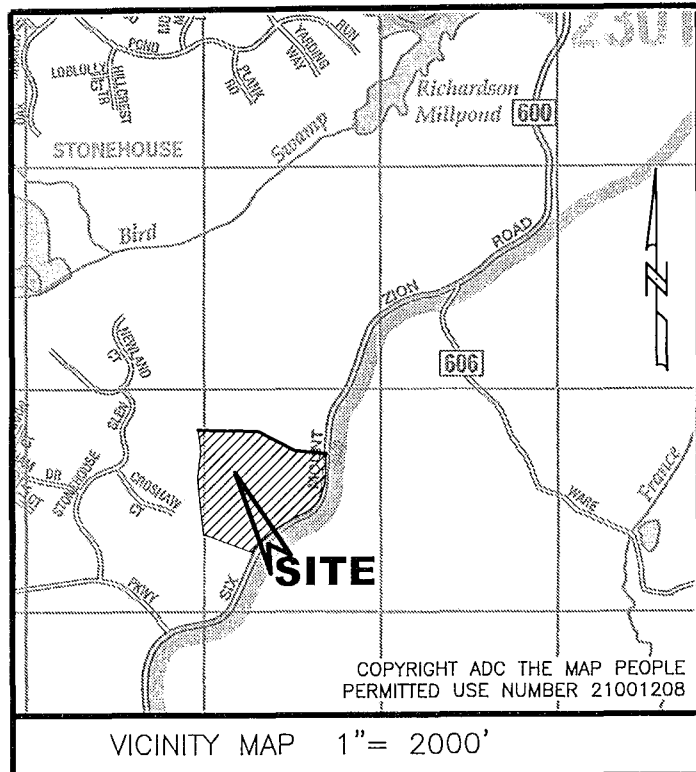


190015433



GENERAL NOTES

- 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.
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- PROPOSED PARCELS WILL BE SERVED BY PUBLIC WATER AND SEWER.
- ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER SERVICE CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.
- 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.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- PROPERTY LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0041D, DATED DECEMBER 16, 2015.
- THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- LIMITS OF WETLANDS AND RESOURCE PROTECTION AREA (RPA) SHOWN ON THIS PLAT WERE TAKEN FROM APPROVED DESIGN PLANS TITLED "STONEHOUSE TRACT 3 - PARCEL A & B SUBDIVISION PLAN" DATED AUGUST 4, 2017 PREPARED BY TIMMONS GROUP AND USED WITH THEIR PERMISSION. (JCC CASE #SP-0011-2017)
- PARCEL A, SECTION 1 IS PLATTING LOTS 22 THROUGH 33, LOTS 36 THROUGH 41, & LOTS 78 THROUGH 86. (27 LOTS)
- NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET, FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS PLACED WITHIN THE EASEMENT.
- THIS PROJECT IS ASSOCIATED WITH CASES Z-0004-2007/MP-0004-2007 & Z-0009-2014 WITH PROFFERS.
- VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
- PROPOSED RIGHTS-OF-WAY, FOXGLOVE DRIVE & ASTILBE LANE ARE HEREBY DEDICATED FOR PUBLIC USE.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
- PRIVATE STORMWATER PIPE CROSSING FOXGLOVE DRIVE WILL BE MAINTAINED IN ACCORDANCE WITH AGREEMENT TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF THIS PIPE. (SEE SHEET 4 FOR PIPE LOCATION)

BOUNDARY LINE ADJUSTMENT PLAT
 LOTS 22 THROUGH 33,
 LOTS 36 THROUGH 41,
 LOTS 78 THROUGH 86,
 OPEN SPACE #1 &
 PARCEL A FUTURE DEVELOPMENT
STONEHOUSE TRACT 3
PARCEL "A", SECTION 1

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 09/04/2019 JOB # 17-378



SHEET 1 OF 4
JCC-S-19-0065

THE PURPOSE OF THIS PLAT IS TO INCREASE THE WIDTH OF LOT 22, LOT 24, LOT 25, LOT 29, LOT 30, LOT 36, LOT 37, LOT 38, LOT 41, LOT 78, LOT 80, LOT 81 & LOT 86 FROM 28.00' TO 30.00' AND TO REDUCE THE DEPTH OF ALL PARCEL A, SECTION 1 LOTS. THE AREAS FOR "SECTION 1 LOTS", "OPEN SPACE #1" & "PARCEL A FUTURE DEVELOPMENT" HAVE BEEN REVISED IN THE AREA TABULATION.

THE ORIGINAL SUBDIVISION PLAT IS JAMES CITY COUNTY CASE #S-0011-2018 AND IS RECORDED AS INSTRUMENT #190002836.

LOT CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C2	175.23'	30.05'	30.01'	N 79°11'47" W	9°49'28"
C3	175.23'	30.36'	30.33'	N 89°04'21" W	9°55'41"
C5	175.23'	30.07'	30.03'	S 36°19'25" W	9°49'52"
C6	175.23'	18.03'	18.02'	S 28°27'37" W	5°53'44"
C7	275.00'	10.52'	10.52'	S 26°32'34" W	2°11'31"
C8	275.00'	28.31'	28.30'	S 30°35'17" W	5°53'54"
C9	275.00'	30.04'	30.02'	N 36°39'59" E	6°15'30"
C13	219.11'	30.02'	30.00'	S 47°25'03" E	7°51'03"
C14	219.11'	28.27'	28.25'	N 39°47'45" W	7°23'33"
C15	177.68'	30.27'	30.24'	N 40°17'45" W	9°45'41"
C17	177.68'	30.25'	30.22'	N 77°03'34" W	9°45'19"
C18	177.68'	4.98'	4.98'	N 82°44'23" W	1°36'19"
C19	175.00'	17.72'	17.71'	N 86°49'24" W	5°48'03"
C22	225.00'	30.22'	30.20'	S 66°48'07" W	7°41'46"
C23	225.00'	28.02'	28.00'	N 74°13'04" E	7°08'08"
C24	225.00'	30.34'	30.31'	S 81°38'53" W	7°43'31"
C26	225.00'	30.17'	30.15'	N 89°33'48" W	7°40'56"
C27	225.00'	7.07'	7.07'	S 84°49'21" E	1°47'57"
C32	225.00'	34.16'	34.13	N 69°36'57" E	8°41'54"
C33	225.00'	29.88'	29.86'	N 77°46'10" E	7°36'31"
C34	225.00'	28.74'	28.72'	N 85°13'58" E	7°19'06"
C35	225.00'	28.15'	28.13'	S 87°31'25" E	7°10'09"
C35	225.00'	36.96'	36.92'	N 79°13'58" W	9°24'44"

LOT LINE TABLE

LINE	BEARING	DISTANCE
L2	S 83°55'22" E	23.02'
L3	S 83°55'22" E	28.00'
L4	S 83°55'22" E	28.00'
L5	S 83°55'22" E	28.00'
L6	S 83°55'22" E	12.31'
L8	N 83°55'22" W	20.94'
L9	N 83°55'22" W	28.00'
L10	N 83°55'22" W	28.00'
L11	N 83°55'22" W	30.00'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L200	N 28°39'23" E	30.49'
L201	N 38°12'22" E	46.30'
L202	N 42°22'08" E	39.77'
L248	S 80°22'15" E	35.00'
L249	N 09°19'36" E	10.00'
L250	S 80°22'15" E	35.00'

AREA TABULATION

EXISTING TRACT 3 (PIN: 0540100015)	8,348,198± S.F.	191.65± AC.
PARCEL "A" (TOTAL)	1,084,067 S.F.	24.887 AC.
DEDICATED R/W	59,973 S.F.	1.377 AC.
SECTION 1 LOTS	95,321 S.F.*	2.188 AC.*
OPEN SPACE #1 (INCLUDES 8.503 AC. N.O.S. EASEMENT #1)	403,787 S.F.*	9.270 AC.*
PARCEL "A" FUTURE DEVELOPMENT	524,987 S.F.*	12.052 AC.*
PARCEL "A" UNDISTURBED NATURAL OPEN SPACE EASEMENT #1	370,376 S.F.	8.503 AC.
EXISTING PARCEL "B"	3,051,396± S.F.	70.051± AC.
FUTURE PARCEL "C"	3,738,697± S.F.	85.829± AC.
REMAINDER OF TRACT 3 (TOTAL) (PIN: 0540100015) (INCLUDING FUTURE PARCEL "C")	7,264,131± S.F.	166.76± AC.

*REVISED BY THIS BOUNDARY LINE ADJUSTMENT

CERTIFICATE OF APPROVAL

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

10/18/19

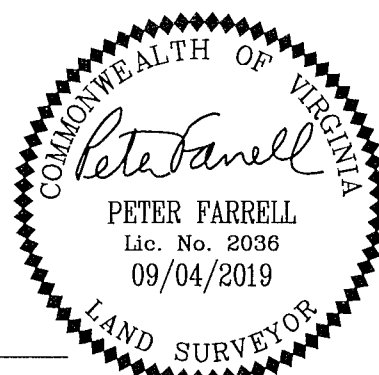
Ellen Cook

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.



Peter Farrell

PETER FARRELL, L.S. 2036

09/04/2019

DATE

4 Large/Small Plat(s) Recorded
 herewith as # 190015433

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 22nd DAY OF October, 2019, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 8:41am INSTRUMENT # 190015433

TESTE

MONA A. FOLEY, CLERK

Mona A. Foley

190015433

PROPERTY INFORMATION

PARCEL ID: #054080001A (PARCEL A OPEN SPACE & FUTURE DEVELOPMENT)
PARCEL ID: #0540800022 (LOT 22)
PARCEL ID: #0540800023 (LOT 23)
PARCEL ID: #0540800024 (LOT 24)
PARCEL ID: #0540800025 (LOT 25)
PARCEL ID: #0540800026 (LOT 26)
PARCEL ID: #0540800027 (LOT 27)
PARCEL ID: #0540800028 (LOT 28)
PARCEL ID: #0540800029 (LOT 29)
PARCEL ID: #0540800030 (LOT 30)
PARCEL ID: #0540800031 (LOT 31)
PARCEL ID: #0540800032 (LOT 32)
PARCEL ID: #0540800033 (LOT 33)
PARCEL ID: #0540800078 (LOT 78)
PARCEL ID: #0540800079 (LOT 79)
PARCEL ID: #0540800080 (LOT 80)
PARCEL ID: #0540800081 (LOT 81)
PARCEL ID: #0540800082 (LOT 82)
PARCEL ID: #0540800083 (LOT 83)
PARCEL ID: #0540800084 (LOT 84)
PARCEL ID: #0540800085 (LOT 85)
PARCEL ID: #0540800086 (LOT 86)

ZONING DISTRICT: PUD-R PLANNED UNIT DEVELOPMENT WITH PROFFERS

PROPERTY OWNER:
SCP-JTL STONEHOUSE OWNER 2 LLC
INST. #160007743

PROPERTY ADDRESS:
9495, 9471, 9473, 9475, 9481, 9483, 9485, 9487, 9489, 9470, 9472,
9474, 9476, 9478, 9480, 9484, 9486 & 9488 ASTILBE LANE
3451, 3453, 3455 & 3457 FOXGLOVE DRIVE
TOANO, VIRGINIA 23168

OWNERS CERTIFICATE: SCP-JTL STONEHOUSE OWNER 2 LLC

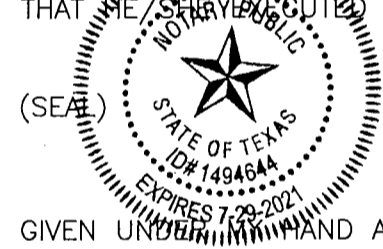
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

David A. Lane 10-15-2019
SIGNATURE DATE

DAVID A. LANE AUTHORIZED REPRESENTATIVE
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, LINDA C. 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/STHE/IT ENTERED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.



GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF OCTOBER, 2019.
Linda C. 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 2 LLC AND WAS ACQUIRED FROM GS STONEHOUSE GREEN LAND SUB 2, 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. 160007743.

PROPERTY INFORMATION

PARCEL ID: #0540800036 (LOT 36)
ZONING DISTRICT: PUD-R PLANNED UNIT DEVELOPMENT WITH PROFFERS
PROPERTY OWNER:
MARY CHRISTINA ALLEGRETTO & JAMES DANIEL ALLEGRETTO, TRUSTEES
INST. #190010117
PROPERTY ADDRESS:
3456 FOXGLOVE DRIVE
TOANO, VIRGINIA 23168

TRUSTEES CERTIFICATE: MARY CHRISTINA ALLEGRETTO & JAMES DANIEL ALLEGRETTO

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.

Mary Christina Allegretto 10/11/19
James Daniel Allegretto 10/11/19
MARY CHRISTINA ALLEGRETTO
JAMES DANIEL ALLEGRETTO

PROPERTY INFORMATION

PARCEL ID: #0540800037 (LOT 37)
PARCEL ID: #0540800038 (LOT 38)
PARCEL ID: #0540800039 (LOT 39)
PARCEL ID: #0540800040 (LOT 40)
PARCEL ID: #0540800041 (LOT 41)
ZONING DISTRICT: PUD-R PLANNED UNIT DEVELOPMENT WITH PROFFERS
PROPERTY OWNER:
NVR, INC.
INST. #190004987
PROPERTY ADDRESS:
3454, 3450, 3448, 3446 & 3444 FOXGLOVE DRIVE
TOANO, VIRGINIA 23168

OWNERS CERTIFICATE: NVR, INC.

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.

Jeff Ambrose 10/10/19
SIGNATURE DATE
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Kelly L. Wroten, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 10 DAY OF October, 2019. MY COMMISSION EXPIRES 5/31/23.
Kelly L. Wroten
NOTARY PUBLIC
REGISTRATION NO. 7149229

Kelly Lynn Wroten
NOTARY PUBLIC - Reg. No. 7149229
Commonwealth of Virginia
My Commission Expires May 31, 2023

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION (LOT 37) STANDS IN THE NAME OF NVR, INC. AND WAS ACQUIRED FROM SCP-JTL STONEHOUSE OWNER 2, LLC BY THAT CERTAIN DEED DATED MARCH 27, 2019 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 190004987.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION (LOTS 38 - 41) STANDS IN THE NAME OF NVR, INC. AND WAS ACQUIRED FROM SCP-JTL STONEHOUSE OWNER 2, LLC BY THAT CERTAIN DEED DATED AUGUST 1, 2019 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 190011534.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Mary K. Hopkins, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 11th DAY OF October, 2019. MY COMMISSION EXPIRES 10/31/2023.

Mary K. Hopkins
NOTARY PUBLIC
REGISTRATION NO. 7839295
Mary Rogers Hopkins
NOTARY PUBLIC - Reg. No. 7839295
Commonwealth of Virginia
My Commission Expires October 31, 2023

CERTIFICATE OF SOURCE OF TITLE

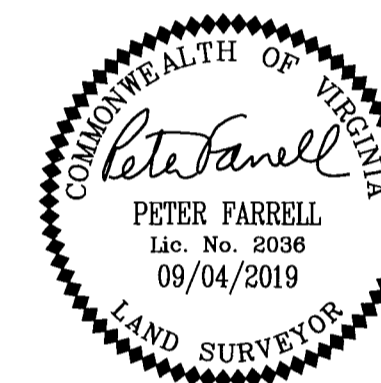
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION (LOT 36) STANDS IN THE NAME OF MARY CHRISTINA ALLEGRETTO & JAMES DANIEL ALLEGRETTO, TRUSTEES UNDER THE REVOCABLE TRUST AGREEMENT OF MARY CHRISTINA ALLEGRETTO. AND WAS ACQUIRED FROM NVR, INC. BY THAT CERTAIN DEED DATED JULY 1, 2019 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 190010117.

BOUNDARY LINE ADJUSTMENT PLAT
LOTS 22 THROUGH 33.
LOTS 36 THROUGH 41,
LOTS 78 THROUGH 86,
OPEN SPACE #1 &
PARCEL A FUTURE DEVELOPMENT
STONEHOUSE TRACT 3
PARCEL "A", SECTION 1

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 09/04/2019 JOB # 17-378



SHEET 2 OF 4
JCC-S-19-0065



4 Large/Small Plat(s) Recorded
herewith as # 190015433

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
October 23, 2019
at 8:41 AM PM, PB PG
Document # 190015433
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

190015433

SEE SHEET 1
FOR LOT & EASEMENT
LINE & CURVE TABLES

SEE SHEET 4
FOR LOT AREA TABLE

BOUNDARY LINE ADJUSTMENT PLAT
LOTS 22 THROUGH 33.
LOTS 36 THROUGH 41,
LOTS 78 THROUGH 86,
OPEN SPACE #1 &
PARCEL A FUTURE DEVELOPMENT
STONEHOUSE TRACT 3
PARCEL "A", SECTION 1

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

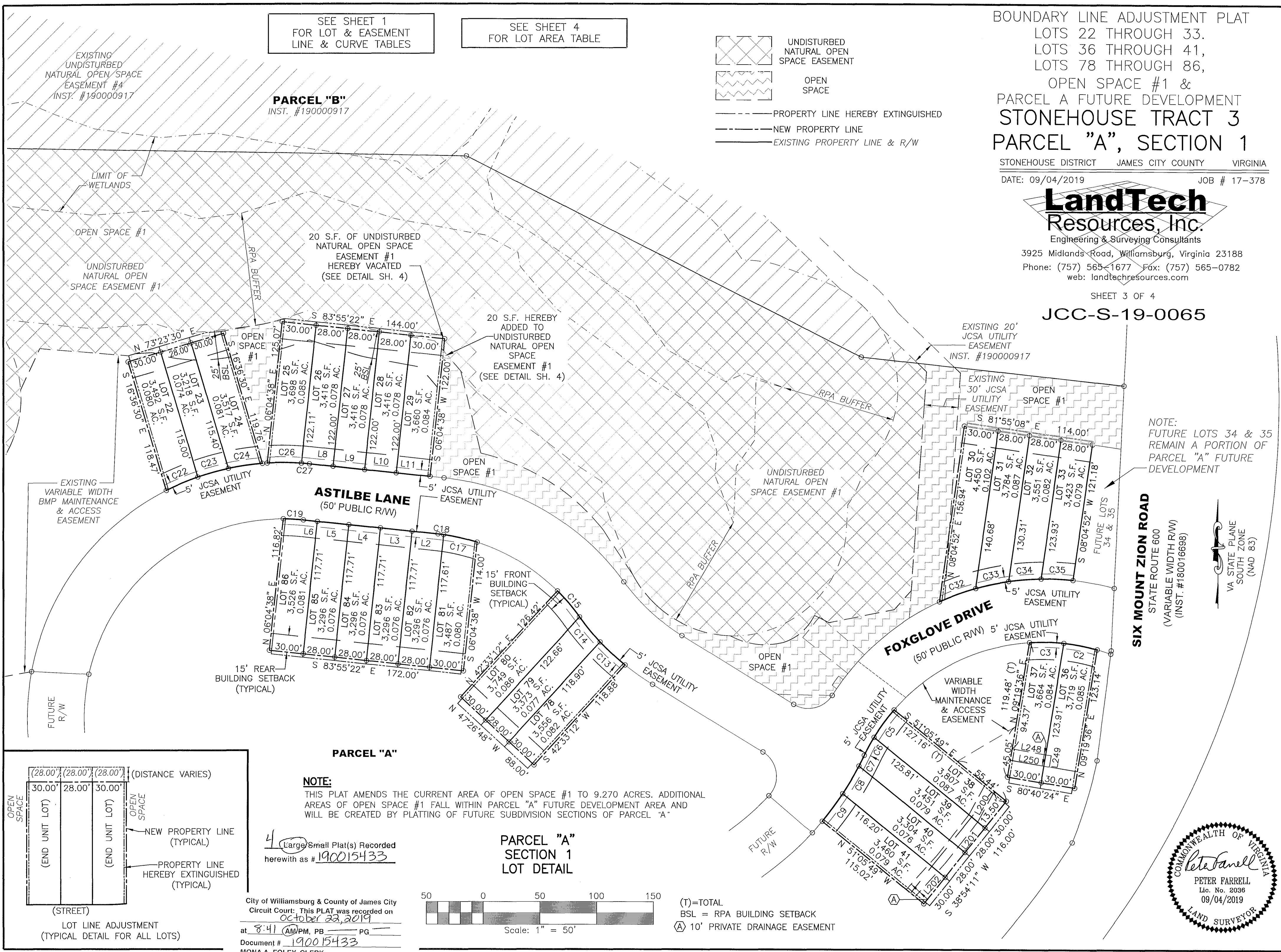
DATE: 09/04/2019 JOB # 17-378

LandTech
Resources, Inc.

Engineering & Surveying Consultants
3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

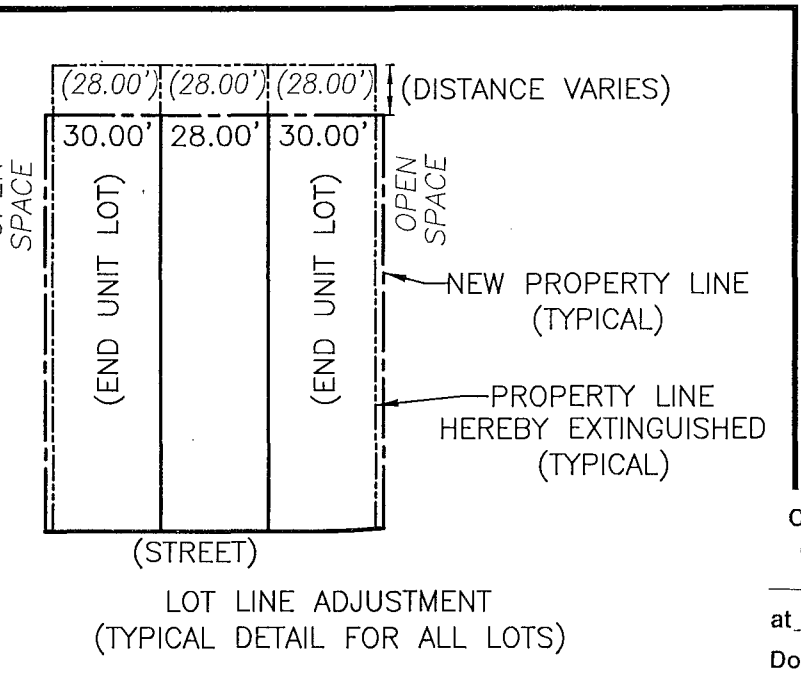
SHEET 3 OF 4

JCC-S-19-0065



NOTE:
FUTURE LOTS 34 & 35
REMAIN A PORTION OF
PARCEL "A" FUTURE
DEVELOPMENT

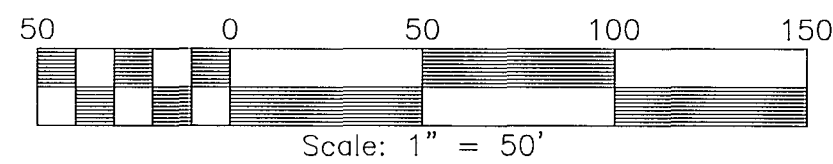
SIX MOUNT ZION ROAD
STATE ROUTE 600
(VARIABLE WIDTH R/W)
(INST. #180016698)



NOTE:
THIS PLAT AMENDS THE CURRENT AREA OF OPEN SPACE #1 TO 9.270 ACRES. ADDITIONAL AREAS OF OPEN SPACE #1 FALL WITHIN PARCEL "A" FUTURE DEVELOPMENT AREA AND WILL BE CREATED BY PLATTING OF FUTURE SUBDIVISION SECTIONS OF PARCEL "A"

4 Large Small Plat(s) Recorded
herewith as # 190015433

**PARCEL "A"
SECTION 1
LOT DETAIL**



(T)=TOTAL
BSL = RPA BUILDING SETBACK
(A) 10' PRIVATE DRAINAGE EASEMENT

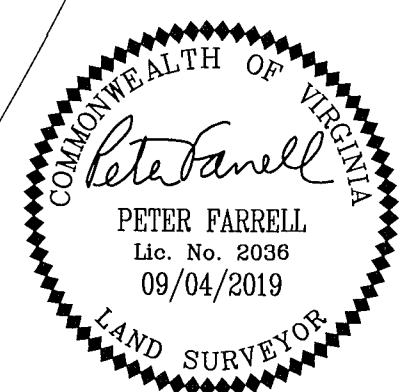
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
October 22, 2019

at 8:41 AM/PM, PB PG

Document # 190015433

MONA A. FOLEY, CLERK

Mona A. Foley, Clerk



190015433

BOUNDARY LINE ADJUSTMENT PLAT
 LOTS 22 THROUGH 33,
 LOTS 36 THROUGH 41,
 LOTS 78 THROUGH 86,
 OPEN SPACE #1 &
 PARCEL A FUTURE DEVELOPMENT
STONEHOUSE TRACT 3
PARCEL "A", SECTION 1

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

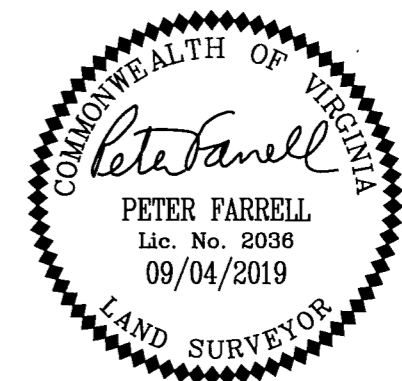
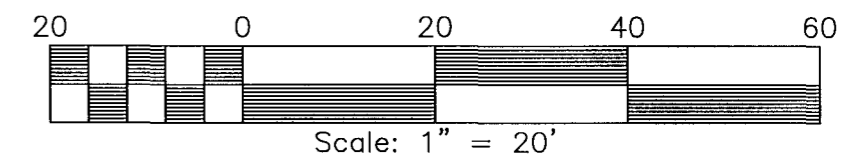
DATE: 09/04/2019

JOB # 17-378

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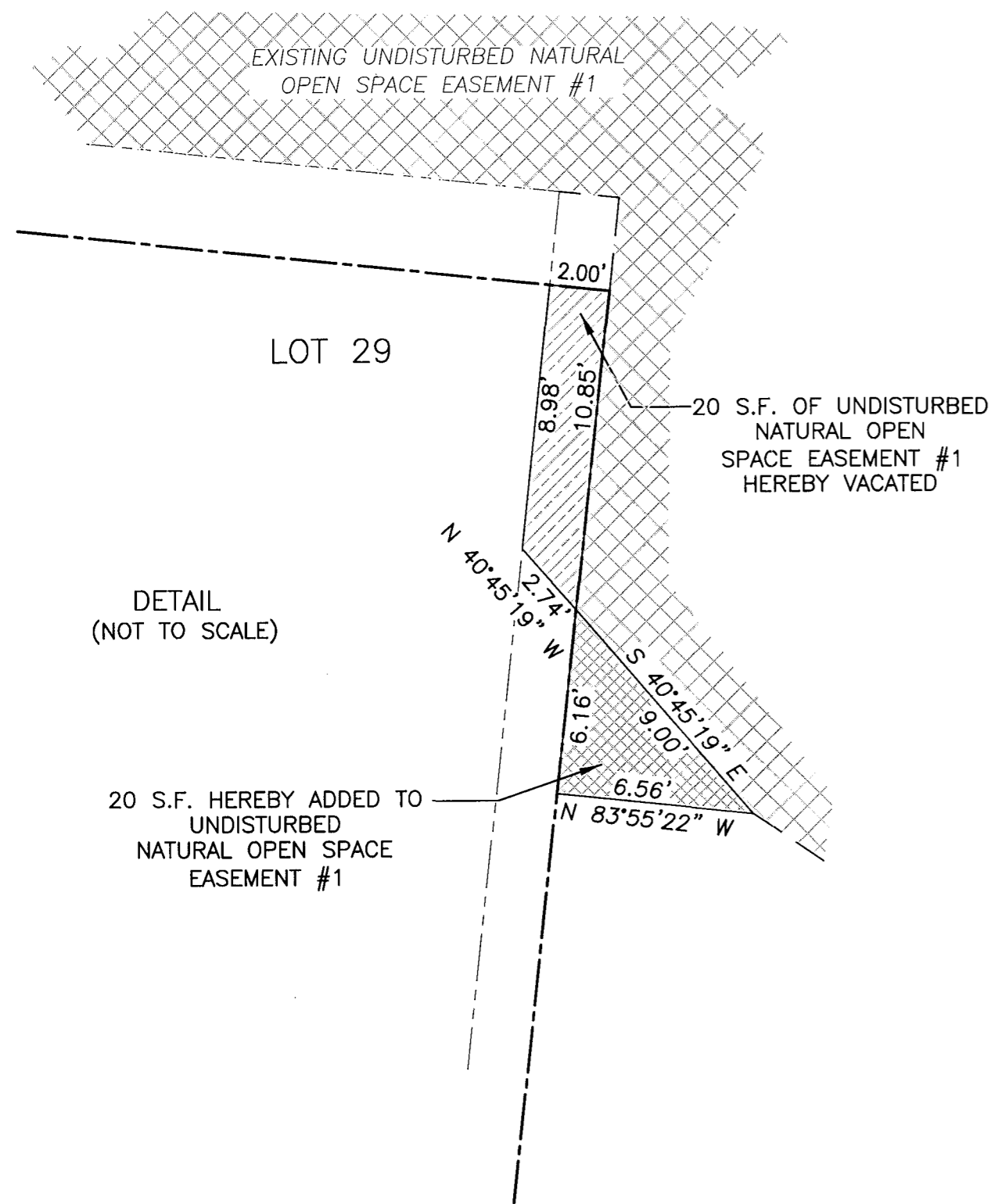
SHEET 4 OF 4

JCC-S-19-0065

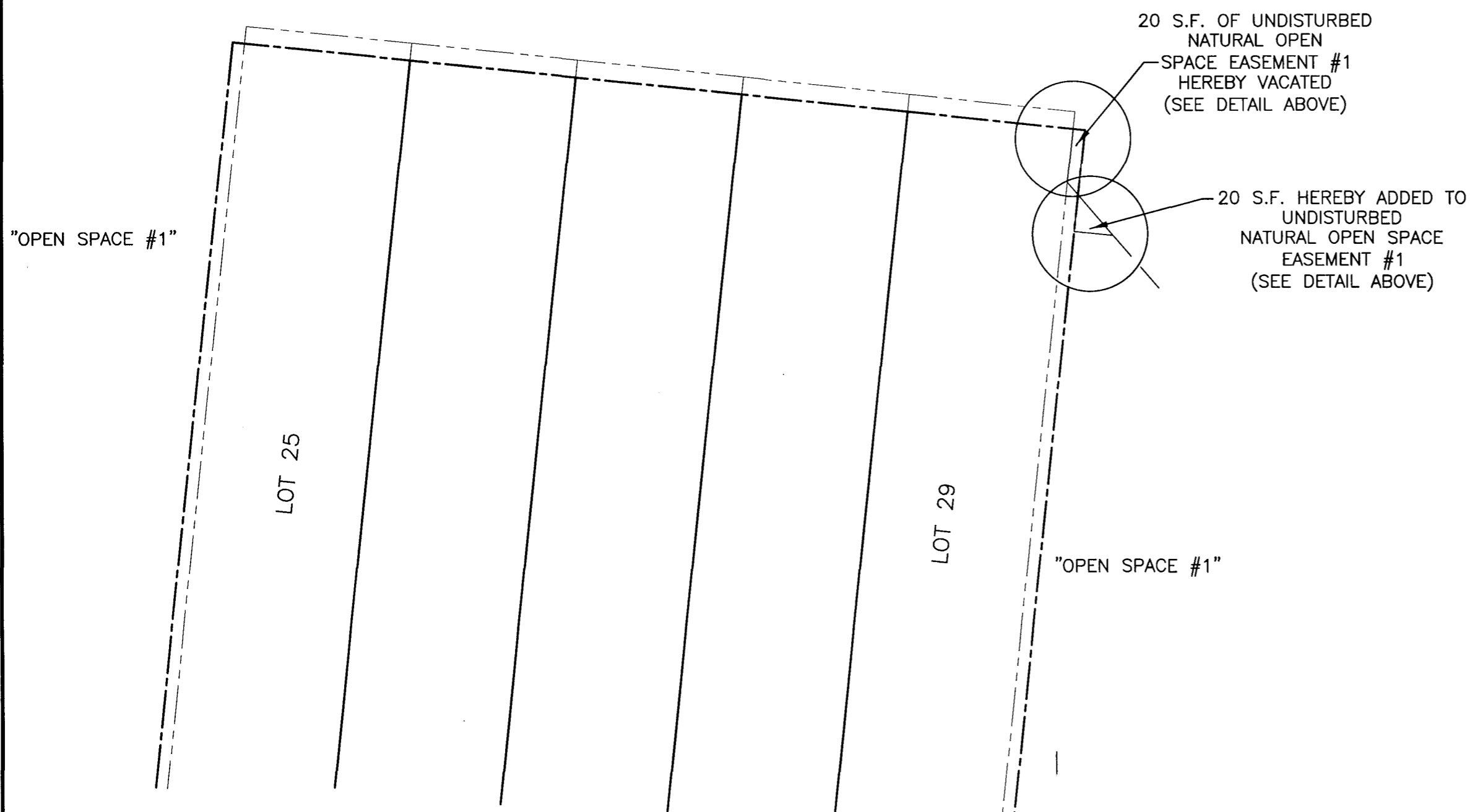


LOT AREA TABLE

LOT #	OLD AREA	NEW AREA
LOT 22	3,395 S.F. 0.078 AC.	3,492 S.F. 0.080 AC.
LOT 23	3,358 S.F. 0.077 AC.	3,218 S.F. 0.074 AC.
LOT 24	3,400 S.F. 0.078 AC.	3,517 S.F. 0.081 AC.
LOT 25	3,532 S.F. 0.081 AC.	3,698 S.F. 0.085 AC.
LOT 26	3,500 S.F. 0.080 AC.	3,416 S.F. 0.078 AC.
LOT 27	3,500 S.F. 0.080 AC.	3,416 S.F. 0.078 AC.
LOT 28	3,500 S.F. 0.080 AC.	3,416 S.F. 0.078 AC.
LOT 29	3,500 S.F. 0.080 AC.	3,660 S.F. 0.084 AC.
LOT 30	4,221 S.F. 0.097 AC.	4,450 S.F. 0.102 AC.
LOT 31	3,868 S.F. 0.089 AC.	3,784 S.F. 0.087 AC.
LOT 32	3,635 S.F. 0.083 AC.	3,551 S.F. 0.082 AC.
LOT 33	3,507 S.F. 0.081 AC.	3,423 S.F. 0.079 AC.
LOT 36	3,565 S.F. 0.082 AC.	3,719 S.F. 0.085 AC.
LOT 37	3,693 S.F. 0.085 AC.	3,664 S.F. 0.084 AC.
LOT 38	3,693 S.F. 0.085 AC.	3,807 S.F. 0.087 AC.
LOT 39	3,591 S.F. 0.082 AC.	3,451 S.F. 0.079 AC.
LOT 40	3,444 S.F. 0.079 AC.	3,304 S.F. 0.076 AC.
LOT 41	3,370 S.F. 0.077 AC.	3,460 S.F. 0.079 AC.
LOT 78	3,487 S.F. 0.080 AC.	3,556 S.F. 0.082 AC.
LOT 79	3,541 S.F. 0.081 AC.	3,373 S.F. 0.077 AC.
LOT 80	3,664 S.F. 0.084 AC.	3,749 S.F. 0.086 AC.
LOT 81	3,343 S.F. 0.077 AC.	3,487 S.F. 0.080 AC.
LOT 82	3,380 S.F. 0.078 AC.	3,296 S.F. 0.076 AC.
LOT 83	3,380 S.F. 0.078 AC.	3,296 S.F. 0.076 AC.
LOT 84	3,380 S.F. 0.078 AC.	3,296 S.F. 0.076 AC.
LOT 85	3,380 S.F. 0.078 AC.	3,296 S.F. 0.076 AC.
LOT 86	3,376 S.F. 0.078 AC.	3,526 S.F. 0.081 AC.



ADJUSTMENT TO UNDISTURBED NATURAL OPEN SPACE EASEMENT #1



4 Large/Small Plat(s) Recorded
 herewith as # 190015433

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 October 22, 2019
 at 8:41 AM PM, PB PG
 Document # 190015433
 MONA A. FOLEY, CLERK
 Mona A. Foley, Clerk