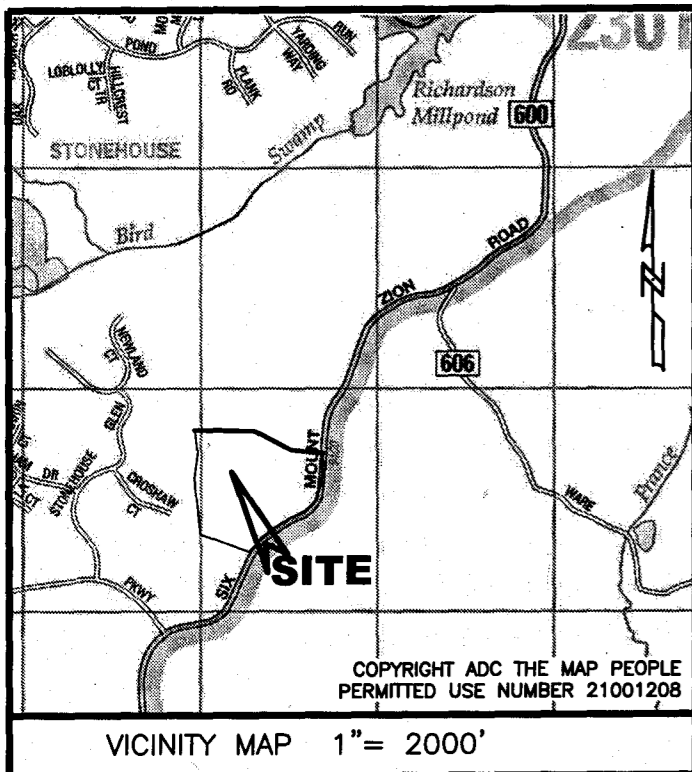


200001607



GENERAL NOTES

- 1. 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.
2. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
3. PROPOSED PARCELS WILL BE SERVED BY PUBLIC WATER AND SEWER.
4. ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER SERVICE CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.
5. 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.
6. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
7. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
8. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
9. PROPERTY LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0041D, DATED DECEMBER 16, 2015.
10. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
13. 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)
14. PARCEL A, SECTION 2 IS PLATTING LOTS 1 THROUGH 21. LOTS 42 THROUGH 77, & LOTS 87 THROUGH 97. (68 LOTS)
15. 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.
16. THIS PROJECT IS ASSOCIATED WITH CASES Z-0004-2007/MP-0004-2007, Z-0006-2012 & Z-0009-2014 WITH PROFFERS.
17. 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.
18. 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.
19. PROPOSED RIGHTS-OF-WAY, FOXGLOVE DRIVE & ASTILBE LANE ARE HEREBY DEDICATED FOR PUBLIC USE.
20. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.

SUBDIVISION OF

STONEHOUSE TRACT 3
PARCEL "A", SECTION 2
LOTS 1 THROUGH 21
LOTS 42 THROUGH 77
& LOTS 87 THROUGH 97

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 12/16/2019 JOB # 17-378



SHEET 1 OF 4

JCC: S-19-0031

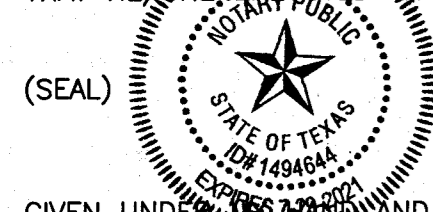
OWNERS CERTIFICATE: SCP-JTL STONEHOUSE OWNER 2 LLC

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.

SIGNATURE: David C. Lane DATE: 1-6-2020
NAME PRINTED: DAVID A. LANE TITLE: Authorized Representative

CERTIFICATE OF NOTARIZATION

STATE OF TEXAS
COUNTY OF Dallas
BEFORE ME, LINDA 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/SHE, EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.



GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF January, 2020.
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.

CERTIFICATE OF APPROVAL

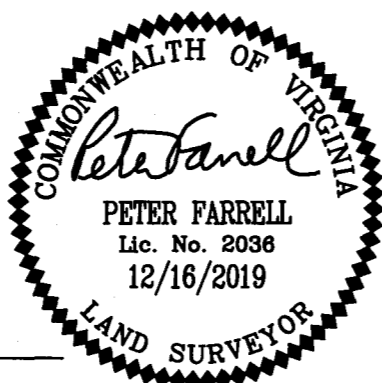
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

1/31/20 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY: Ellen Cook
9 Jan 2020 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION: Stan Bush

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.

12/16/2019 DATE PETER FARRELL, L.S. 2036



AREA TABULATION

Table with 3 columns: Description, S.F., AC. Includes rows for PARCEL "A" SECTION 2 (TOTAL), DEDICATED R/W, SECTION 2 LOTS, OPEN SPACE #1-3, PARCEL "A" FUTURE DEVELOPMENT, PARCEL "A" UNDISTURBED NATURAL OPEN SPACE EASEMENT #1*, EXISTING PARCEL "A" (TOTAL), EXISTING PARCEL "B" (TOTAL), and REMAINDER OF TRACT 3 (TOTAL).

*(INST. #190002836)

PROPERTY INFORMATION

PARCEL ID: #0540800001A
ZONING DISTRICT: PUD-R PLANNED UNIT DEVELOPMENT WITH PROFFERS
PROPERTY OWNER: SCP-JTL STONEHOUSE OWNER 2 LLC
INST. #160007743
PROPERTY ADDRESS: 9495 ASTILBE LANE TOANO, VIRGINIA 23168

4 Large/Small Plat(s) Recorded herewith as # 200001607

STATE OF VIRGINIA, JAMES CITY COUNTY

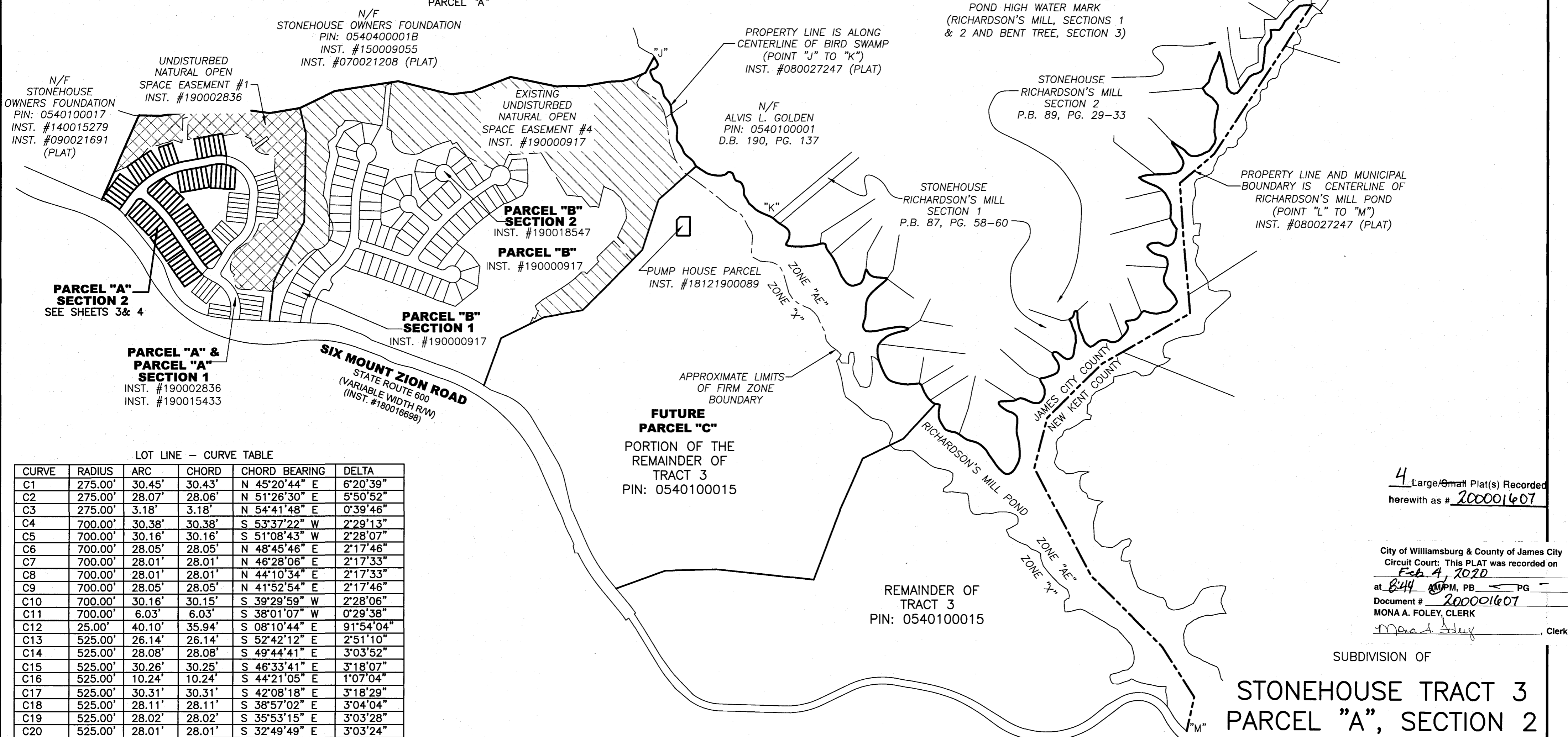
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 4 DAY OF February, 2020 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 8:44 am INSTRUMENT # 200001607
TESTE: MONA A. FOLEY, CLERK

200001607

STONEHOUSE TRACT 3

VA STATE PLANE
SOUTH ZONE
(NAD 83)

NOTE:
THIS PLAT CREATES 1.791 ACRES OF OPEN SPACE #1, 1.284 ACRES OF OPEN SPACE #2, & 2.033 ACRES OF OPEN SPACE #3. ADDITIONAL AREAS OF OPEN SPACE #1 & OPEN SPACE #2 FALL WITHIN PARCEL "A" FUTURE DEVELOPMENT AREA AND WILL BE CREATED BY PLATTING OF FUTURE SUBDIVISION SECTIONS OF PARCEL "A"

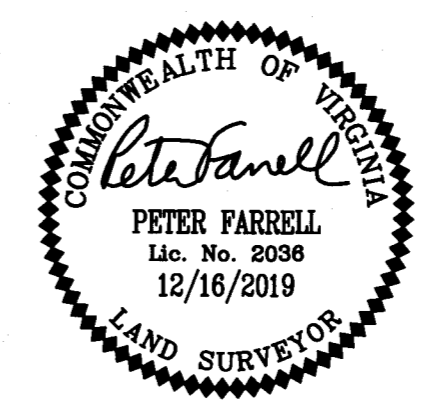
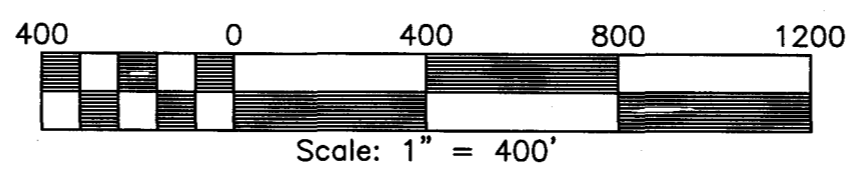


LOT LINE - CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	275.00'	30.45'	30.43'	N 45°20'44" E	6°20'39"
C2	275.00'	28.07'	28.06'	N 51°26'30" E	5°50'52"
C3	275.00'	3.18'	3.18'	N 54°41'48" E	0°39'46"
C4	700.00'	30.38'	30.38'	S 53°37'22" W	2°29'13"
C5	700.00'	30.16'	30.16'	S 51°08'43" W	2°28'07"
C6	700.00'	28.05'	28.05'	N 48°45'46" E	2°17'46"
C7	700.00'	28.01'	28.01'	N 46°28'06" E	2°17'33"
C8	700.00'	28.01'	28.01'	N 44°10'34" E	2°17'33"
C9	700.00'	28.05'	28.05'	N 41°52'54" E	2°17'46"
C10	700.00'	30.16'	30.15'	S 39°29'59" W	2°28'06"
C11	700.00'	6.03'	6.03'	S 38°01'07" W	0°29'38"
C12	25.00'	40.10'	35.94'	S 08°10'44" E	91°54'04"
C13	525.00'	26.14'	26.14'	S 52°42'12" E	2°51'10"
C14	525.00'	28.08'	28.08'	S 49°44'41" E	3°03'52"
C15	525.00'	30.26'	30.25'	S 46°33'41" E	3°18'07"
C16	525.00'	10.24'	10.24'	S 44°21'05" E	1°07'04"
C17	525.00'	30.31'	30.31'	S 42°08'18" E	3°18'29"
C18	525.00'	28.11'	28.11'	S 38°57'02" E	3°04'04"
C19	525.00'	28.02'	28.02'	S 35°53'15" E	3°03'28"
C20	525.00'	28.01'	28.01'	S 32°49'49" E	3°03'24"
C21	525.00'	28.08'	28.07'	S 29°46'11" E	3°03'52"
C22	525.00'	30.25'	30.25'	S 26°35'12" E	3°18'06"
C23	525.00'	10.97'	10.97'	S 24°20'15" E	1°11'49"
C24	525.00'	30.07'	30.07'	S 22°05'52" E	3°16'56"
C25	525.00'	28.01'	28.00'	S 18°55'43" E	3°03'23"
C26	525.00'	30.03'	30.03'	S 15°45'42" E	3°16'39"
C27	525.00'	37.67'	37.66'	N 12°17'11" W	4°06'39"
C28	225.00'	23.26'	23.24'	S 07°16'12" E	5°55'19"
C29	225.00'	28.41'	28.39'	S 00°41'30" E	7°14'06"
C30	225.00'	31.42'	31.40'	S 06°55'36" W	8°00'06"
C31	175.00'	32.97'	32.92'	S 27°26'13" W	10°47'40"
C32	175.00'	28.91'	28.88'	N 17°18'23" E	9°28'00"
C33	175.00'	28.13'	28.10'	N 07°58'05" E	9°12'37"
C34	175.00'	28.11'	28.08'	N 01°14'20" W	9°12'14"
C35	175.00'	13.41'	13.41'	N 08°02'09" W	4°23'25"
C36	475.00'	28.02'	28.01'	N 11°56'09" W	3°22'46"
C37	475.00'	30.13'	30.12'	S 15°26'34" E	3°38'04"
C38	475.00'	188.40'	187.17'	S 28°22'47" E	22°43'31"
C39	25.00'	37.96'	34.42'	S 83°14'31" E	86°59'57"

LOT LINE - CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C40	25.00'	6.41'	6.39'	N 45°54'52" E	14°41'18"
C41	750.00'	23.72'	23.72'	S 39°28'35" W	1°48'43"
C42	750.00'	28.05'	28.05'	S 41°27'14" W	2°08'36"
C43	750.00'	28.01'	28.01'	S 43°35'43" W	2°08'23"
C44	750.00'	28.00'	28.00'	S 45°44'06" W	2°08'22"
C45	750.00'	28.04'	28.04'	S 47°52'32" W	2°08'31"
C46	750.00'	30.12'	30.12'	S 50°05'50" W	2°18'04"
C47	750.00'	11.81'	11.81'	S 51°41'56" W	0°54'08"
C48	750.00'	30.02'	30.01'	S 53°17'47" W	2°17'35"
C49	750.00'	7.68'	7.68'	S 54°44'11" W	0°35'13"
C50	225.00'	25.57'	25.56'	N 51°46'36" E	6°30'40"
C51	225.00'	21.06'	21.05'	N 45°50'24" E	5°21'43"



4 Large/Small Plat(s) Recorded
herewith as # 200001607

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Feb. 4, 2020
at 8:44 AM, PM, PB, PG
Document # 200001607
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

SUBDIVISION OF
STONEHOUSE TRACT 3
PARCEL "A", SECTION 2
LOTS 1 THROUGH 21
LOTS 42 THROUGH 77
& LOTS 87 THROUGH 97

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 12/16/2019 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 2 OF 4
JCC: S-19-0031

20001607

NOTE:
THIS PLAT CREATES 1.791 ACRES OF OPEN SPACE #1, 1.284 ACRES OF OPEN SPACE #2, & 2.033 ACRES OF OPEN SPACE #3. ADDITIONAL AREAS OF OPEN SPACE #1 & OPEN SPACE #2 FALL WITHIN PARCEL "A" FUTURE DEVELOPMENT AREA AND WILL BE CREATED BY PLATTING OF FUTURE SUBDIVISION SECTIONS OF PARCEL "A"

SIX MOUNT ZION ROAD R/W LINE TABLE

LINE	BEARING	DISTANCE
L192	S 23°14'41" W	30.33'
L193	S 71°17'41" W	62.90'
L194	S 07°23'55" W	94.18'
L195	S 07°23'55" W	2.79'
L196	S 02°48'41" W	54.92'
L197	S 02°48'41" W	178.96'

SIX MOUNT ZION ROAD R/W CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C57	280.44'	50.92'	50.85'	S 46°21'46" W	10°24'11"
C102	280.44'	138.61'	137.21'	S 37°24'17" W	28°19'11"
C103	214.22'	74.78'	74.40'	S 61°17'43" W	20°00'05"
C104	338.10'	57.34'	57.27'	S 66°26'10" W	9°43'02"
C105	727.00'	221.46'	220.61'	S 41°03'46" W	17°27'13"
C106	412.42'	75.49'	75.39'	S 16°58'34" W	10°29'16"

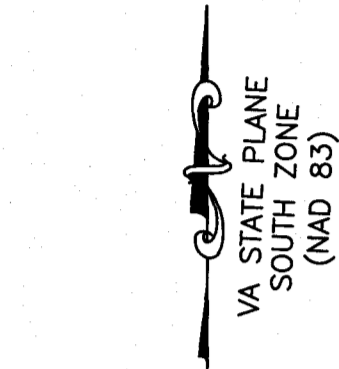
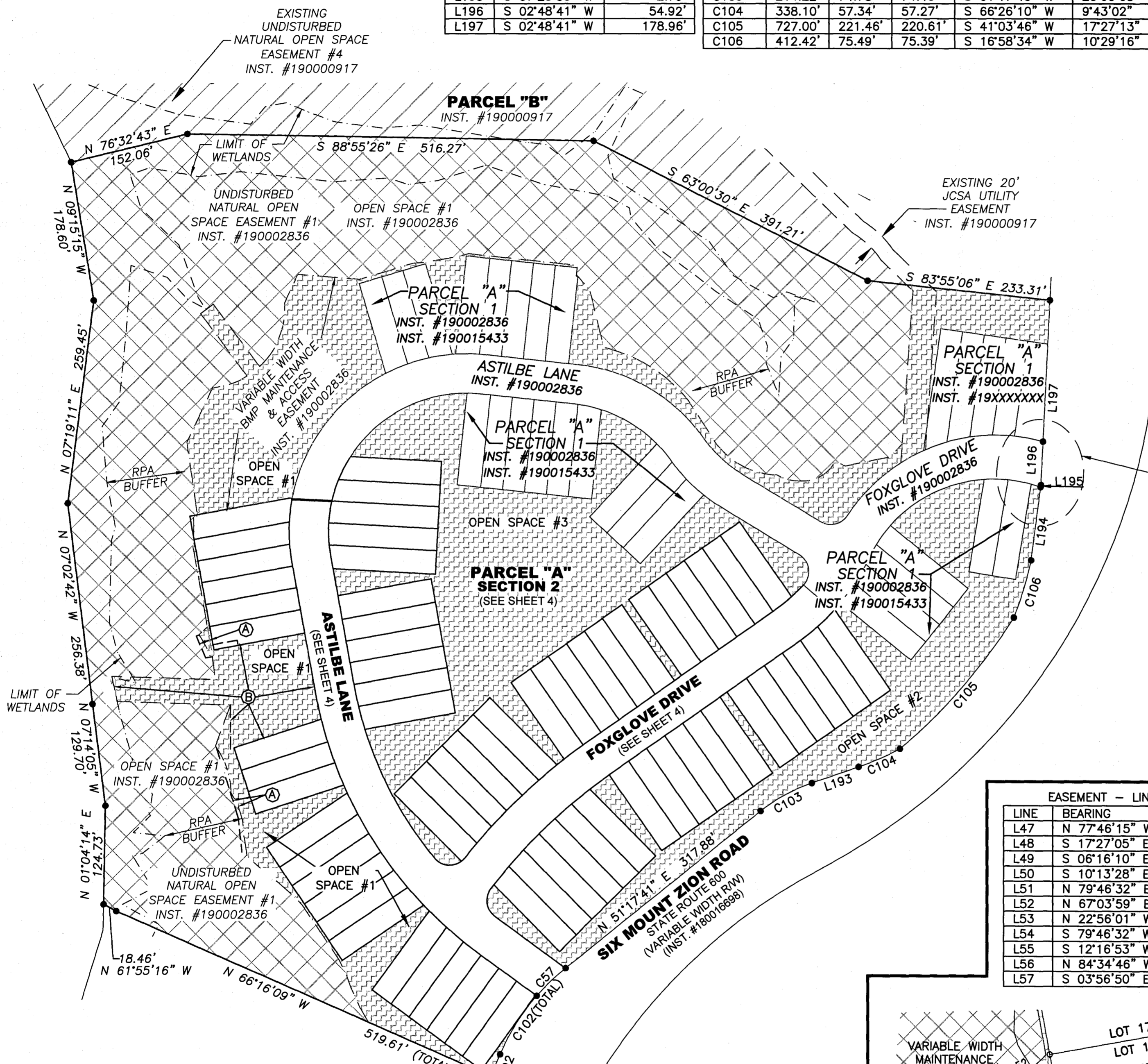
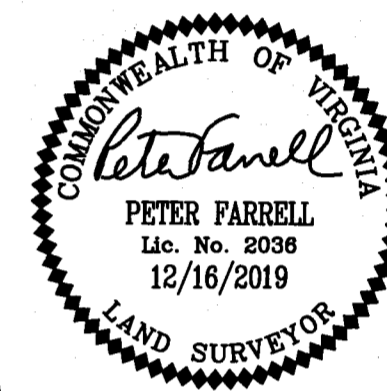
SUBDIVISION OF
**STONEHOUSE TRACT 3
PARCEL "A", SECTION 2**
LOTS 1 THROUGH 21
LOTS 42 THROUGH 77
& LOTS 87 THROUGH 97

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 12/16/2019 JOB # 17-378

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SHEET 3 OF 4

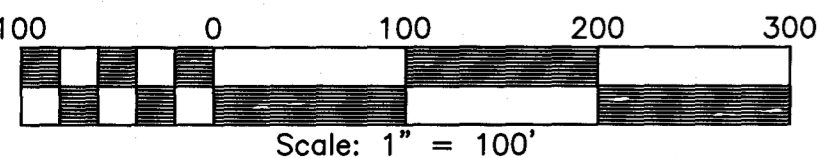
JCC: S-19-0031



N/F
STONEHOUSE OWNERS
FOUNDATION
PIN: 054040001B
INST. #150009055
INST. #070021208 (PLAT)

EASEMENT KEY

- (A) VARIABLE WIDTH BMP MAINTENANCE & ACCESS EASEMENT
- (B) VARIABLE WIDTH MAINTENANCE EASEMENT STORMWATER FACILITY BMP LOCATION

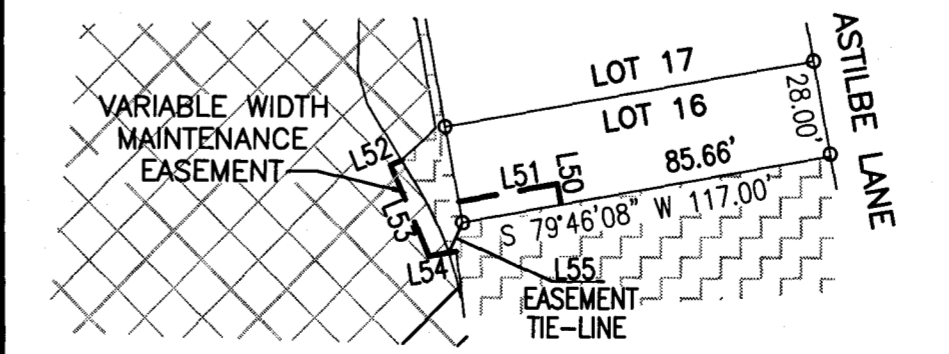


N/F
STONEHOUSE OWNERS
FOUNDATION
PIN: 0540100017
INST. #140015279
INST. #090021691 (PLAT)

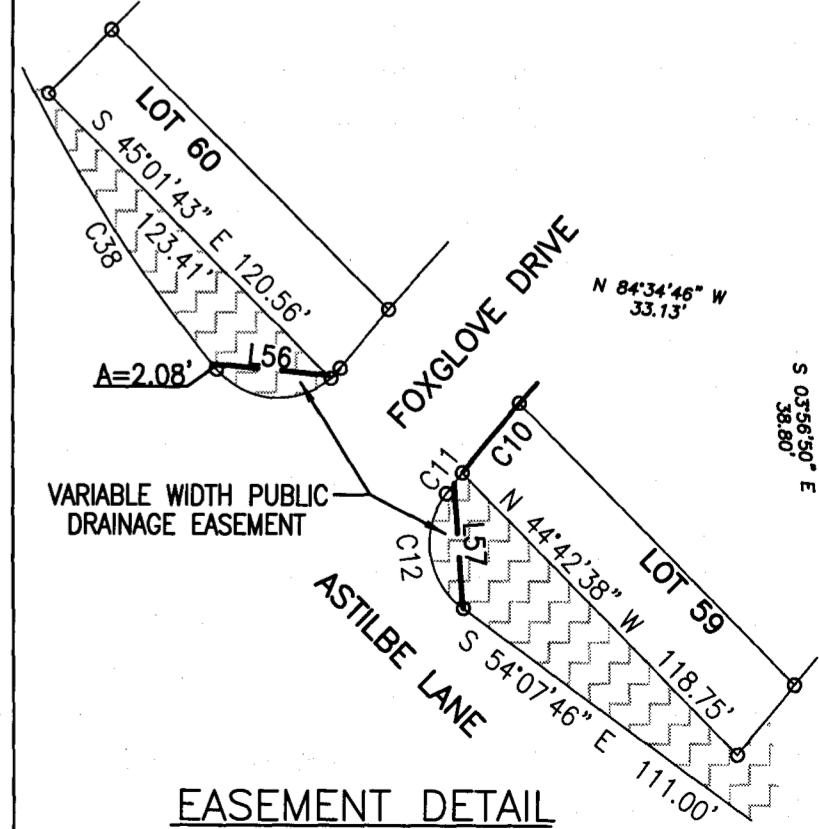
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Feb 4 2020
at 8:44 AM, PB PG
Document # 20001607
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

EASEMENT - LINE TABLE

LINE	BEARING	DISTANCE
L47	N 77°46'15" W	18.77'
L48	S 17°27'05" E	92.51'
L49	S 06°16'10" E	44.27'
L50	S 10°13'28" E	6.56'
L51	N 79°46'32" E	31.34'
L52	N 67°03'59" E	3.72'
L53	N 22°56'01" W	30.42'
L54	S 79°46'32" W	8.63'
L55	S 12°16'53" W	9.13'
L56	N 84°34'46" W	33.13'
L57	S 03°56'50" E	38.80'



EASEMENT DETAIL
NOT TO SCALE



EASEMENT DETAIL
NOT TO SCALE

4 Large/Small Plat(s) Recorded
herewith as # 20001607

200001607

SUBDIVISION OF
STONEHOUSE TRACT 3
PARCEL "A", SECTION 2
 LOTS 1 THROUGH 21
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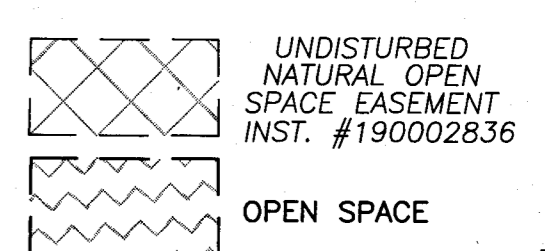
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
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SHEET 4 OF 4
JCC: S-19-0031

City of Williamsburg & County of James City
 Circuit Court. This Plat was recorded on
 Feb 4 2020
 at 3:44 PM, PG
 Document # 200001607
 MONA A. FOLEY, CLERK



SEE SHEET 2 FOR LOT LINE CURVE TABLES
 SEE SHEET 1 FOR LOT LINE LINE TABLES

CENTERLINE - LINE TABLE

LINE	BEARING	DISTANCE
L40	S 10°13'52" E	166.05'
L41	S 54°07'46" E	92.89'

CENTERLINE - CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C52	200.00'	75.29'	74.85'	S 00°33'15" W	21°34'13"
C53	500.00'	320.58'	315.11'	S 28°36'21" E	36°44'07"
C54	500.00'	62.45'	62.41'	S 50°33'06" E	7°09'22"
C55	725.00'	266.16'	264.66'	S 44°30'47" W	21°02'02"
C56	250.00'	53.14'	53.04'	N 48°56'27" E	12°10'41"

EASEMENT - LINE TABLE

LINE	BEARING	DISTANCE
L42	N 00°09'41" W	55.91'
L43	N 88°02'16" W	144.09'
L44	N 12°14'22" W	32.05'
L45	S 88°09'19" E	131.50'
L46	N 06°51'45" W	37.71'

NOTE:
 THIS PLAT CREATES 1.791 ACRES OF OPEN SPACE #1, 1.284 ACRES OF OPEN SPACE #2, & 2.033 ACRES OF OPEN SPACE #3. ADDITIONAL AREAS OF OPEN SPACE #1 & OPEN SPACE #2 FALL WITHIN PARCEL "A" FUTURE DEVELOPMENT AREA AND WILL BE CREATED BY PLATTING OF FUTURE SUBDIVISION SECTIONS OF PARCEL "A"

