

110024489

SUBDIVISION PLAT
STONEHOUSE, TRACT 12 PHASE 1B
SHEET 1 OF 2

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VA

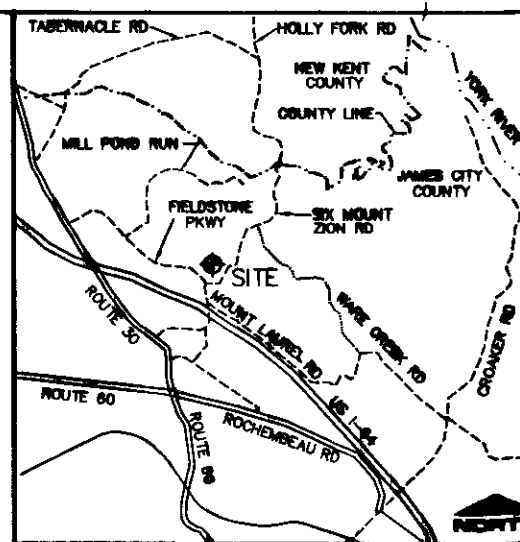
OWNER/DEVELOPER: **STONEHOUSE GREEN LAND SUB, LLC**
4011 WEST CHASE BOULEVARD, SUITE 175
RALEIGH, NC 27607
PHONE: 919.832.9998



Transportation & Infrastructure
128 Overhill Drive Suite 105 • Mooresville, NC 28117 • 704.862.0100
www.wsp-sells.com

VA LICENSE NO. 0411000472

Tax Parcel Number Portion of 0530100021	Drawn By DB	Date of Field Survey JUNE 2008, APRIL 2011	Field Book N/A	Job No. 117000
Sheet Number 1 OF 2	Checked By JNF	Date AUGUST 29, 2011	Scale N/A	File Name TRACT 12 PH1B
REVISION				BY
PER VDOT COMMENTS				GHL 11-10-11



VICINITY MAP NOT TO SCALE

OWNER'S CERTIFICATE

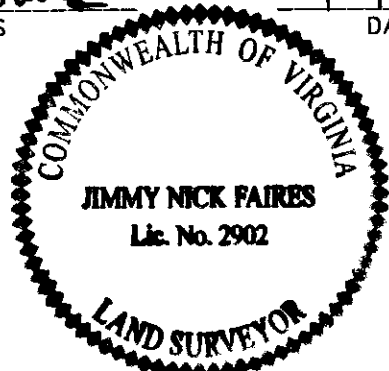
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF STONEHOUSE TRACT 12 PHASE 1B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

J.M. Duszynski 11/17/11
DATE
JIM DUSZYNSKI
SENIOR VICE PRESIDENT
G.S. STONEHOUSE GREEN LAND SUB, LLC

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.

Jimmy Nick Faires 11/10/11
DATE
JIMMY NICK FAIRES, PLS
LICENSE NUMBER: 2902



CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF Lowndes

I, Michelle Butler, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS(ARE) SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 17 DAY OF November, 2011.

Michelle Butler
NOTARY PUBLIC
7342391
REGISTRATION #

MY COMMISSION EXPIRES: 3/31/2012
Michelle L. Butler
Commonwealth of Virginia
Notary Public
Commission No. 7342391
My Commission Expires 3/31/2014

TRUSTEE CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF STONEHOUSE TRACT 12 PHASE 1B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

Joseph P. Corish 11/17/11
DATE
JOSEPH P. CORISH OR
DAVID C. CANFIELD
TRUSTEE FOR THE BENEFIT OF
WASHINGTON SAVINGS BANK, F.S.B.
Joseph P. Corish, Trustee
TRUSTEE (PRINTED)

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF Arlington

I, Tiesha T. Gross, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS(ARE) SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 17 DAY OF November, 2011.

Tiesha T. Gross
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/31/2012
TIESHA TAMARA GROSS
104 7180002
My Comm. Expires 01-31-2012
NOTARY PUBLIC

TRUSTEE CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF STONEHOUSE TRACT 12 PHASE 1B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND/OR TRUSTEE(S).

T. Kent Lamotta 11/17/11
DATE
T. KENT LAMOTTA
VICE PRESIDENT
MVR/RYAN HOMES

CERTIFICATE OF NOTARIZATION

State of Maryland
COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF Frederick

I, Linda L. Baldwin, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS(ARE) SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 17th DAY OF November, 2011.

Linda L. Baldwin
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-29-14
LINDA L. BALDWIN
NOTARY PUBLIC
My Commission Expires 8-29-2014
FREDERICK CO., MD

CERTIFICATE OF APPROVAL

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

Christina 12/5/11
DATE
SUBDIVISION AGENT BY JAMES CITY COUNTY
Holly 11/22/11
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FIELDSTONE INVESTMENTS, LLC TO GS STONEHOUSE GREEN LAND SUB LLC BY DEED DATED NOVEMBER 2, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT NO. 060027006.

J.C.C. STANDARD NOTES:

- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- ALL NEW MONUMENTS SHALL BE IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ALL ROADS ARE TO BE PUBLIC RIGHT-OF-WAYS DEDICATED FOR PUBLIC USE.
- ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THE ROADS WILL BE INSPECTED BY VIRGINIA DEPARTMENT OF TRANSPORTATION FOR POSSIBLE ACCEPTANCE INTO THE STATE ROAD NETWORK SYSTEM UPON FORMAL REQUEST FROM THE COUNTY. IF ALL THE APPLICABLE STANDARDS AND REGULATIONS ARE MET, THE ROADS WILL BE ACCEPTED INTO THE STATE ROAD NETWORK SYSTEM AND MAINTAINED BY VIRGINIA DEPARTMENT OF TRANSPORTATION.

SITE SPECIFIC NOTES:

- A PORTION OF THIS PROPERTY IS IN THE RESOURCE PROTECTION AREA AND THEREFORE IS SUBJECT TO JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP 51095C-0045C DATED SEPTEMBER 28, 2007.
- THE STATUTORY SPEED LIMIT FOR STREETS IN THIS DEVELOPMENT IS 25 MPH. THE POSTED SPEED LIMIT FOR FIELDSTONE PARKWAY IS 45 MPH.
- ALL PROPOSED LOTS CAN BE SERVED BY GRAVITY SEWER.
- THE PROJECT SITE IS SITUATED WITHIN THE WARE CREEK RICHARDSON MILL POND WATERSHED OF THE COUNTY.
- WETLANDS, STREAMS AND RPA BUFFERS SHOWN ARE BASED ON FIELD LOCATION PROVIDED BY THE KERR ENVIRONMENTAL (757.963.2008), AND VERIFIED BY JAMES CITY COUNTY ON MARCH 21, 2008. U.S. ARMY CORPS OF ENGINEER APPROVAL RECEIVED JANUARY 31, 2008.
- WETLANDS AND LAND 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.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- NOT INCLUSIVE OF "PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT" - INSTRUMENT # 060016179

GENERAL NOTES

- BASIS OF BEARINGS: NAD83/86 VIRGINIA SOUTH ZONE
- 1/2" REBAR WITH CAP SET AT ALL NEW CORNERS UNLESS OTHERWISE NOTED. POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- THE AREA SHOWN HEREON WAS COMPUTED USING THE COORDINATE COMPUTATION METHOD.
- LINE(S) NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP 51095C-0045C DATED SEPTEMBER 28, 2007.
- PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
- THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH VIRGINIA DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION AND REQUIREMENTS OF LAW, BUT A VIRGINIA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION
- ZONING IS PUD-RESIDENTIAL WITH PROFFERS, HAVING SETBACKS AS FOLLOWS: (SEE LOT 43 FOR TYPICAL)
FRONT: 25'
REAR: 25'
SIDE: 7.5'
MINIMUM 25' BUILDING SETBACK FROM RPA BOUNDARY
- 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 CROSSING 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.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- TOTAL NUMBER OF LOTS: 15 INCLUDING COMMON OPEN SPACE #2 & #4
- AVERAGE LOT SIZE: 0.402 ACRES; SMALLEST LOT IS LOT 40 @ 0.308 ACRES
- WETLAND AND BUFFER LOCATION PROVIDED BY KERR ENVIRONMENTAL (757.963.2008)
(SEE SITE SPECIFIC NOTE #6)
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS STONEHOUSE OWNERS FOUNDATION," RECORDED AS INSTRUMENT NUMBER 100024411 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ("CLERK'S OFFICE").
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS STONEHOUSE OWNERS FOUNDATION LOTS 1 THROUGH 56 (INCLUSIVE) (PORTION OF TRACT 12), RECORDED AS INSTRUMENT NUMBER 110012982 IN THE CLERK'S OFFICE.
- NATURAL OPEN SPACE CONSERVATION EASEMENT IS HEREBY DEDICATED TO JAMES CITY COUNTY.
- MULTI-USE ASPHALT PATH IS MAINTAINED BY THE HOMEOWNERS ASSOCIATION, STONEHOUSE OWNERS FOUNDATION INC..
- 10' DRAINAGE EASEMENT CENTERED ALONG ALL SIDE LOT LINES, 5' EACH SIDE. SEE LOTS 41 & 42 FOR TYPICAL.
- THIS DOCUMENT IS PART OF A MULTI-SHEET PLAT AND IS NOT CONSIDERED COMPLETE AND VALID WITHOUT ALL SHEETS.
- LOTS 39, 41, 42 & 51 SHALL HAVE NO ACCESS TO STONEHOUSE GLEN DRIVE. LOTS 43-45 SHALL HAVE NO ACCESS TO FIELDSTONE PARKWAY.
- SEE SHEET 2 FOR LAND USE SUMMARY.
- VDOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF STATE MAINTAINED RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF SUCH.

STATE OF VIRGINIA
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR
THE COUNTY OF JAMES CITY THE 16 DAY OF
December, 2011. THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS IN INSTRUMENT # 110024489 @ 11:50 AM
TESTE: Bethany B. Woodside, Clerk
BY Christina DeBakley CLERK

2 Large/Small Plat(s) Recorded
herewith as # 110024489