY, CITY/COUNTY OF SOMERSET, I, Gloria La Stella, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 10th DAY OF July, 2007. MY COMMISSION EXPIRES 2-28-2010

(Signature)

CERTIFICATE OF APPROVAL:

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

N/A, VIRGINIA DEPARTMENT OF TRANSPORTATION

7/17/07, SUBDIVISION AGENT OF JAMES CITY COUNTY

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCELS 0440100025, 0540100002 AND 0540100003.
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONES X AND A, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0010 B, DATED FEB. 6, 1991.
3. THIS PROPERTY IS ZONED "PUD-C" AND "PUD-R" WITH PROFFERS. ALL RESIDENTIAL LOTS IN STONEHOUSE GLEN SECTIONS 2 AND 3 PLATTED HEREON LIE WITHIN THE "PUD-R" ZONING.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.

6. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 340 N 3680567.542 E 11970044.785

7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

8. UNLESS OTHERWISE NOTED, ALL DRAINAGE, ACCESS, PEDESTRIAN AND UTILITY EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE AND WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

9. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

10. SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE, OR SUCH SUCCESSOR PROVISION.

11. PORTIONS OF THIS PROPERTY CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE, AND THEREFORE ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.

12. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.

13. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE, OR SUCH SUCCESSOR PROVISION.

14. NATURAL OPEN SPACE EASEMENTS ARE SUBJECT TO A DEED OF EASEMENT FOR NATURAL OPEN SPACE TO JAMES CITY COUNTY. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.

15. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

16. 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, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA.

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 20th DAY OF July, 2007 AS THE LAW DIRECTS.

TESTE: Peter B. Woodruff, Clerk, by Claudia H. Smith, Deputy Clerk, DOCUMENT NO. 070021208 @ 9:00 AM

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.

07/09/07, Peter Farrell, DATE, PETER FARRELL, LS NO. 002036

- 17. MINIMUM BUILDING SETBACKS: FRONT = 35', SIDE = 5' (WITH A MINIMUM TOTAL OF 20' FOR EACH LOT), REAR = 35'. ADDITIONAL SETBACK REQUIREMENTS ARE SET FORTH IN THE GOVERNING DOCUMENTS FOR THE HOMEOWNERS ASSOCIATION.
18. ALL STREETS SHOWN HEREON ARE DEDICATED FOR PUBLIC USE.
19. ALL STEEP SLOPE AREAS ARE NOT BUILDABLE.

20. COMMON OPEN SPACE PARK A AND COMMON OPEN SPACE PARK B SHOWN HEREON WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

21. LIMITS OF WETLANDS SHOWN HEREON ARE BASED ON A FIELD DELINEATION BY LANDMARK DESIGN GROUP AND HAVE BEEN APPROVED BY THE U.S.A.C.O.E.

22. RPA BUFFER SHOWN HEREON IS BASED ON LIMITS OF RPA AS APPROVED BY JAMES CITY COUNTY ENVIRONMENTAL DIVISION.

23. THE AREA DESIGNATED HEREON AS "PUMP STATION" WILL BE CONVEYED TO JAMES CITY SERVICE AUTHORITY.

24. VDOT DOES NOT ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE BMPs OR THEIR STRUCTURES AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.

25. VDOT DOES NOT ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE SIDEWALKS AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.

26. ALL REFERENCES TO HOMEOWNERS ASSOCIATION REFER TO: STONEHOUSE OWNERS FOUNDATION.

AREA TABULATION

TAX PARCEL 0440400025: OLD AREA = 84.482 AC., MINUS AREA SUBDIVIDED = 5.829 AC., NEW AREA = 78.653 AC.

TAX PARCEL 0540100003: OLD AREA = 130.9 AC.±, MINUS AREA SUBDIVIDED = 130.9 AC.±, NEW AREA = 0.000 AC.

TAX PARCEL 0540100002: OLD AREA = 203.3 AC.±, MINUS AREA SUBDIVIDED = 124.8 AC.±, NEW AREA = 78.5 AC.±

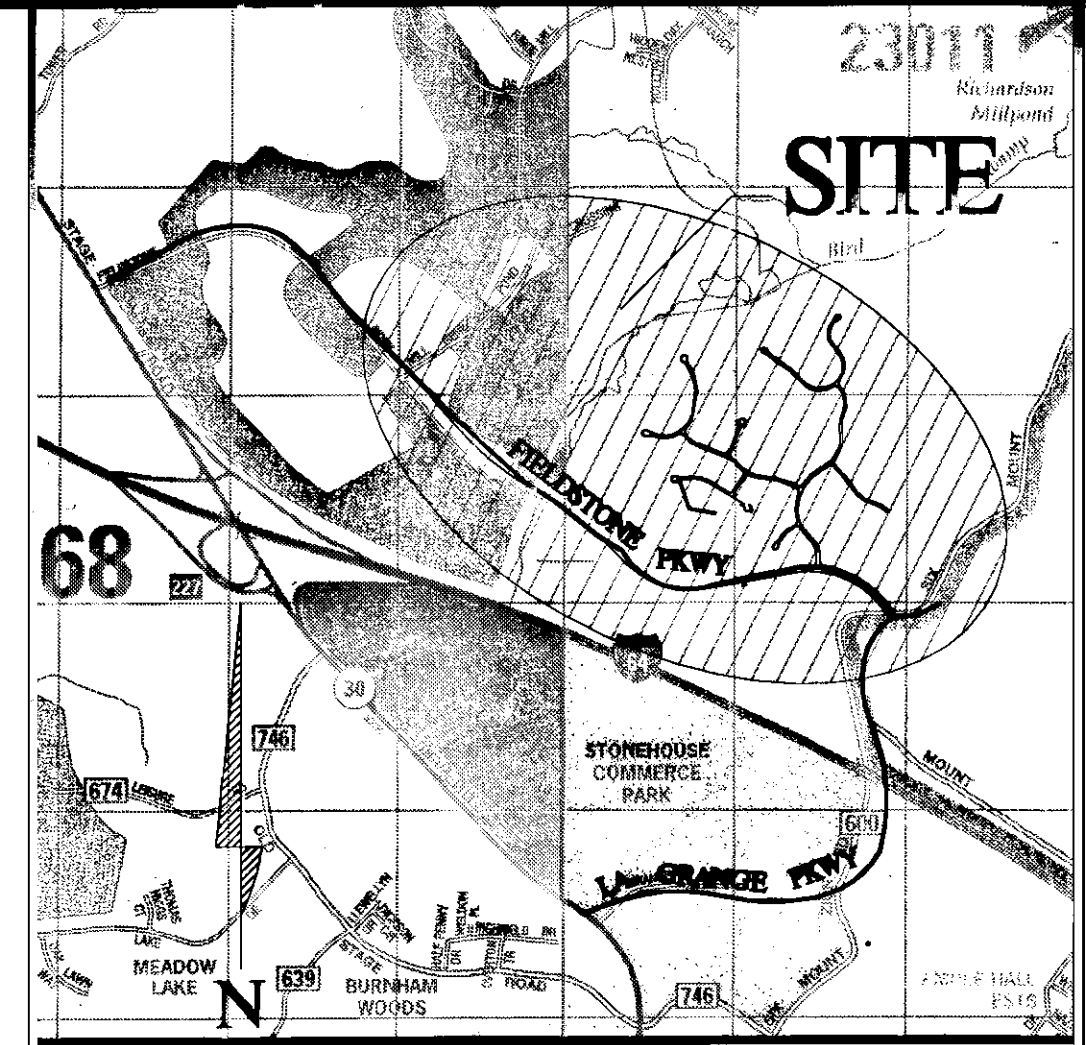
STONEHOUSE GLEN, SECTION 1: 76 RESIDENTIAL LOTS = 44.6428 AC., PUBLIC RIGHT OF WAY = 6.4705 AC., AREA 1, NATURAL OPEN SPACE = 30.6 AC.±, COMMON OPEN SPACE, PARKS A & B = 1.8795 AC., PUMP STATION = 0.3742 AC., BMP #1, #2, #3 = 3.0103 AC., TOTAL SECTION 1 = 86.9773 AC.±

STONEHOUSE GLEN, SECTION 2: 61 RESIDENTIAL LOTS = 48.2360 AC., PUBLIC RIGHT OF WAY = 4.6997 AC., AREA 2, NATURAL OPEN SPACE = 41.0 AC.±, BMP #4, #5 = 3.0103 AC., TOTAL SECTION 2 = 96.9460 AC.±

RESIDUAL PARCELS: PARCEL R-1 = 12.8822 AC., PARCEL R-2 = 44.38± AC., PARCEL R-3 = 5.29± AC., PARCEL R-4 = 1.6030 AC., PARCEL R-5 = 5.8250 AC., TOTAL = 69.98± AC.

FIELDSTONE PARKWAY: PUBLIC RIGHT OF WAY = 12.6023 AC., BMP #6 = 1.1797 AC.

TOTAL AREA SUBDIVIDED = 267.68± AC.



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VICINITY MAP

SCALE: 1"=2,000'

STONEHOUSE GLEN SECTIONS 1 & 2 NATURAL OPEN SPACE CALCULATION

NET DEVELOPABLE AREA = 82± AC. (ABOVE 25% OR GREATER SLOPES) OPEN SPACE REQUIRED (40%) = 33± AC. OPEN SPACE PROVIDED (94%) = 77± AC.±

THE PURPOSE OF THIS PLAT OF CORRECTION IS TO CORRECT THE SPELLING OF CROSHAW COURT ON SHEET 2 AND STONEHOUSE GLEN ON SHEET 3 SO THAT THEY ARE CONSISTENT THROUGHOUT THE PLAT. THE ORIGINAL SUBDIVISION PLAT IS RECORDED AS INSTRUMENT NUMBER 0600016179 THIS PLAT AMENDS SHEET 2 & 6 OF S-98-03/S-116-03

PLAT OF CORRECTION SUBDIVISION PLAT SHOWING STONEHOUSE GLEN, SECTIONS 1 & 2 AND RIGHT OF WAY OF FIELDSTONE PARKWAY BEING A SUBDIVISION OF THE PROPERTY OF FIELDSTONE INVESTMENT, LLC AND STONEHOUSE GLEN, LLC

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA DATE: 07/09/07 SCALE: AS SHOWN SHEET 1 OF 4

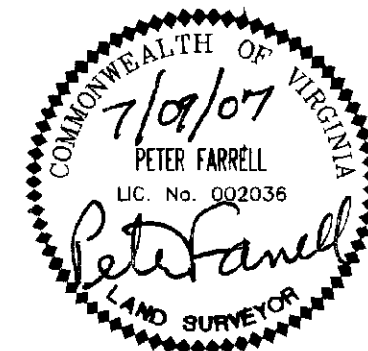


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5544 Greenwich Road Suite 200 Virginia Beach, VA 23462 Tel. (757) 473-2000 Fax (757) 497-7933 Email: imdg@landmarkdg.com

DRAWN BY: PF/TNT CHKD. BY: AST

PROJ. NO.: 2002261-504.06 DWG. NO.: 17938W



4 Large/Small Plat(s) Recorded herewith as # 070021208