

180016698

AREA SUMMARY:

DEDICATION AREA SUMMARY:

TM 0630100005 0.211 acres

TM 0630100006 1.139 acres
0.003 acres
1.142 total acres

TM ~~0630100011~~ 2.338 acres
0540100011 0.008 acres
2.346 total acres

TM 0540100012 1.184 acres

TM 0540100015 0.190 acres
0.451 acres
0.040 acres
0.681 total acres

5.564 total acres dedicated

REMAINING ACREAGES AFTER DEDICATION:
(parcel acreages listed are per assessor records)

TM 0630100005 (3,031.43 acres - 0.211 acres) = 3,031.219 acres

TM 0630100006 (38.74 acres - 1.142 acres) = 37.598 acres

TM ~~0630100011~~ (158 acres - 2.346 acres) = 155.654 acres
0540100011

TM 0540100012 (20.13 acres - 1.184 acres) = 18.946 acres

TM 0540100015 (262.39 acres - 0.681 acres) = 261.709 acres

ABANDONED AREA SUMMARY:

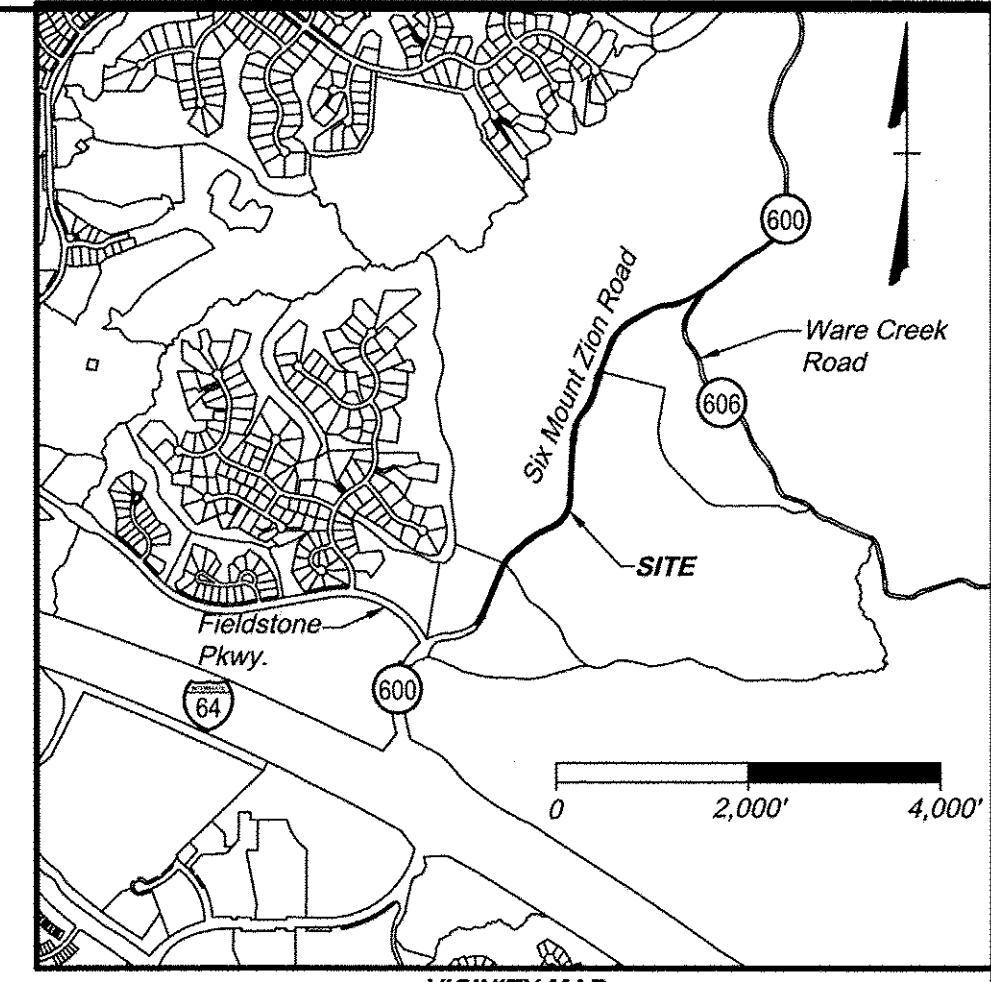
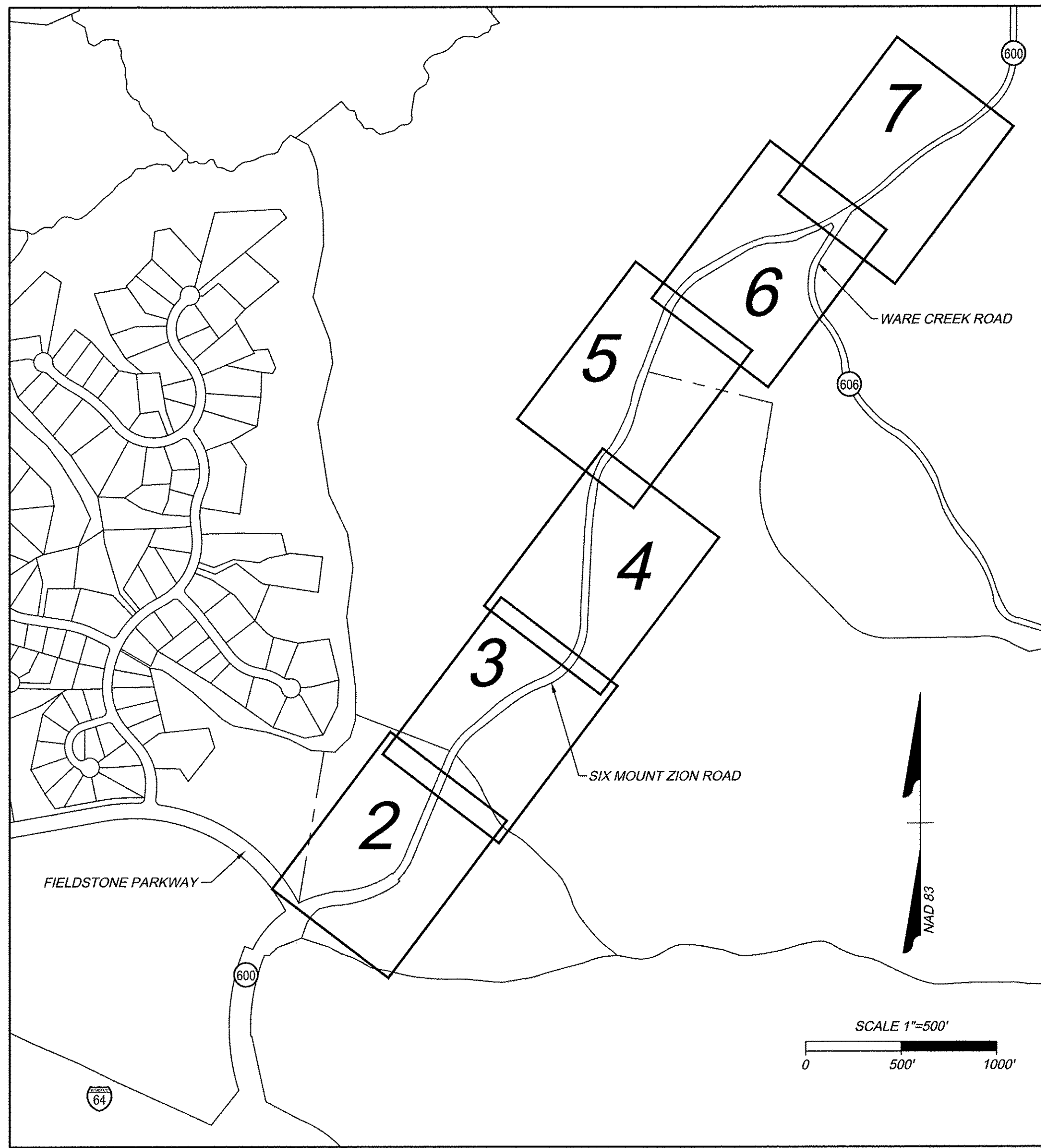
0.687 acres
0.375 acres
0.161 acres

1.223 total acres

SURPLUSED AREA SUMMARY:

0.059 acres
0.275 acres
0.075 acres
0.233 acres
0.030 acres
0.064 acres
0.364 acres
0.006 acres
0.013 acres

1.119 total acres



SHEET INDEX

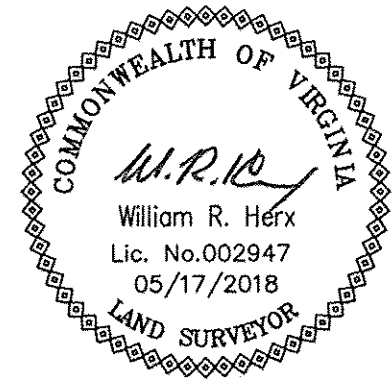
SHEET 1 INDEX
SHEET 2-7 GEOMETRY
SHEET 8 LINE & CURVE TABLES

CERTIFICATE OF APPROVAL:

Date 26 Sep 2018 [Signature]
Virginia Department of Transportation

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Oct 18, 2018
at 12:53 AM/PM, PB _____ PG _____
Document # 180016698
MONA A. FOLEY, CLERK [Signature], Clerk

8 Large/Small Plat(s) Recorded
herewith as # 180016698
JCC Subdivision Agent EGC
Approval Not Required



Plat Showing
Right-of-Way Dedications
to Commonwealth of Virginia
for the Realignment of
Six Mount Zion Road
Stonehouse District, James City County, Virginia

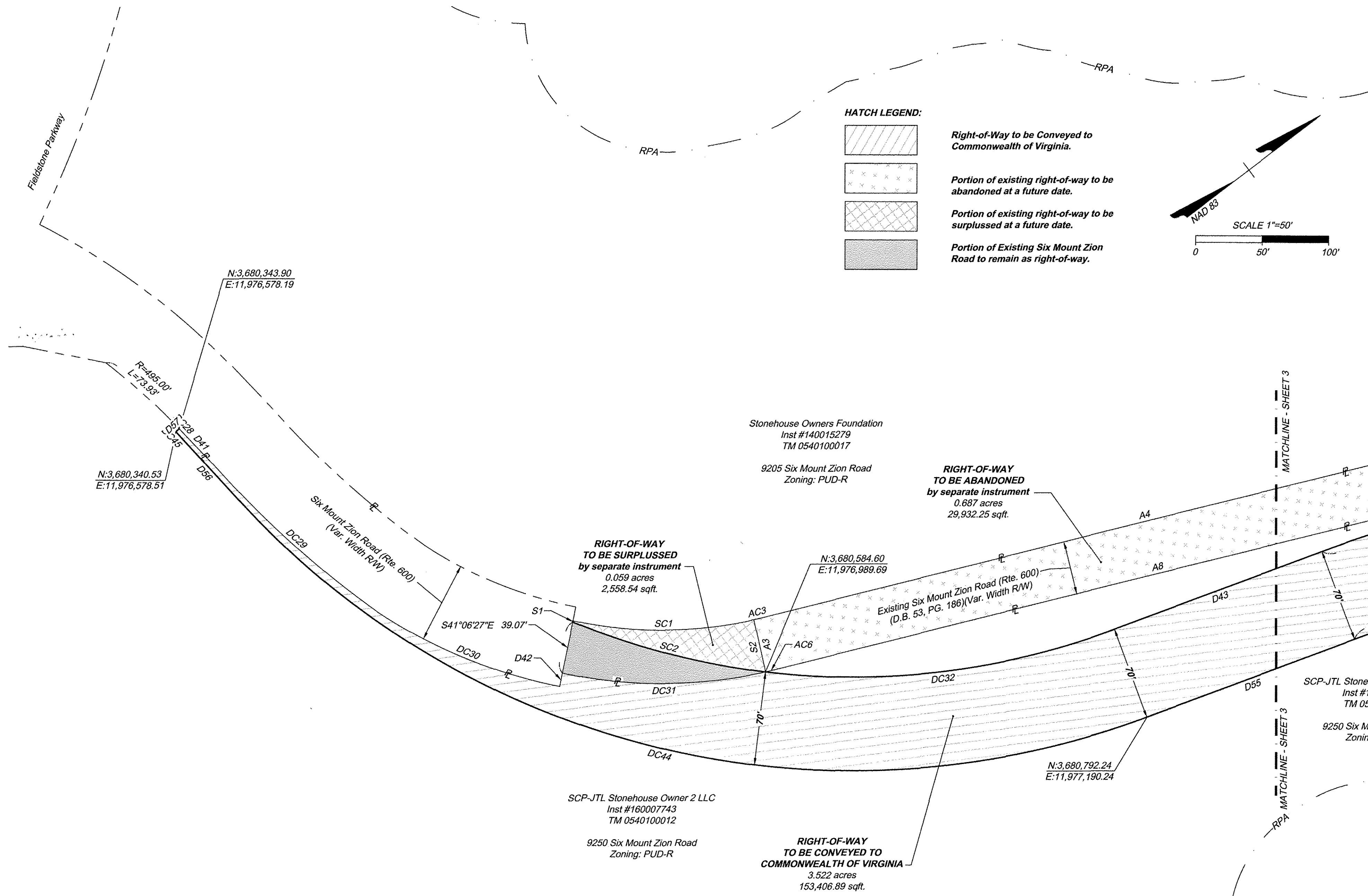
Stonehouse District	James City County, VA
DATE: May 17, 2018	SCALE: 1" = 50'
SHEET 1 of 8	J.N.:34549.005
DRAWN BY: W.R. Herx	CHECK BY: W.R. Herx
REV: May 23, 2018 - comments	

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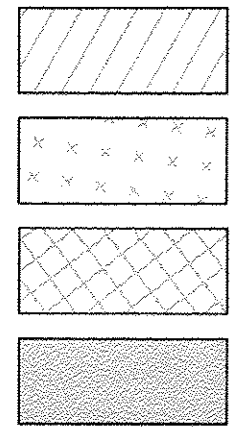
TIMMONS GROUP

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CORPORATE OFFICE
1001 Boulders Parkway, Suite 300, Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

180016698



HATCH LEGEND:

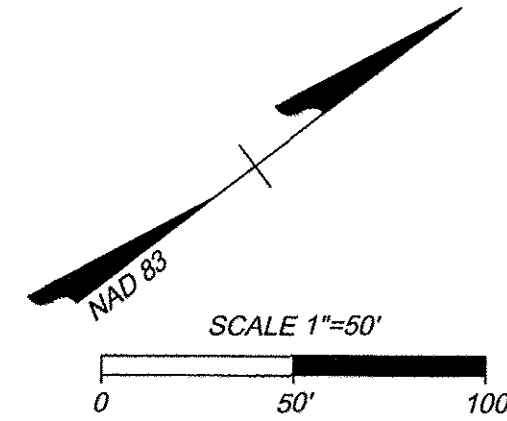


Right-of-Way to be Conveyed to Commonwealth of Virginia.

Portion of existing right-of-way to be abandoned at a future date.

Portion of existing right-of-way to be surplussed at a future date.

Portion of Existing Six Mount Zion Road to remain as right-of-way.



Stonehouse Owners Foundation
Inst #140015279
TM 0540100017

9205 Six Mount Zion Road
Zoning: PUD-R

RIGHT-OF-WAY
TO BE ABANDONED
by separate instrument
0.687 acres
29,932.25 sqft.

RIGHT-OF-WAY
TO BE SURPLUSED
by separate instrument
0.059 acres
2,558.54 sqft.

N:3,680,584.60
E:11,976,989.69

Existing Six Mount Zion Road (Rte. 600)
(D.B. 53, PG. 186)(Var. Width R/W)

SCP-JTL Stonehouse Owner 2 LLC
Inst #160007743
TM 0540100012

9250 Six Mount Zion Road
Zoning: PUD-R

RIGHT-OF-WAY
TO BE CONVEYED TO
COMMONWEALTH OF VIRGINIA
3.522 acres
153,406.89 sqft.

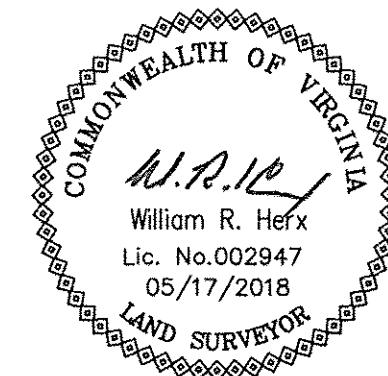
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Plat Showing
Right-of-Way Dedications
to Commonwealth of Virginia
for the Realignment of
Six Mount Zion Road

Stonehouse District, James City County, Virginia

8 Large/Small Plat(s) Recorded
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Mona A. Foley, Clerk



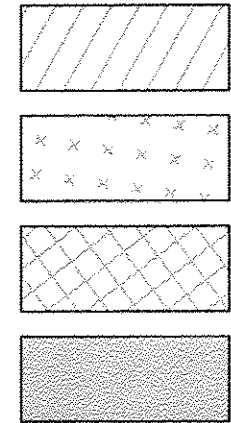
Stonehouse District	James City County, VA
DATE: May 17, 2018	SCALE: 1" = 50'
SHEET 2 of 8	J.N.:34549.005
DRAWN BY: W.R. Herx	CHECK BY: W.R. Herx
REV: May 23, 2018 - comments	

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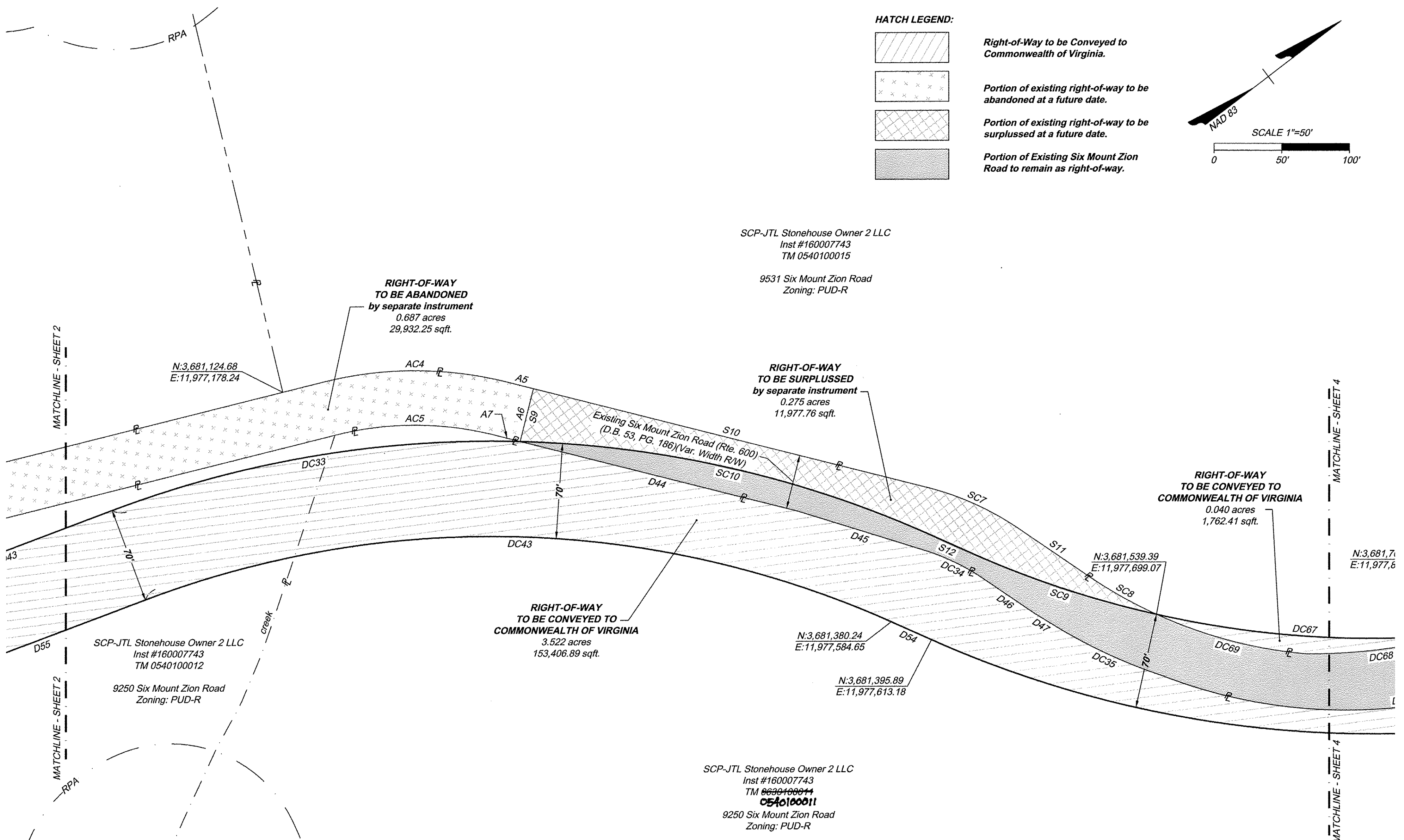
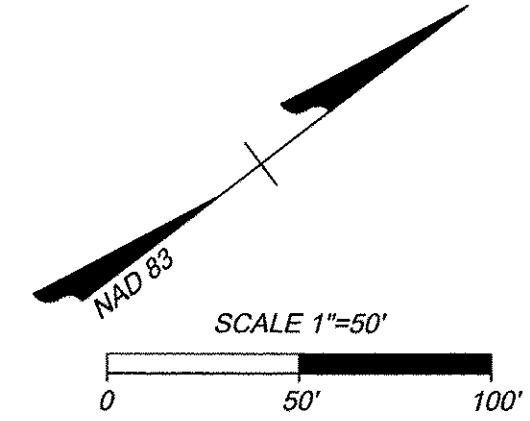
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Site Development Residential Infrastructure Technology
TIMMONS GROUP

180016698

HATCH LEGEND:



Right-of-Way to be Conveyed to Commonwealth of Virginia.
 Portion of existing right-of-way to be abandoned at a future date.
 Portion of existing right-of-way to be surplussed at a future date.
 Portion of Existing Six Mount Zion Road to remain as right-of-way.



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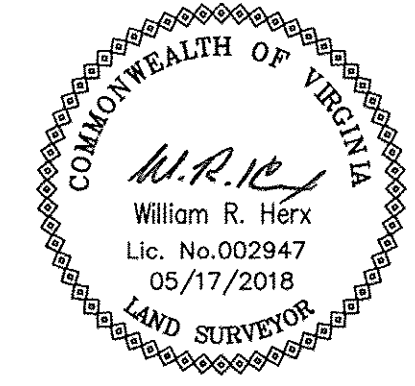
Technology
 Infrastructure
 Residential
 Site Development

TIMMONS GROUP

Plat Showing
 Right-of-Way Dedications
 to Commonwealth of Virginia
 for the Realignment of
 Six Mount Zion Road
 Stonehouse District, James City County, Virginia

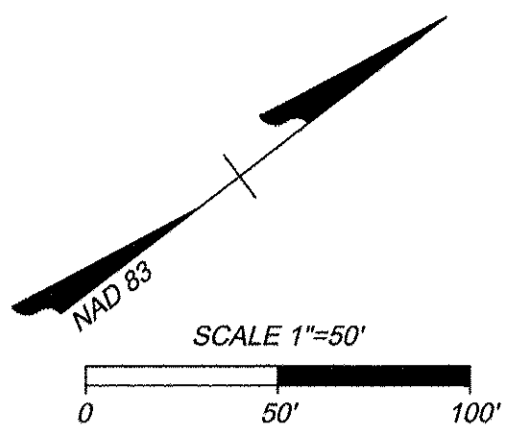
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City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
Oct 18, 2018
 at 12:53 AM/PM, PG 1
 Document # 180016698
 MONA A. FOLEY, CLERK Jz, D.C.
 Clerk



Stonehouse District	James City County, VA
DATE: May 17, 2018	SCALE: 1" = 50'
SHEET 3 of 8	J.N.:34549.005
DRAWN BY: W.R. Herx	CHECK BY: W.R. Herx
REV: May 23, 2018 - comments	

180016698



SCP-JTL Stonehouse Owner 2 LLC
Inst #160007743
TM 0540100015
9531 Six Mount Zion Road
Zoning: PUD-R

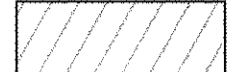
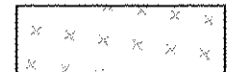


**RIGHT-OF-WAY
TO BE SURPLUSSED
by separate instrument**
0.233 acres
10,137.82 sqft.

**RIGHT-OF-WAY
TO BE ABANDONED
by separate instrument**
0.375 acres
16,356.37 sqft.

**RIGHT-OF-WAY
TO BE CONVEYED TO
COMMONWEALTH OF VIRGINIA**
3.522 acres
153,406.89 sqft.

**RIGHT-OF-WAY
TO BE SURPLUSSED
by separate instrument**
0.075 acres
3,254.66 sqft.

SCP-JTL Stonehouse Owner 2 LLC
Inst #160007743
TM ~~0550160044~~
0540100011
9250 Six Mount Zion Road
Zoning: PUD-R

- HATCH LEGEND:**
-  Right-of-Way to be Conveyed to Commonwealth of Virginia.
 -  Portion of existing right-of-way to be abandoned at a future date.
 -  Portion of existing right-of-way to be surplussed at a future date.
 -  Portion of Existing Six Mount Zion Road to remain as right-of-way.

MATCHLINE - SHEET 3

MATCHLINE - SHEET 5

COMMONWEALTH OF VIRGINIA

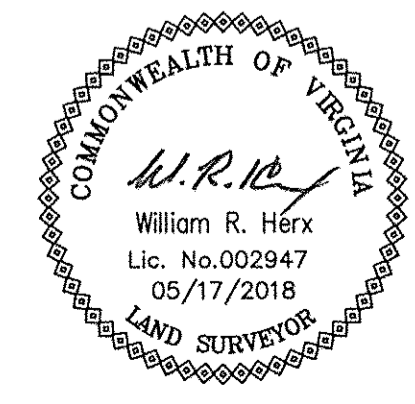
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E:11,978,013.67

N:3,681,705.72
E:11,977,843.98

Plat Showing
Right-of-Way Dedications
to Commonwealth of Virginia
for the Realignment of
Six Mount Zion Road
Stonehouse District, James City County, Virginia

8 Large/Small Plat(s) Recorded
herewith as # 180016698

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Mona A. Foley, Clerk



Stonehouse District	James City County, VA
DATE: May 17, 2018	SCALE: 1" = 50'
SHEET 4 of 8	J.N.:34549.005
DRAWN BY: W.R. Herx	CHECK BY: W.R. Herx
REV: May 23, 2018 - comments	

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1001 Builders Parkway, Suite 300, Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

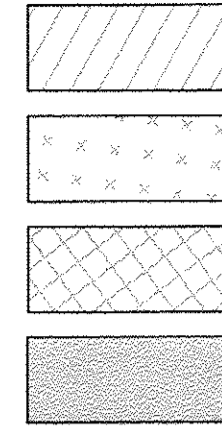
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Site Development Residential Infrastructure Technology

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180016698

HATCH LEGEND:

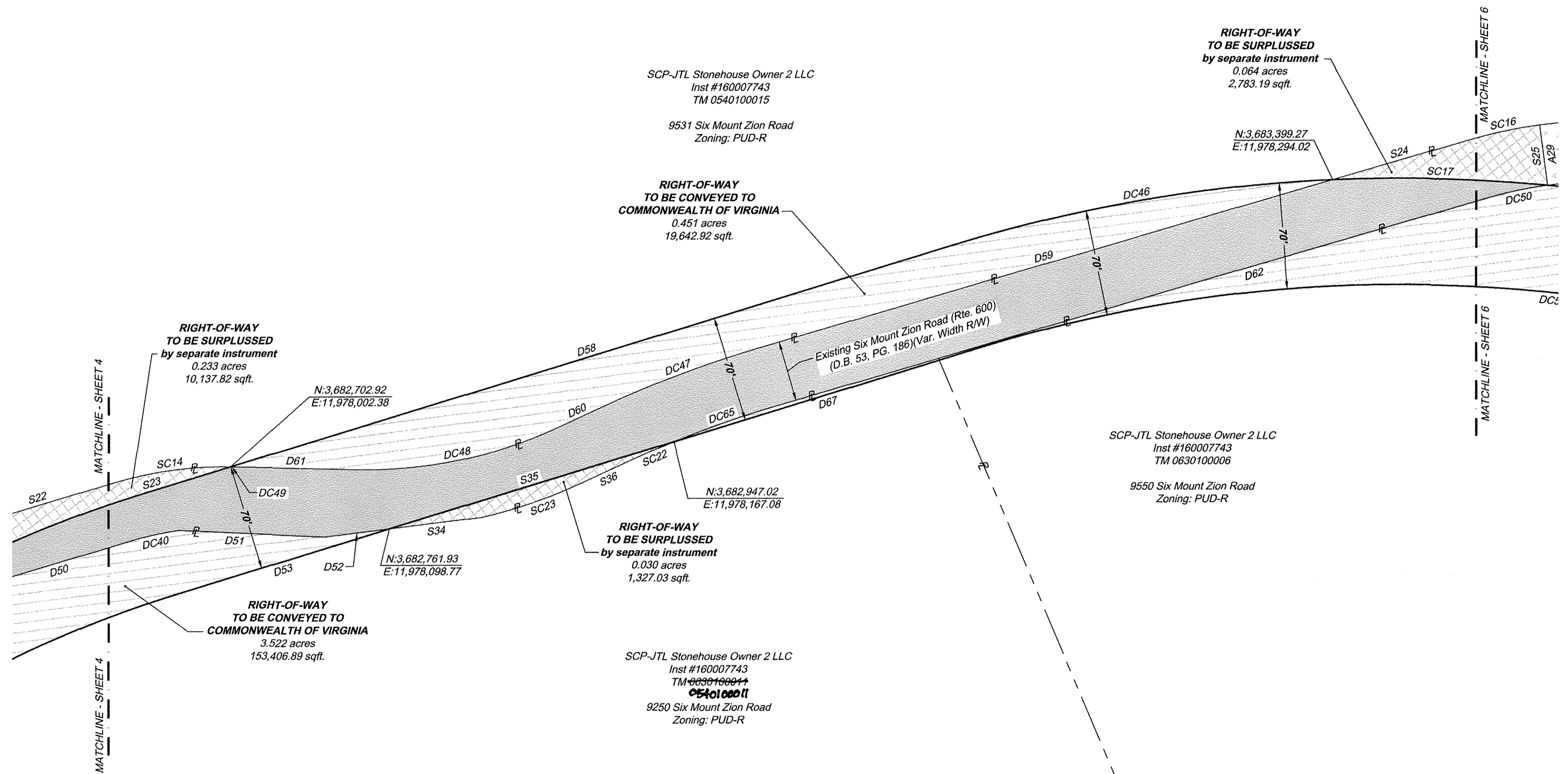
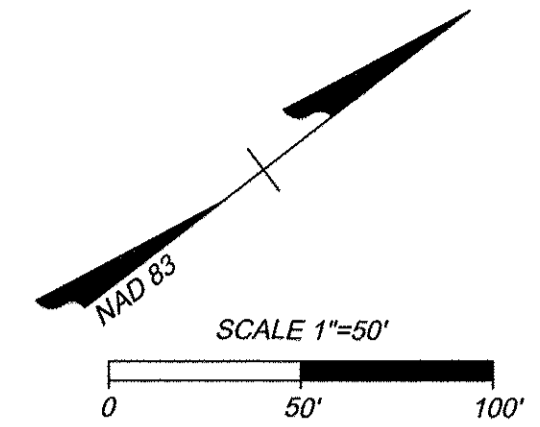


Right-of-Way to be Conveyed to Commonwealth of Virginia.

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Portion of Existing Six Mount Zion Road to remain as right-of-way.



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 OFFICE OF
 W. R. HERX, SURVEYOR
 1001 Boulder Park, Suite 300, Richmond, VA 23225
 TEL 804.200.6500 FAX 804.860.1016 www.jrherx.com

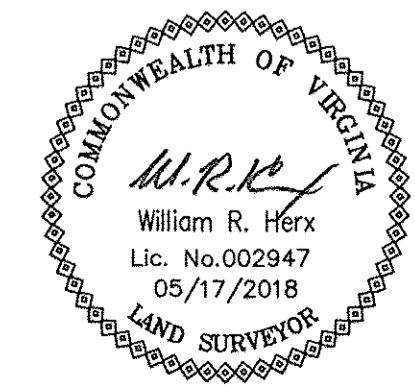
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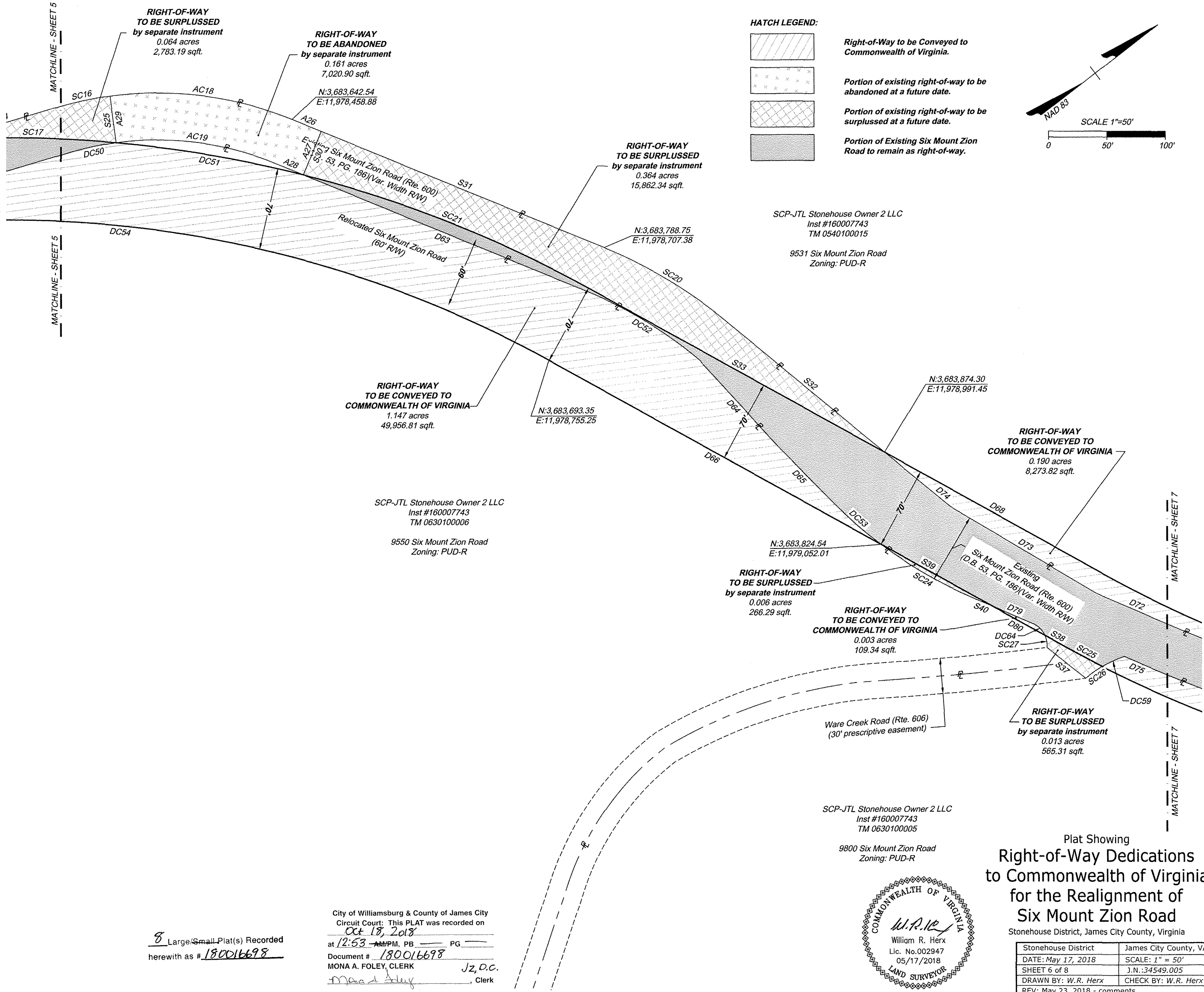
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Monica Foley, Clerk



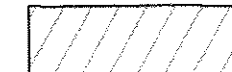
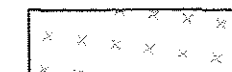

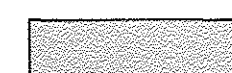
Plat Showing
 Right-of-Way Dedications
 to Commonwealth of Virginia
 for the Realignment of
 Six Mount Zion Road
 Stonehouse District, James City County, Virginia

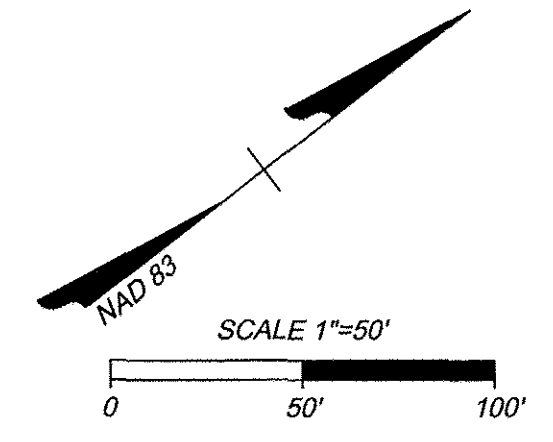
Stonehouse District	James City County, VA
DATE: May 17, 2018	SCALE: 1" = 50'
SHEET 5 of 8	J.N.: 34549.005
DRAWN BY: W.R. Herx	CHECK BY: W.R. Herx
REV: May 23, 2018 - comments	

180016698



HATCH LEGEND:

-  Right-of-Way to be Conveyed to Commonwealth of Virginia.
-  Portion of existing right-of-way to be abandoned at a future date.
-  Portion of existing right-of-way to be surplusaged at a future date.
-  Portion of Existing Six Mount Zion Road to remain as right-of-way.



SCP-JTL Stonehouse Owner 2 LLC
 Inst #160007743
 TM 0540100015

9531 Six Mount Zion Road
 Zoning: PUD-R

RIGHT-OF-WAY TO BE CONVEYED TO COMMONWEALTH OF VIRGINIA
 1.147 acres
 49,956.81 sqft.

SCP-JTL Stonehouse Owner 2 LLC
 Inst #160007743
 TM 0630100006

9550 Six Mount Zion Road
 Zoning: PUD-R

RIGHT-OF-WAY TO BE SURPLUSSED by separate instrument
 0.006 acres
 266.29 sqft.

RIGHT-OF-WAY TO BE CONVEYED TO COMMONWEALTH OF VIRGINIA
 0.003 acres
 109.34 sqft.

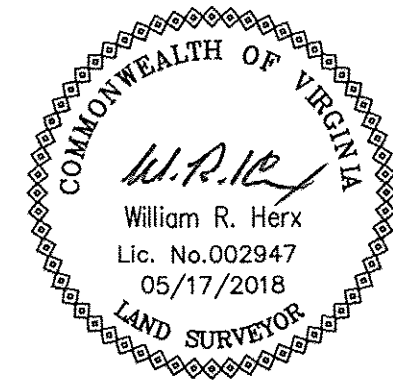
RIGHT-OF-WAY TO BE CONVEYED TO COMMONWEALTH OF VIRGINIA
 0.190 acres
 8,273.82 sqft.

RIGHT-OF-WAY TO BE SURPLUSSED by separate instrument
 0.013 acres
 565.31 sqft.

SCP-JTL Stonehouse Owner 2 LLC
 Inst #160007743
 TM 0630100005

9800 Six Mount Zion Road
 Zoning: PUD-R

Plat Showing
Right-of-Way Dedications to Commonwealth of Virginia for the Realignment of Six Mount Zion Road
 Stonehouse District, James City County, Virginia



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Stonehouse District	James City County, VA
DATE: May 17, 2018	SCALE: 1" = 50'
SHEET 6 of 8	J.N.: 34549.005
DRAWN BY: W.R. Herx	CHECK BY: W.R. Herx
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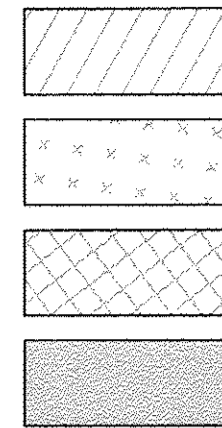
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180016698

30
.45

HATCH LEGEND:

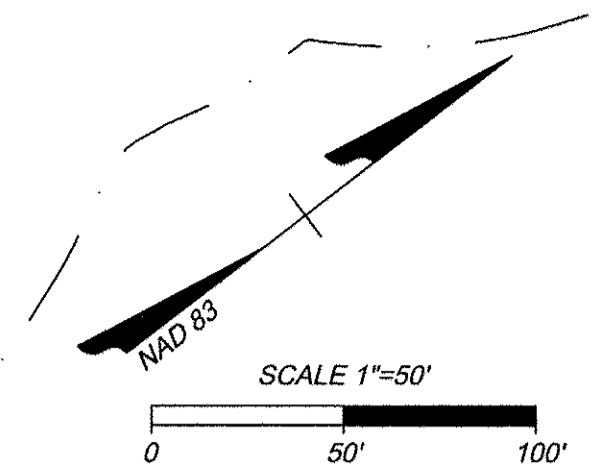


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RIGHT-OF-WAY TO BE CONVEYED TO COMMONWEALTH OF VIRGINIA
0.190 acres
8,273.82 sqft.

RIGHT-OF-WAY TO BE CONVEYED TO COMMONWEALTH OF VIRGINIA
0.190 acres
8,273.82 sqft.

RIGHT-OF-WAY TO BE SURPLUSSED by separate instrument
0.013 acres
565.31 sqft.

Temporary Turn Around Easement
0.016 acres
713.56 sqft.

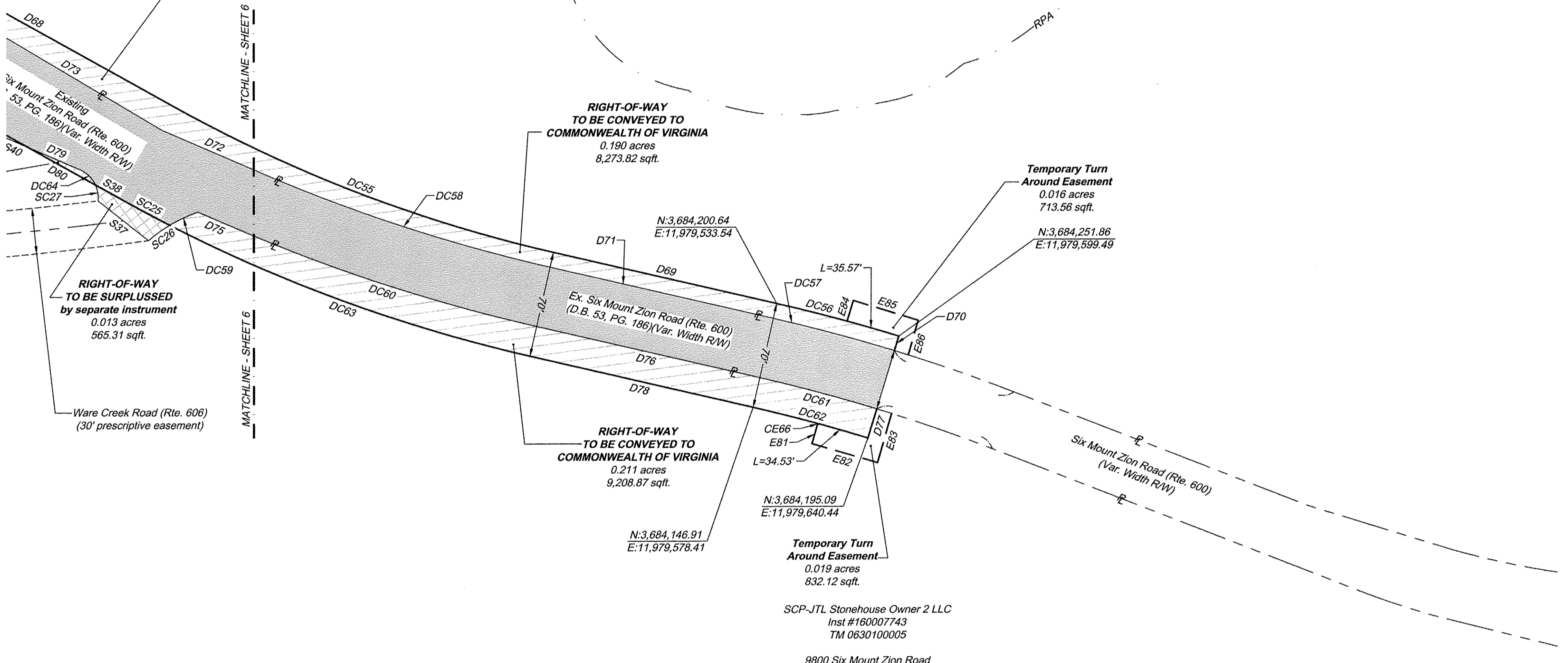
RIGHT-OF-WAY TO BE CONVEYED TO COMMONWEALTH OF VIRGINIA
0.211 acres
9,208.87 sqft.

Temporary Turn Around Easement
0.019 acres
832.12 sqft.

Ware Creek Road (Rte. 606)
(30' prescriptive easement)

SCP-JTL Stonehouse Owner 2 LLC
Inst #160007743
TM 0540100015
9531 Six Mount Zion Road
Zoning: PUD-R

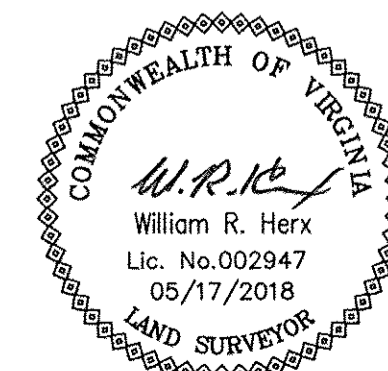
SCP-JTL Stonehouse Owner 2 LLC
Inst #160007743
TM 0630100005
9800 Six Mount Zion Road
Zoning: PUD-R



MATCHLINE - SHEET 6

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Six Mount Zion Road
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Stonehouse District	James City County, VA
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Site Development Residential Infrastructure Technology
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
AC3	317.03'	7.58'	3.79'	1°22'10"	N23°55'42"E	7.58'
AC4	280.44'	137.29'	70.05'	28°02'58"	N37°16'10"E	135.92'
AC5	240.44'	117.71'	60.06'	28°02'58"	S37°16'10"W	116.54'
AC6	357.03'	8.53'	4.27'	1°22'10"	S23°55'42"W	8.53'
AC18	306.48'	159.16'	81.42'	29°45'16"	N44°39'00"E	157.38'
AC19	266.48'	138.39'	70.79'	29°45'16"	S44°39'00"W	136.84'
DC28	495.07'	0.08'	0.04'	0°00'34"	N83°18'24"E	0.08'
DC29	754.08'	166.76'	83.72'	12°40'14"	N78°53'24"E	166.42'
DC30	382.49'	147.07'	74.46'	22°01'53"	N59°17'31"E	146.17'
DC31	357.03'	153.96'	78.19'	24°42'24"	N36°57'59"E	152.77'
DC32	558.00'	266.52'	135.85'	27°22'00"	N30°22'37"E	264.00'
DC33	797.00'	307.48'	155.68'	22°06'16"	N27°44'45"E	305.58'
DC34	169.22'	48.07'	24.20'	16°16'31"	N63°09'30"E	47.91'
DC35	383.10'	87.09'	43.74'	13°01'32"	N62°02'01"E	86.91'
DC36	378.10'	365.42'	198.40'	55°22'27"	N30°29'56"E	351.36'
DC37	727.00'	370.56'	189.40'	29°12'15"	N4°13'13"E	366.56'
DC38	797.00'	44.91'	22.46'	3°13'42"	N8°46'03"W	44.90'
DC39	317.03'	98.12'	49.46'	17°43'58"	N11°40'40"E	97.73'
DC40	218.73'	33.48'	16.77'	8°46'11"	N24°55'46"E	33.45'
DC41	727.00'	388.75'	199.15'	30°38'18"	S4°56'15"W	384.14'
DC42	797.00'	996.29'	575.06'	71°37'22"	S25°25'47"W	932.68'
DC43	727.00'	565.24'	297.78'	44°32'51"	S38°58'03"W	551.11'
DC44	628.00'	741.70'	420.96'	67°40'09"	S50°31'42"W	699.34'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
DC45	493.00'	2.50'	1.25'	0°17'27"	S83°20'39"W	2.50'
DC46	1035.00'	260.08'	130.73'	14°23'51"	N27°27'19"E	259.40'
DC47	736.20'	109.00'	54.60'	8°29'00"	S16°46'11"W	108.90'
DC48	298.31'	135.37'	68.87'	26°00'00"	S25°31'41"W	134.21'
DC49	258.73'	1.64'	0.82'	0°21'44"	S38°20'49"W	1.64'
DC50	266.48'	40.75'	20.41'	8°45'41"	N25°23'32"E	40.71'
DC51	1035.00'	163.00'	81.67'	9°01'25"	N47°04'03"E	162.83'
DC52	361.97'	113.71'	57.33'	17°59'55"	N68°31'38"E	113.24'
DC53	383.10'	57.16'	28.63'	8°32'55"	N78°25'09"E	57.11'
DC54	965.00'	772.99'	408.58'	45°53'44"	S43°12'16"W	752.49'
DC55	965.00'	269.88'	135.83'	16°01'27"	N58°08'24"E	269.01'
DC56	1175.92'	83.53'	41.78'	4°04'11"	N52°09'47"E	83.51'
DC57	1165.92'	82.82'	41.43'	4°04'11"	S52°09'47"W	82.80'
DC58	1125.92'	200.44'	100.49'	10°12'00"	S55°13'41"W	200.17'
DC59	100.00'	20.63'	10.35'	11°49'11"	N12°38'43"E	20.59'
DC60	1165.92'	207.56'	104.06'	10°12'00"	N55°13'41"E	207.29'
DC61	1125.92'	79.98'	40.00'	4°04'11"	N52°09'47"E	79.96'
DC62	1105.92'	78.56'	39.29'	4°04'11"	S52°09'47"W	78.54'
DC63	1035.00'	253.93'	127.61'	14°03'27"	S57°09'24"W	253.30'
DC64	20.00'	14.71'	7.71'	42°09'05"	N81°24'11"E	14.38'
DC65	696.20'	71.41'	35.74'	5°52'38"	N18°04'21"E	71.38'
DC67	727.00'	221.46'	111.60'	17°27'13"	N41°03'46"E	220.61'
DC68	412.42'	111.17'	55.92'	15°26'38"	S29°56'31"W	110.83'

CURVE TABLE							
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD	
DC69	338.10'	114.43'	57.77'	19°23'29"	S51°52'54"W	113.88'	
SC1	317.03'	137.02'	69.59'	24°45'44"	N36°59'39"E	135.95'	
SC2	558.00'	150.11'	75.51'	15°24'48"	S51°46'01"W	149.66'	
SC7	214.22'	74.78'	37.77'	20°00'00"	N61°17'41"E	74.40'	
SC8	338.10'	57.34'	28.74'	9°43'02"	N66°26'10"E	57.27'	
SC9	727.00'	145.30'	72.89'	11°27'06"	S55°30'55"W	145.06'	
SC10	797.00'	312.19'	158.12'	22°26'35"	S50°01'11"W	310.20'	
SC11	412.42'	75.49'	37.85'	10°29'16"	N16°58'34"E	75.39'	
SC12	727.00'	171.47'	86.13'	13°30'49"	S25°34'45"W	171.07'	
SC13	357.03'	110.50'	55.70'	17°44'00"	N11°40'41"E	110.06'	
SC14	258.73'	79.57'	40.10'	17°37'16"	N29°21'19"E	79.26'	
SC15	797.00'	381.28'	194.36'	27°24'35"	S6°33'06"W	377.65'	
SC16	306.48'	46.87'	23.48'	8°45'41"	N25°23'32"E	46.82'	
SC17	1035.00'	142.74'	71.48'	7°54'06"	S38°36'18"W	142.62'	
SC20	401.97'	126.27'	63.66'	17°59'55"	N68°31'38"E	125.75'	
SC21	1035.00'	263.25'	132.34'	14°34'22"	S58°51'56"W	262.54'	
SC22	696.20'	31.66'	15.83'	2°36'21"	S13°49'52"W	31.66'	
SC23	338.31'	69.53'	34.89'	11°46'32"	S18°25'00"W	69.41'	
SC24	383.10'	92.39'	46.42'	13°49'05"	S67°14'10"W	92.17'	
SC25	1035.00'	35.53'	17.76'	1°58'00"	N65°10'08"E	35.52'	
SC26	100.00'	17.33'	8.69'	9°55'47"	S1°46'14"W	17.31'	
SC27	20.00'	10.69'	5.47'	30°37'03"	N62°12'45"W	10.56'	

LINE TABLE		
LINE	BEARING	LENGTH
A3	N65°23'13"W	40.00'
A4	N23°14'41"E	592.75'
A5	N51°17'41"E	20.03'
A6	S38°42'19"E	40.00'
A7	S51°17'41"W	20.03'
A8	S23°14'41"W	592.75'
A15	N82°36'05"W	40.83'
A16	N7°23'55"E	8.78'
A17	N2°48'41"E	398.42'
A18	S87°11'19"E	40.00'
A19	S2°48'41"W	410.44'
A26	N59°31'41"E	26.75'
A27	S30°28'19"E	40.00'
A28	S59°31'41"W	26.75'
A29	N60°13'38"W	40.00'
D41	N83°18'41"E	37.64'
D42	N41°43'25"W	10.10'
D43	N16°41'37"E	166.52'
D44	N51°17'41"E	211.80'
D45	N54°24'44"E	98.51'

LINE TABLE		
LINE	BEARING	LENGTH
D46	N71°17'41"E	44.83'
D47	N68°32'47"E	18.07'
D48	N2°48'41"E	41.89'
D49	N2°48'41"E	159.90'
D50	N20°32'41"E	100.83'
D51	N39°49'09"E	96.66'
D52	N30°07'44"E	43.42'
D53	S20°15'23"W	150.30'
D54	S61°14'28"W	32.54'
D55	S16°41'37"W	166.52'
D56	S84°21'46"W	69.74'
D57	N6°48'04"W	3.38'
D58	N20°15'23"E	496.90'
D59	S21°00'41"W	396.40'
D60	S12°31'41"W	35.89'
D61	S38°31'41"W	82.59'
D62	N21°00'41"E	491.76'
D63	N59°31'41"E	261.57'
D64	N84°45'11"E	98.22'
D65	N82°41'38"E	65.75'

LINE TABLE		
LINE	BEARING	LENGTH
D66	S66°09'08"W	324.47'
D67	S20°15'23"W	210.87'
D68	N66°09'08"E	215.80'
D69	N50°07'41"E	151.46'
D70	S35°48'08"E	10.00'
D71	S50°07'41"W	151.70'
D72	S60°19'41"W	71.70'
D73	S67°46'41"W	145.60'
D74	S76°41'30"W	72.51'
D75	N60°19'38"E	28.80'
D76	N50°07'41"E	151.70'
D77	S35°48'08"E	20.00'
D78	S50°07'41"W	151.46'
D79	N60°19'37"E	37.28'
D80	S66°09'08"W	50.97'
E81	N36°45'10"W	13.14'
E82	S53°14'50"W	45.09'
E83	S36°45'10"E	33.56'
E84	N35°48'08"W	14.18'
E85	N54°11'52"E	44.76'

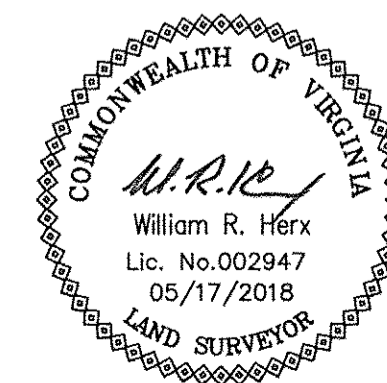
LINE TABLE		
LINE	BEARING	LENGTH
E86	S36°45'10"E	23.68'
S1	N41°43'25"W	0.93'
S2	S65°23'13"E	40.00'
S9	N38°42'19"W	40.00'
S10	N51°17'41"E	299.17'
S11	N71°17'41"E	62.90'
S12	S61°14'28"W	32.54'
S13	N7°23'55"E	88.19'
S14	S82°36'05"E	40.83'
S20	N87°11'19"W	40.00'
S21	N2°48'41"E	159.90'
S22	N20°32'41"E	100.83'
S23	S20°15'23"W	61.57'
S24	N21°00'41"E	95.36'
S25	S60°13'38"E	40.00'
S30	N30°28'19"W	40.00'
S31	N59°31'41"E	261.57'
S32	N76°41'30"E	171.65'
S33	S66°09'08"W	289.19'
S34	S30°07'44"W	61.81'

LINE TABLE		
LINE	BEARING	LENGTH
S35	N20°15'23"E	197.30'
S36	S12°31'41"W	35.89'
S37	S75°16'58"W	42.33'
S38	N66°09'08"E	20.31'
S39	N66°09'08"E	109.24'
S40	S60°19'37"W	17.18'

8 Large/Small Plat(s) Recorded
herewith as # 180016698

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Oct 18, 2018
at 12:53 AM/PM, PG —
Document # 180016698
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

Plat Showing
Right-of-Way Dedications
to Commonwealth of Virginia
for the Realignment of
Six Mount Zion Road
Stonehouse District, James City County, Virginia



Stonehouse District	James City County, VA
DATE: May 17, 2018	SCALE: 1" = 50'
SHEET 8 of 8	J.N.:34549.005
DRAWN BY: W.R. Herx	CHECK BY: W.R. Herx
REV: May 23, 2018 - comments	

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