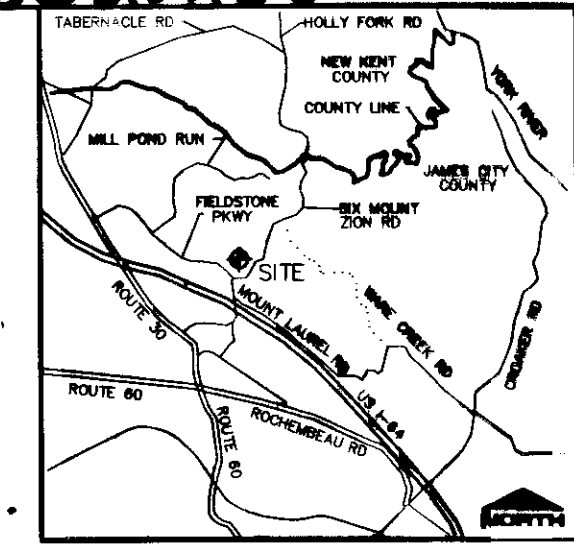


120022150

SUBDIVISION PLAT STONEHOUSE TRACT 12 - PHASE 2



VICINITY MAP (N.T.S.)

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF STONEHOUSE TRACT 12 PHASE 2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

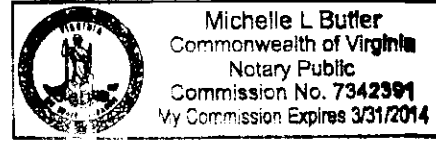
David Bernier 5/8/2012
DATE
G.S. STONEHOUSE GREEN LAND SUB, LLC

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF Loudoun

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 5th DAY OF May, 2012.

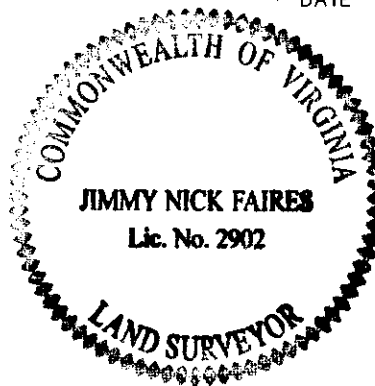
Michelle Butler 734239
NOTARY PUBLIC REGISTRATION #
MY COMMISSION EXPIRES: 3/31/2014



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 Faibes 5/4/2012
DATE
JIMMY NICK FAIBES, PLS
LICENSE NUMBER: 2902



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, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT # 060027006.

GENERAL NOTES

- BASIS OF BEARINGS: NAD83/86 VIRGINIA SOUTH ZONE, NGVD28
STATION NO. 340
N(Y): 3,680,567.542
E(X): 11,970,044.785
ELEVATION: 123.20
- 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. THERE IS NO BASE FLOOD ELEVATION (BFE) FOR THIS SITE.
- PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
- THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE 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 23 FOR TYPICAL)
FRONT: 25'
REAR: 25'
SIDE: 7.5'
MINIMUM 25' BUILDING SETBACK FROM RPA BOUNDARY
REFER TO CASE # 2-0004-2007 FPR ADDITIONAL PROFFER INFORMATION
- 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 RESIDENTIAL LOTS: 20
- AVERAGE LOT SIZE: 0.378 ACRES; SMALLEST LOT IS LOT 24 @ 0.280 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. (SEE SITE SPECIFIC NOTE # 8)
- MULTI-USE ASPHALT PATH IS MAINTAINED BY THE HOMEOWNERS ASSOCIATION, STONEHOUSE OWNERS FOUNDATION INC..
- 10' DRAINAGE EASEMENT CENTERED ALONG ALL SIDE LOT LINES, 8' EACH SIDE. SEE LOTS 29 & 30 FOR TYPICAL.
- THIS DOCUMENT IS PART OF A MULTI-SHEET PLAT AND IS NOT CONSIDERED COMPLETE AND VALID WITHOUT ALL SHEETS.
- 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.
- JCC CASE NO. S-0009-2012

TRUSTEE CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF STONEHOUSE TRACT 12 PHASE 2 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 06/05/12
DATE
JOSEPH P. CORISH OR
DAMIEN E. CANFIELD
TRUSTEE FOR THE BENEFIT OF
WASHINGTON SAVINGS BANK, F.S.B.

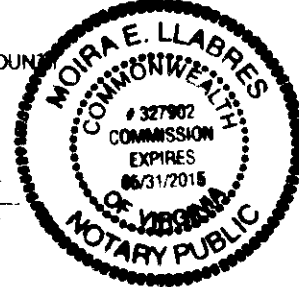
Joseph P. Corish, Trustee
TRUSTEE (PRINTED)

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF Arlington

I, Maira E. Llabres, 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 5th DAY OF June, 2012.

Maira E. Llabres 327902
NOTARY PUBLIC REGISTRATION #
MY COMMISSION EXPIRES: 5/31/15



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 # 060016175
- A 25' SETBACK FROM THE RPA BUFFER WILL BE ESTABLISHED SO THAT NO BUILDING WILL BE ERECTED WITHIN 25' OF THE RPA. APPROVED PROFFER 10.5, INSTRUMENT # 080007838, RECORDED NOVEMBER 27, 2007

JAMES CITY COUNTY 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.

TRUSTEE CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION PLAT OF STONEHOUSE TRACT 12 PHASE 2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND/OR TRUSTEE(S).

T. Kent Lomotta 5/9/2012
DATE
T. KENT LOMOTTA
VICE PRESIDENT
NVR/RYAN HOMES

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF James City

I, Kelly Lynn Wroten, 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 9 DAY OF May, 2012.

Kelly Lynn Wroten 7149229
NOTARY PUBLIC REGISTRATION #
MY COMMISSION EXPIRES: 5/31/15

Kelly Lynn Wroten
NOTARY PUBLIC 7149229
Commonwealth of Virginia
My Commission Expires May 31, 2015

STATE OF VIRGINIA
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 18th DAY OF October, 2012 AT 12:57 PM
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 120022150
TESTE: Betsy B. Worshidge, Clerk
BY Christie H. Harkins CLERK

CERTIFICATE OF APPROVAL

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

Christie Harkins 10-17-12
DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

Rachid Ay 7-13-12
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

3 Large/Small (1/2") Recorder
herewith as # 120022150

LAND USE SUMMARY

AREA OF RESIDENTIAL LOTS: 7.895 ACRES
AREA OF COMMON OPEN SPACE 2: 6.193 ACRES
AREA OF COMMON OPEN SPACE 5: 0.178 ACRES
AREA OF COMMON OPEN SPACE 6: 0.134 ACRES
AREA OF PUBLIC RIGHT OF WAY: 1.236 ACRES
TOTAL PHASE 2 SUBDIVISION: 15.636 ACRES

AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT #2A ON LOTS: 0.155 ACRES
AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT #2A IN C.O.S.: 3.534 ACRES
TOTAL UNDISTURBED NATURAL OPEN SPACE EASEMENT #2A: 3.689 ACRES

AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT #2B ON LOTS: 0.082 ACRES
AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT #2B IN C.O.S.: 1.084 ACRES
TOTAL UNDISTURBED NATURAL OPEN SPACE EASEMENT #2B: 1.166 ACRES

INCLUDED WITHIN THE COMMON OPENSACE #2:
PORTION OF UNDISTURBED NATURAL OPEN SPACE EASEMENT # 2A: 3.534 ACRES
PORTION OF UNDISTURBED NATURAL OPEN SPACE EASEMENT # 2B: 1.084 ACRES
PORTIONS OF JCSA UTILITY EASEMENT: 0.255 ACRES
EXISTING PRIVATE DRAINAGE EASEMENT: 0.088 ACRES
EXISTING 20x20 JCSA UTILITY EASEMENT: 0.009 ACRES
EXISTING 25' UTILITY, LANDSCAPING, MAINTENANCE AND ACCESS EASEMENT: 0.708 ACRES
VARIABLE WIDTH PRIVATE BMP MAINTENANCE EASEMENT: 0.355 ACRES

**SUBDIVISION PLAT
STONEHOUSE, TRACT 12, PHASE 2
9455 FIELDSTONE PARKWAY, TAX PIN:0530100021
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VA
PREPARED FOR
STONEHOUSE GREENLAND SUB, LLC**

JIMMY NICK FAIBES, PLS
633 MIDWAY ROAD
STATESVILLE, NORTH CAROLINA 28625
PHONE: (704) 876-0704
EMAIL: SURVEYCAROLINA@ROADRUNNER.COM

Drawn By	DB/JMS	Date	JANUARY 23, 2012	Job No.	11-7000 / 12002
Surveyed By	DB				
Checked By	JNF				
File Name	TRACT 12 PHASE 2 SUB	Scale	N/A	Drawg. No.	1 of 3
Map Check By	JNF	Date	01/23/12		
Revisions	1) Review Comments 5/4/12				
	2)				

120022150

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAN COMES WITHIN 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, PLS
 LICENSE NUMBER: 2902514
 DATE: 1/23/2012

**STONEHOUSE TRACT 12
 FUTURE PHASE 3**
 NOW OR FORMERLY
 GS STONEHOUSE
 GREENLAND SUB, LLC
 INSTRUMENT #: 060016179

STATE OF VIRGINIA
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR
 THE COUNTY OF JAMES CITY THE 18th DAY OF
October 2012, BEING AT 12:57 PM
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD
 AS THE LAW DIRECTS IN INSTRUMENT
 # 120022150
 TESTE: Britan B. Worledge, Clerk
 BY Claudia H. Hinkle, Clerk

SHEET 2 EASEMENT CURVE TABLE

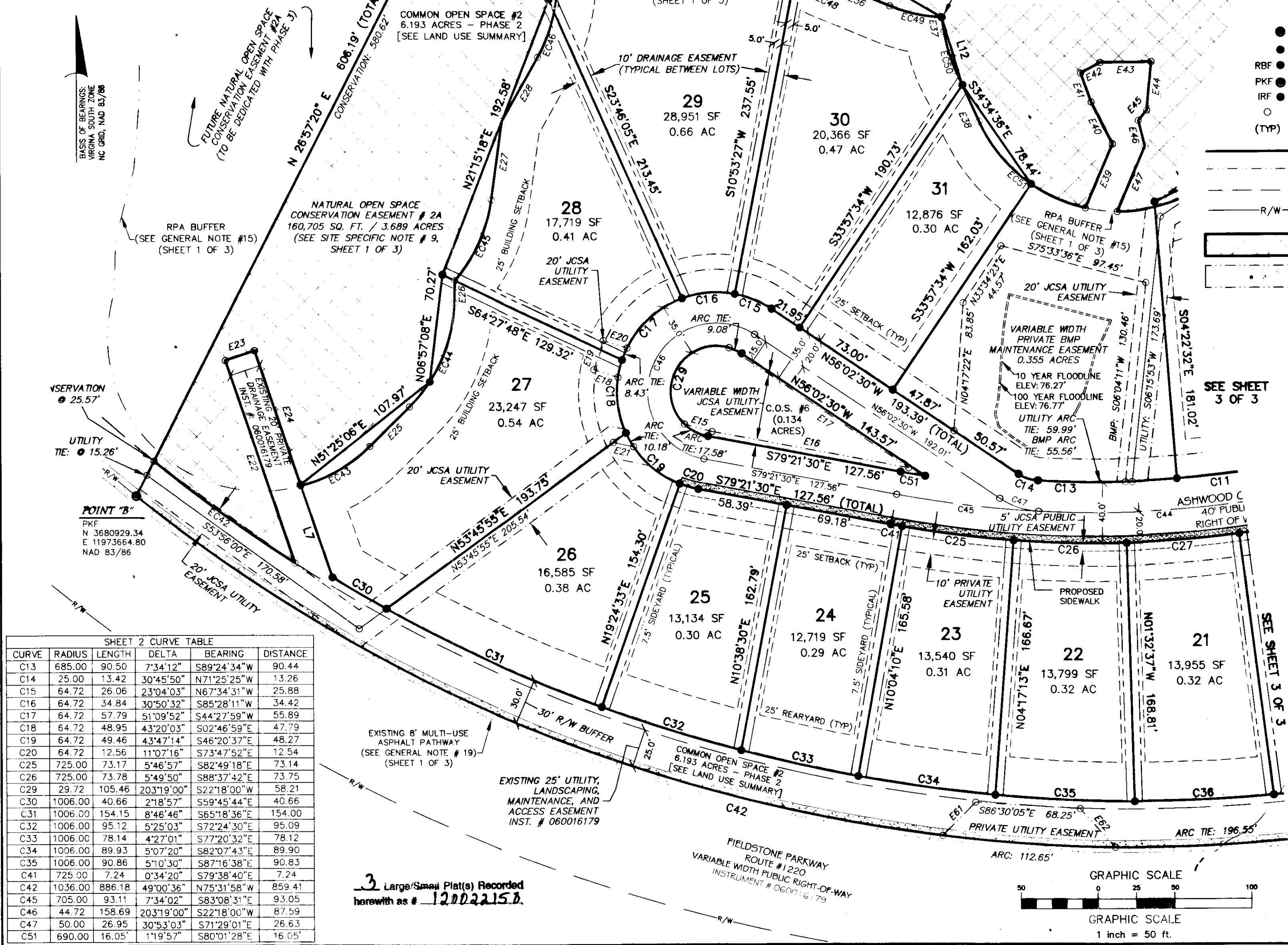
CURVE	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
EC42	1011.00	113.40	6°25'36"	S53°56'22"E	113.34
EC43	100.00	52.49	30°04'37"	N60°06'18"E	51.89
EC44	100.00	75.82	43°26'26"	N23°20'47"E	74.02
EC45	100.98	58.72	33°19'01"	N24°32'55"E	57.89
EC46	100.00	36.23	20°45'25"	N18°54'58"E	36.03
EC47	100.00	37.07	21°14'28"	S69°37'14"E	36.86
EC48	100.00	36.52	20°55'26"	S57°11'16"E	36.32
EC49	100.00	34.77	19°55'09"	S77°36'34"E	34.59
EC50	100.00	26.86	15°23'13"	S16°35'05"E	26.77
EC51	100.00	92.46	52°58'43"	S50°46'02"E	89.21

SHEET 2 EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E15	18.60	N74°38'09"W
E16	130.20	S79°21'30"E
E17	140.79	S56°00'29"E
E18	16.41	N72°03'25"W
E19	20.00	N17°56'35"E
E20	16.24	S72°03'25"E
E21	13.54	S78°02'54"E
E22	139.66	N18°44'44"W
E23	20.00	N71°15'11"E
E24	93.28	S18°44'49"E
E25	36.54	N45°03'59"E
E26	14.42	N01°37'34"E
E27	52.08	N07°48'51"E
E28	47.80	N29°17'41"E
E29	47.42	N08°32'16"E
E30	36.21	N19°04'55"E
E31	7.26	N32°44'22"E
E32	21.82	S82°41'07"E
E33	17.03	S59°00'00"E
E34	29.95	S80°14'29"E
E35	34.92	S46°43'43"E
E36	41.68	S67°38'59"E
E37	9.34	S08°53'29"E
E38	36.31	S24°16'41"E
E39	45.35	N23°03'38"E
E40	30.59	N26°44'20"W
E41	20.19	N19°53'43"W
E42	14.55	N61°27'47"E
E43	33.16	N89°40'46"E
E44	31.80	S05°26'09"W
E45	8.47	S39°56'51"W
E46	17.41	S13°48'29"E
E47	46.24	S23°01'48"W
E48	30.45	N44°42'22"E
E49	33.99	S42°04'21"E

SHEET 2 LINE TABLE

LINE	LENGTH	BEARING
L7	63.83'	N18°44'49"W
L12	46.14'	S16°43'43"E



SEE SHEET 3 OF 3

LEGEND

- MAG NAIL SET
- 1/2" REBAR WITH CAP SET
- RBF ● 1/2" REBAR WITH CAP FOUND
- PKF ● PK NAIL FOUND
- IRF ● IRON ROD FOUND
- COMPUTED POINT
- (TYP) TYPICAL

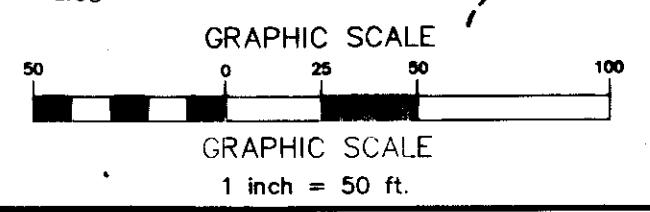
- PROPERTY LINE
- - - RPA BUFFER
- - - LINE NOT SURVEYED
- R/W — RIGHT-OF-WAY
- ▭ NATURAL OPEN SPACE CONSERVATION EASEMENT
- ▭ JCSA UTILITY EASEMENT

SEE SHEET 3 OF 3

SHEET 2 CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C13	685.00	90.50	7°34'12"	S89°24'34"W	90.44
C14	25.00	13.42	30°45'50"	N71°25'25"W	13.26
C15	64.72	26.06	23°04'03"	N67°34'31"W	25.88
C16	64.72	34.84	30°50'32"	S85°28'11"W	34.42
C17	64.72	57.79	51°09'52"	S44°27'59"W	55.89
C18	64.72	48.95	43°20'03"	S02°46'59"E	47.79
C19	64.72	49.46	43°47'14"	S46°20'37"E	48.27
C20	64.72	12.56	11°07'16"	S73°47'52"E	12.54
C25	725.00	73.17	5°46'57"	S82°49'18"E	73.14
C26	725.00	73.78	5°49'50"	S88°37'42"E	73.75
C29	29.72	105.46	203°19'00"	S22°18'00"W	58.21
C30	1006.00	40.66	2°18'57"	S59°45'44"E	40.66
C31	1006.00	154.15	8°46'46"	S65°18'36"E	154.00
C32	1006.00	95.12	5°25'03"	S72°24'30"E	95.09
C33	1006.00	78.14	4°27'01"	S77°20'32"E	78.12
C34	1006.00	89.93	5°07'20"	S82°07'43"E	89.90
C35	1006.00	90.86	5°10'30"	S87°16'38"E	90.83
C41	725.00	7.24	0°34'20"	S79°38'40"E	7.24
C42	1036.00	886.18	49°00'36"	N75°31'58"W	859.41
C45	705.00	93.11	7°34'02"	S83°08'31"E	93.05
C46	44.72	158.69	203°19'00"	S22°18'00"W	87.59
C47	50.00	26.95	30°53'03"	S71°29'01"E	26.63
C51	690.00	16.05	1°19'57"	S80°01'28"E	16.05

3 Large/Small Plat(s) Recorded herewith as # 120022150.



SUBDIVISION PLAT
STONEHOUSE, TRACT 12, PHASE 2
 9455 FIELDSTONE PARKWAY, TAX PIN:0530100021
 STONEHOUSE DISTRICT, JAMES CITY COUNTY, VA
 PREPARED FOR
STONEHOUSE GREENLAND SUB, LLC

JIMMY NICK FAIRES, PLS
 633 MIDWAY ROAD
 STATESVILLE, NORTH CAROLINA 28625
 PHONE: (704) 876-0704
 EMAIL: SURVEYCAROLINA@ROADRUNNER.COM

Drawn By: DB/JMS	Date: JANUARY 23, 2012	Job No: 11-7000 / 12002
Surveyed by: DB		
Checked By: JNF		
File Name: TRACT 12 PHASE 2 SUB	Scale: 1" = 50'	Drawn No: 2 of 3
Map Check By: JNF	Date: 01/23/12	
Revisions:	1) Review Comments 5/4/12 (3)	
	2)	4)

120022150

SURVEYORS CERTIFICATE

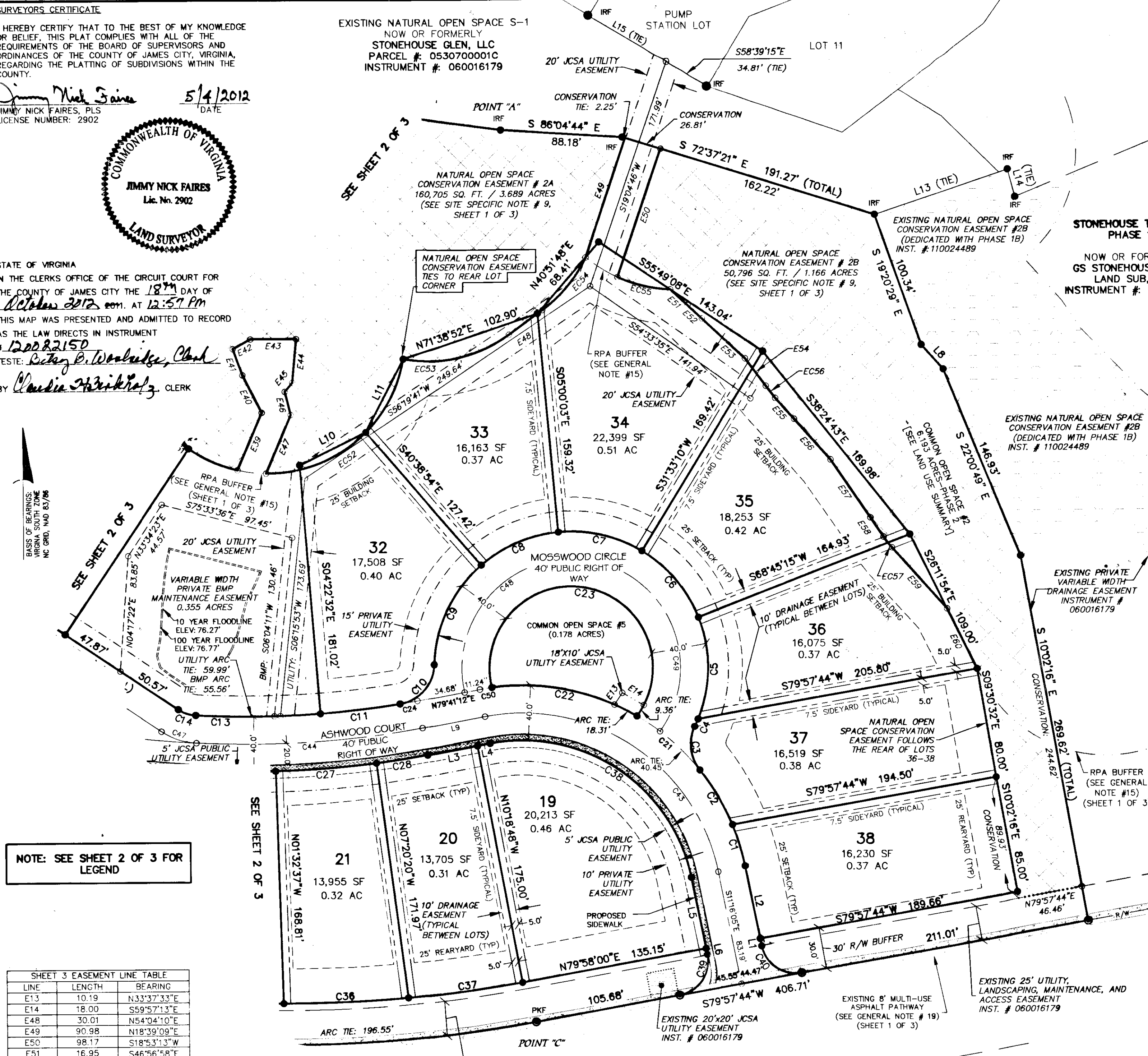
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAN COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Jimmy Nick Faires 5/4/2012
JIMMY NICK FAIRES, PLS
LICENSE NUMBER: 2902



STATE OF VIRGINIA
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 18TH DAY OF October 2012 con. AT 12:59 PM
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 120022150
TESTE: *Ricky B. Woodruff, Clerk*
BY *Claudia H. Hinkley* CLERK

EXISTING NATURAL OPEN SPACE S-1
NOW OR FORMERLY
STONEHOUSE GLEN, LLC
PARCEL #: 0530700001C
INSTRUMENT #: 060016179



SHEET 3 CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	165.00	31.60	10°58'22"	N16°45'16"W	31.55
C2	165.00	46.34	16°05'29"	N30°17'11"W	46.19
C3	30.00	33.63	64°13'20"	N06°13'15"W	31.89
C4	99.19	5.86	3°23'06"	N24°11'52"E	5.86
C5	99.19	75.74	43°45'04"	N00°37'47"E	73.91
C6	99.19	64.40	37°12'05"	N39°50'48"W	63.28
C7	99.19	63.28	36°33'13"	N76°43'27"W	62.21
C8	99.19	61.71	35°38'51"	S67°10'31"W	60.72
C9	99.19	82.25	47°30'28"	S25°35'52"W	79.91
C10	30.00	41.32	78°55'23"	S41°18'19"W	38.13
C11	685.00	58.07	4°51'27"	S83°11'44"W	58.06
C21	165.00	60.48	21°00'05"	N48°49'58"W	60.14
C22	165.00	109.22	37°55'33"	N78°17'47"W	107.24
C23	59.19	237.73	230°07'26"	N78°17'47"W	107.24
C24	685.00	12.91	1°04'49"	N80°13'36"E	12.91
C27	725.00	73.33	5°47'42"	N85°33'32"E	73.30
C28	725.00	37.64	2°58'29"	N81°10'26"E	37.64
C36	1006.00	90.61	5°09'38"	N87°33'18"E	90.78
C37	1006.00	83.44	4°45'08"	N82°35'55"E	83.42
C38	125.00	194.27	89°02'43"	S55°47'26"E	175.30
C39	25.00	39.81	91°13'49"	S34°20'49"W	35.73
C40	25.00	38.73	88°46'11"	N55°39'11"W	34.97
C43	145.00	225.35	89°02'43"	N55°47'26"W	203.35
C44	705.00	164.73	13°23'16"	N86°22'50"E	164.36
C48	79.19	169.75	122°49'07"	S48°59'25"W	139.07
C49	79.19	146.10	105°42'20"	N16°44'51"W	126.24
C50	165.00	8.80	3°03'15"	S81°12'49"W	8.79

SHEET 3 LINE TABLE

LINE	LENGTH	BEARING
L1	5.47	N11°16'05"W
L2	53.68	N11°16'05"W
L3	36.76	N79°41'12"E
L4	9.29	N79°41'12"E
L5	52.75	S11°16'05"E
L6	4.46	S11°16'05"E
L8	23.70	S41°49'33"E
L9	46.05	N79°41'12"E
L10	53.70	N63°43'13"E
L11	59.84	N27°15'51"E
L13 (TIE)	101.94	N71°25'46"E
L14 (TIE)	20.80	S14°33'52"E
L15 (TIE)	65.82	N59°00'13"W

LAND USE SUMMARY

AREA OF RESIDENTIAL LOTS: 7.896 ACRES 343,950 S.F.
AREA OF COMMON OPEN SPACE 2: 6.193 ACRES 269,767 S.F.
AREA OF COMMON OPEN SPACE 5: 0.178 ACRES 7,754 S.F.
AREA OF COMMON OPEN SPACE 8: 0.134 ACRES 5,837 S.F.
AREA OF ASHWOOD CIRCLE: 0.939 ACRES 40,903 S.F.
AREA OF MOSSWOOD CIRCLE: 0.295 ACRES 12,850 S.F.
TOTAL PHASE 2 SUBDIVISION: 15.636 ACRES 681,104 S.F.

AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT #2A ON LOTS: 0.156 ACRES
AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT #2A IN C.O.S.: 3.534 ACRES
TOTAL UNDISTURBED NATURAL OPEN SPACE EASEMENT #2A: 3.689 ACRES

AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT #2B ON LOTS: 0.082 ACRES
AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT #2B IN C.O.S.: 1.084 ACRES
TOTAL UNDISTURBED NATURAL OPEN SPACE EASEMENT #2B: 1.166 ACRES

INCLUDED WITHIN THE COMMON OPENSACE #2:
PORTION OF UNDISTURBED NATURAL OPEN SPACE EASEMENT # 2A: 3.534 ACRES
PORTION OF UNDISTURBED NATURAL OPEN SPACE EASEMENT # 2B: 1.084 ACRES
PORTIONS OF JCSA UTILITY EASEMENT: 0.203 ACRES
PRIVATE UTILITY EASEMENT: 0.051 ACRES
EXISTING PRIVATE DRAINAGE EASEMENT: 0.088 ACRES
EXISTING 20x20 JCSA UTILITY EASEMENT: 0.009 ACRES
EXISTING 25' UTILITY, LANDSCAPING, MAINTENANCE AND ACCESS EASEMENT: 0.708 ACRES
VARIABLE WIDTH PRIVATE BMP MAINTENANCE EASEMENT: 0.355 ACRES

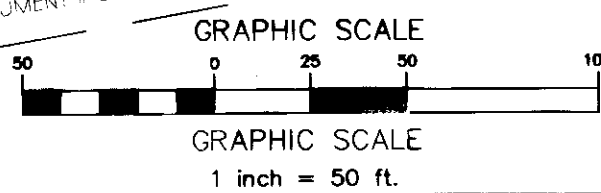
NOTE: SEE SHEET 2 OF 3 FOR LEGEND

SHEET 3 EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E13	10.19	N33°37'33"E
E14	18.00	S59°57'13"E
E48	30.01	N54°04'10"E
E49	90.98	N18°39'09"E
E50	98.17	S18°53'13"W
E51	16.95	S46°56'58"E
E52	14.22	S46°56'58"E
E53	42.60	S46°56'58"E
E54	25.03	S36°41'23"E
E55	20.39	S41°29'19"E
E56	39.67	S41°29'19"E
E57	50.85	S34°08'47"E
E58	16.89	S34°08'01"E
E59	59.63	S41°40'56"E
E60	48.69	S26°11'54"E

SHEET 3 EASEMENT CURVE TABLE

EC52	100.00	141.25	80°55'48"	N50°19'11"E	129.80
EC53	100.00	81.04	46°25'54"	N77°17'07"E	78.84
EC54	100.00	50.12	28°43'02"	N39°42'39"E	49.60
EC55	100.68	39.53	22°29'51"	S76°19'36"E	39.28
EC56	4273.06	11.07	0°08'54"	S37°09'40"E	11.07
EC57	47.45	9.91	11°57'51"	S37°35'02"E	9.89



3 Large Sheet(s) Recorded herewith as # 120022152

SUBDIVISION PLAT
STONEHOUSE, TRACT 12, PHASE 2
9455 FIELDSTONE PARKWAY, TAX PIN:0530100021
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VA
PREPARED FOR
STONEHOUSE GREENLAND SUB, LLC

JIMMY NICK FAIRES, PLS
633 MIDWAY ROAD
STATESVILLE, NORTH CAROLINA 28625
PHONE: (704) 876-0704
EMAIL: SURVEYCAROLINA@ROADRUNNER.COM

Drawn By	DB/MS	Date	JANUARY 23, 2012	Job No.	11-7000 / 12002
Surveyed By	DB	Scale	1" = 50'	Drawn No.	3 of 3
Checked By	JNF	Map Check By	JNF	Date	01/23/12
File Name	TRACT 12 PHASE 2 SUB				
Revisions	1) Review Comments 5/4/12	2)	3)	4)	