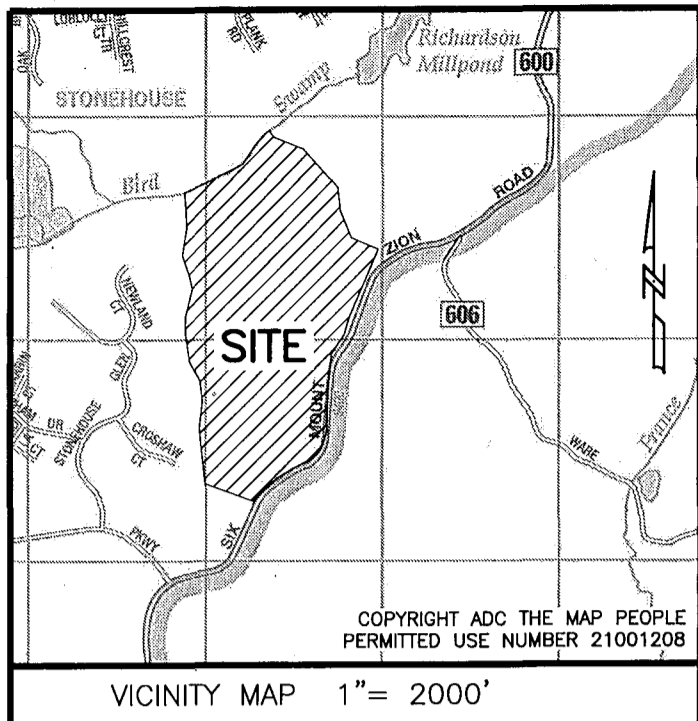


20003800



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 ZONES "AE" & "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 DESIGN PLANS TITLED "STONEHOUSE TRACT 3 - PARCEL "C" SUBDIVISION PLAN" DATED MARCH 29, 20189, PREPARED BY TIMMONS GROUP AND USED WITH THEIR PERMISSION. (JCC CASE #SP-0009-2017)
14. PARCEL C, SECTION 1 IS PLATTING LOTS 1 THROUGH 4 & LOTS 10 THROUGH 29. (24 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, VIBURNUM DRIVE, TRILLIUM DRIVE & CORAL BELLS COURT 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
CREATING
PARCEL "C" &
PARCEL "C" SECTION 1
LOTS 1 THROUGH 4 & LOTS 10 THROUGH 29
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 02/05/2020 JOB # 17-378



205 Bulifants Blvd., Suite E, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 7

JCC-S-0009-2017

OWNERS CERTIFICATE: SCP-JTL STONEHOUSE OWNER 2 LLC

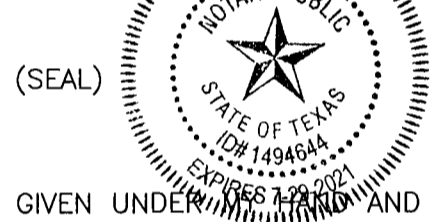
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: David C. Lane, Date: Feb. 17, 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 17th DAY OF February, 2020.

Signature: Linda A. 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.

CERTIFICATE OF APPROVAL

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

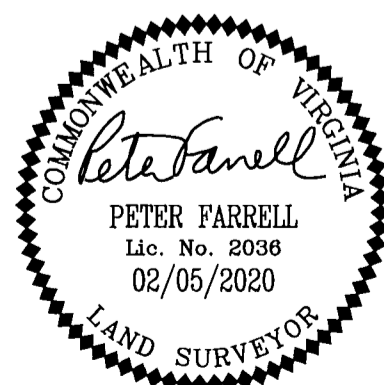
DATE: 3/12/20, SUBDIVISION AGENT OF JAMES CITY COUNTY: Ellen Cook

DATE: 26th 2020, VIRGINIA DEPARTMENT OF TRANSPORTATION: Ellen Brackley

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.

DATE: 02/05/2020, PETER FARRELL, L.S. 2036



AREA TABULATION

Table with 3 columns: Description, Square Feet (S.F.), and Acres (AC). Rows include Existing Tract 3, Parcel C (Total), Dedicated R/W, Section 1 Lots, Open Space #1, Pump Station Lot, Parcel C Future Development, Parcel C Undisturbed Natural Open Space Easements, Existing Parcel A, Existing Parcel B, and Remainder of Tract 3 (Total).

(NOTE: 6,109 S.F. / 0.140 AC. OF N.O.S. EASEMENT #1 OVERLAPS ONTO LOTS 17 THROUGH 20 AND 11,106 S.F. / 0.025 AC. OF N.O.S. EASEMENT #3 OVERLAPS ONTO LOT 21)

PROPERTY INFORMATION

PARCEL ID: #0540100015
ZONING DISTRICT: PUD-R PLANNED UNIT DEVELOPMENT WITH PROFFERS
PROPERTY OWNER: SCP-JTL STONEHOUSE OWNER 2 LLC INST. #160007743
PROPERTY ADDRESS: 9351 SIX MOUNT ZION ROAD TOANO, VIRGINIA 23168

STATE OF VIRGINIA, JAMES CITY COUNTY

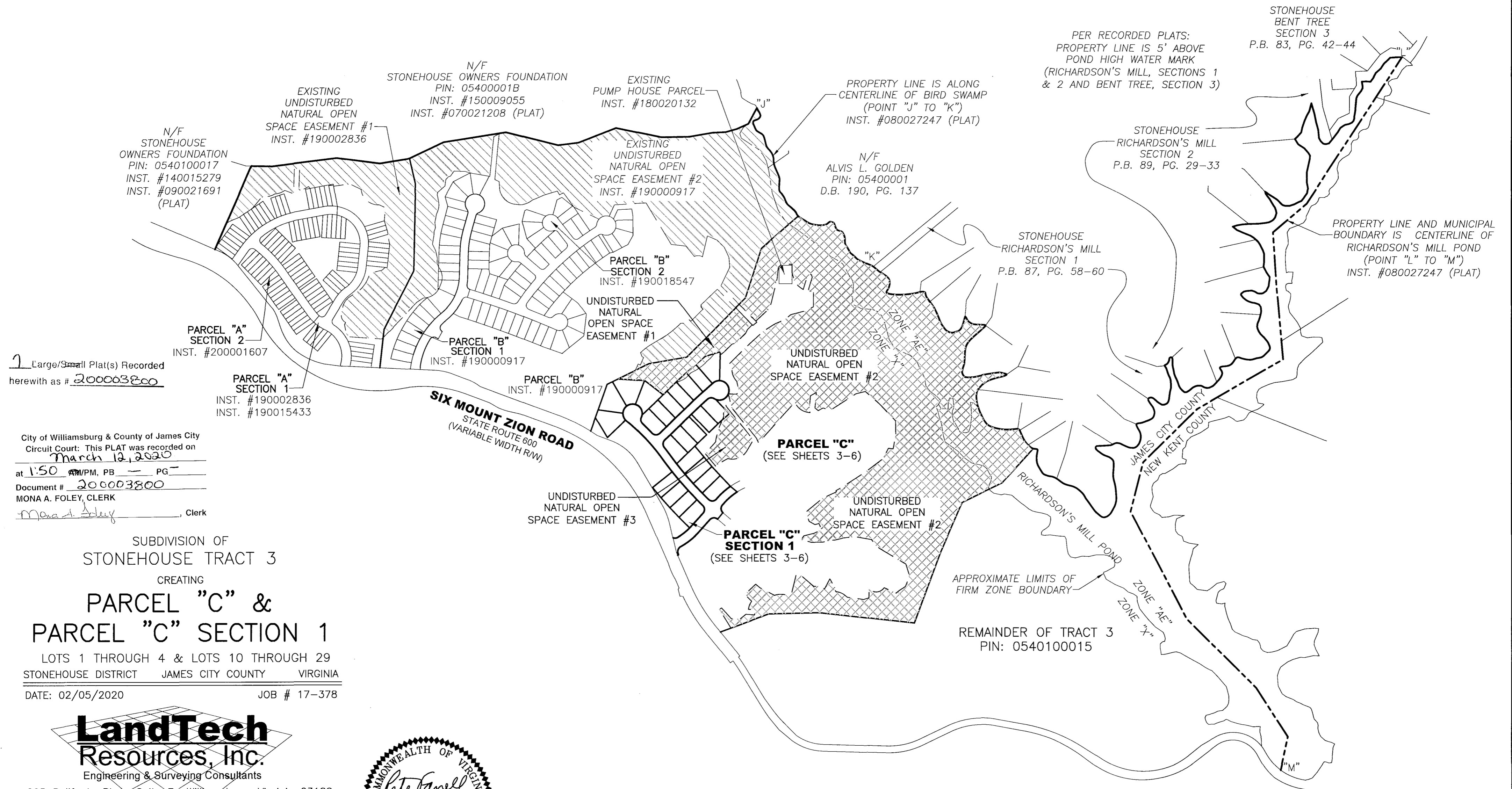
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 12th DAY OF March, 2020. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:50 PM. INSTRUMENT # 200003800. TESTE: MONA A. FOLEY, CLERK

2 Large/Small Plat(s) Recorded herewith as # 200003800

20003800

VA STATE PLANE
SOUTH ZONE
(NAD 83)

STONEHOUSE TRACT 3

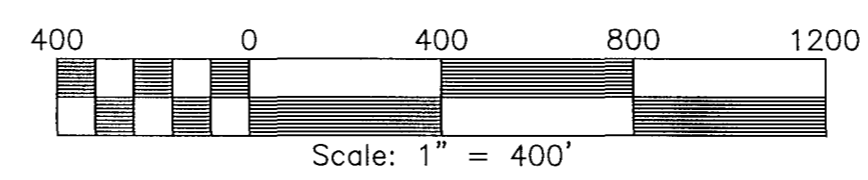


1 Large/Small Plat(s) Recorded
herewith as # 20003800

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 12, 2020
at 1:50 PM, PB PG
Document # 20003800
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

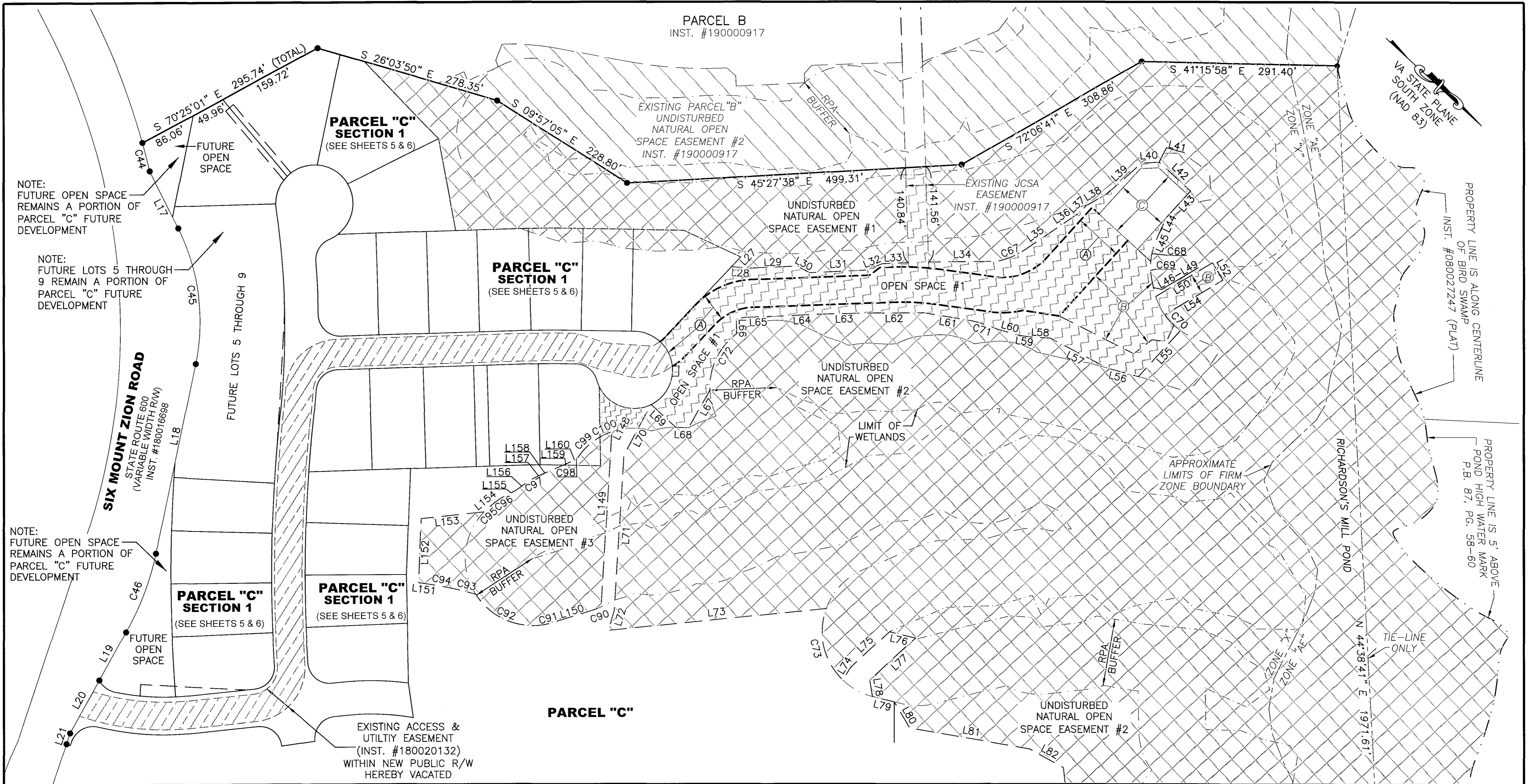
SUBDIVISION OF
STONEHOUSE TRACT 3
CREATING
**PARCEL "C" &
PARCEL "C" SECTION 1**
LOTS 1 THROUGH 4 & LOTS 10 THROUGH 29
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 02/05/2020 JOB # 17-378

LandTech Resources, Inc.
Engineering & Surveying Consultants
205 Bulifants Blvd., Suite E., Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



NOTE:
THIS PLAT CREATES 50.840 ACRES OF OPEN SPACE. ADDITIONAL AREAS OF OPEN SPACE FALL WITHIN PARCEL "C" FUTURE DEVELOPMENT AREA AND WILL BE CREATED BY PLATTING OF FUTURE SUBDIVISION SECTIONS OF PARCEL "C".

SHEET 2 OF 7
JCC-S-0009-2017

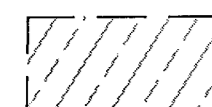


NOTE:
FUTURE OPEN SPACE
REMAINS A PORTION OF
PARCEL "C" FUTURE
DEVELOPMENT

NOTE:
FUTURE LOTS 5 THROUGH
9 REMAIN A PORTION OF
PARCEL "C" FUTURE
DEVELOPMENT

NOTE:
FUTURE OPEN SPACE
REMAINS A PORTION OF
PARCEL "C" FUTURE
DEVELOPMENT

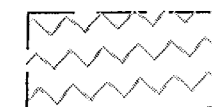
MATCH LINE SHEET 4



EXISTING ACCESS &
UTILITY EASEMENT
HEREBY VACATED



UNDISTURBED
NATURAL OPEN
SPACE EASEMENT



OPEN SPACE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 12, 2020
at 1:50 PM, PB - PG -
Document # 20003800
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

Large/Small Plat(s) Recorded
herewith as # 20003800

SIX MOUNT ZION ROAD LINE TABLE

LINE	BEARING	DISTANCE
L17	N 21°00'41" E	95.36'
L18	N 59°31'41" E	288.32'
L19	N 76°41'30" E	81.66'
L20	N 76°41'30" E	89.99'
L21	N 66°09'08" E	16.65'
L22	N 66°09'08" E	199.15'
L23	N 50°07'41" E	52.52'

SIX MOUNT ZION ROAD CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C44	1,035.00'	43.73'	43.73'	S 33°26'37" W	2°25'15"
C45	306.48'	206.02'	202.17'	S 40°16'10" W	38°30'57"
C46	401.97'	126.27'	125.75'	S 68°31'38" W	17°59'55"
C47	965.00'	269.88'	269.01'	N 58°08'24" E	16°01'27"

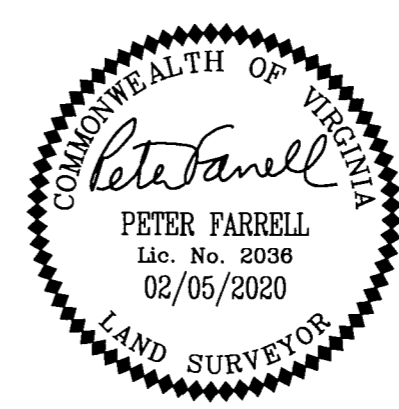
PORTION OF
EXISTING ACCESS
& UTILITY EASEMENT
INST. #180020132
TO REMAIN

EXISTING VARIABLE WIDTH
BMP ACCESS &
MAINTENANCE EASEMENT
INST. #180020132

EXISTING PUMP
HOUSE PARCEL
INST. #180020132

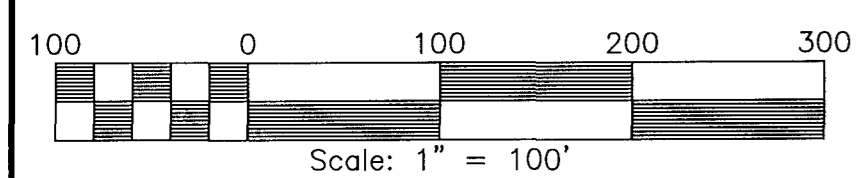
SEE SHEET 7 FOR
UNDISTURBED NATURAL
OPEN SPACE EASEMENT
LINE & CURVE TABLES

SUBDIVISION OF
STONEHOUSE TRACT 3
CREATING
**PARCEL "C" &
PARCEL "C" SECTION 1**
LOTS 1 THROUGH 4 & LOTS 10 THROUGH 29
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 02/05/2020 JOB # 17-378



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Resources, Inc.**
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NOTE:
THIS PLAT CREATES 50.840 ACRES OF OPEN SPACE. ADDITIONAL
AREAS OF OPEN SPACE FALL WITHIN PARCEL "C" FUTURE
DEVELOPMENT AREA AND WILL BE CREATED BY PLATTING OF
FUTURE SUBDIVISION SECTIONS OF PARCEL "C".



200003800

NOTE:
THIS PLAT CREATES 50.840 ACRES OF OPEN SPACE. ADDITIONAL AREAS OF OPEN SPACE FALL WITHIN PARCEL "C" FUTURE DEVELOPMENT AREA AND WILL BE CREATED BY PLATTING OF FUTURE SUBDIVISION SECTIONS OF PARCEL "C".

SEE SHEET 7 FOR
UNDISTURBED NATURAL
OPEN SPACE EASEMENT
LINE & CURVE TABLES

SEE SHEET 3 FOR
SIX MOUNT ZION ROAD
R/W LINE & CURVE TABLES

MATCH LINE SHEET 3

PARCEL "C"

SUBDIVISION OF
STONEHOUSE TRACT 3
CREATING
**PARCEL "C" &
PARCEL "C" SECTION 1**
LOTS 1 THROUGH 4 & LOTS 10 THROUGH 29
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 02/05/2020 JOB # 17-378

**LandTech
Resources, Inc.**
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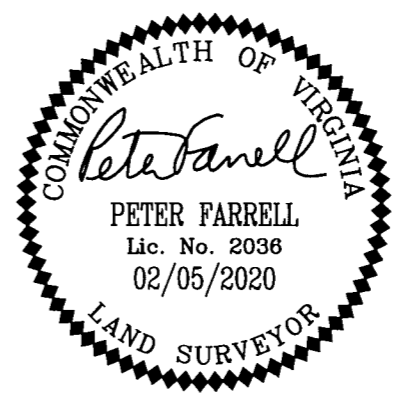
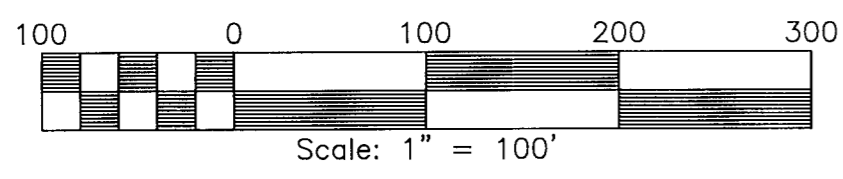
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SHEET 4 OF 7

JCC-S-0009-2017

REMAINDER OF TRACT 3
PIN: 0540100015
AREA = 80.93± AC.

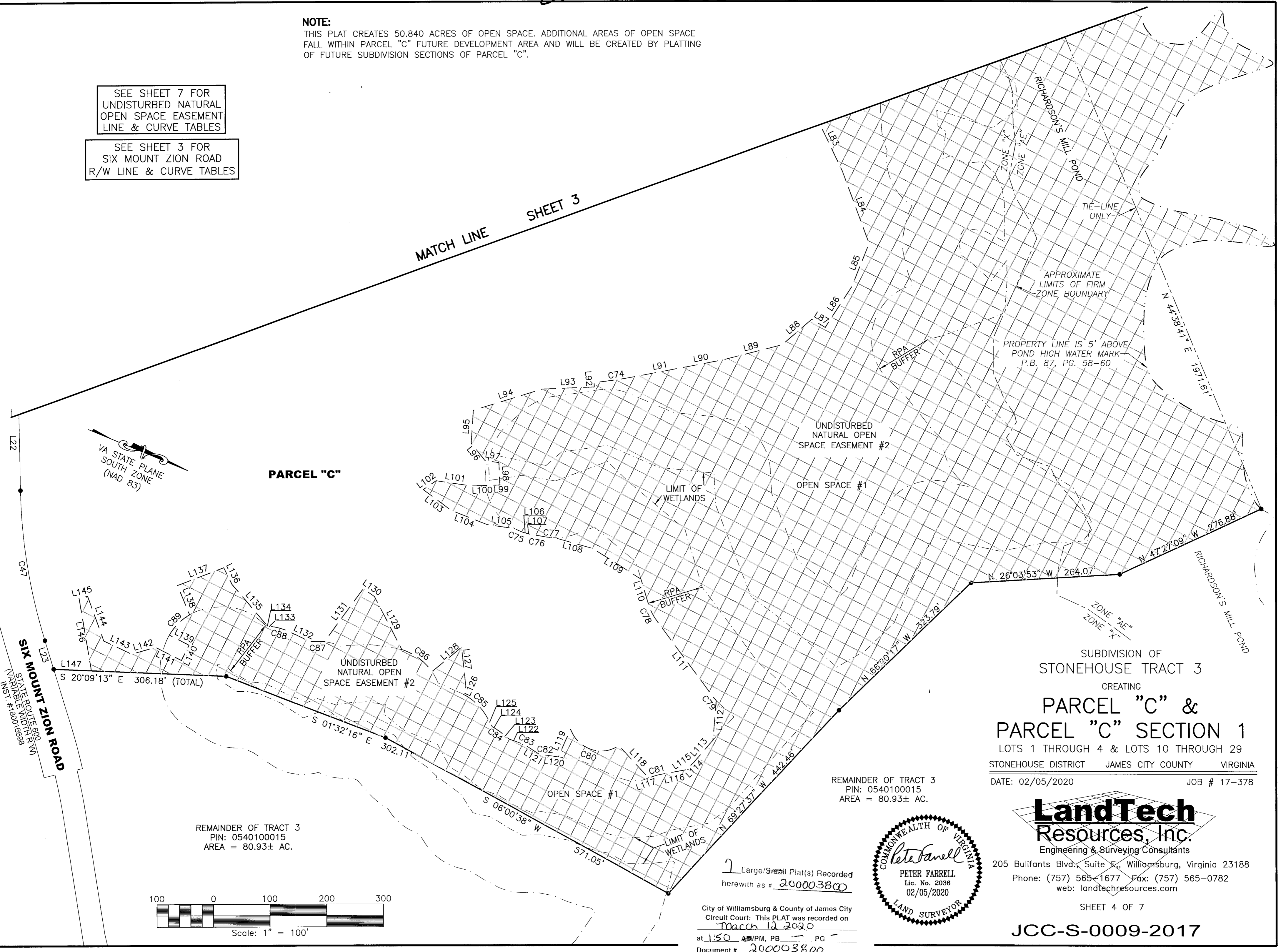
REMAINDER OF TRACT 3
PIN: 0540100015
AREA = 80.93± AC.



1 Large/Small Plat(s) Recorded
herewith as # 200003800

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 12 2020

at 1:50 A.M./P.M., PB PG
Document # 200003800
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



20003800

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 12 2020
at 1:50 AM/PM, PG.
Document # 20003800
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

SUBDIVISION OF
STONEHOUSE TRACT 3

CREATING
**PARCEL "C" &
PARCEL "C" SECTION 1**
LOTS 1 THROUGH 4 & LOTS 10 THROUGH 29
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 02/05/2020 JOB # 17-378

Large/Small Plat(s) Recorded
herewith as # 20003800

NOTE:
THIS PLAT CREATES 50.840 ACRES OF
OPEN SPACE. ADDITIONAL AREAS OF OPEN
SPACE FALL WITHIN PARCEL "C" FUTURE
DEVELOPMENT AREA AND WILL BE
CREATED BY PLATTING OF FUTURE
SUBDIVISION SECTIONS OF PARCEL "C".

EXISTING ACCESS
& UTILITY EASEMENT
INST. #180020132

10' X 15'
DRAINAGE EASEMENT

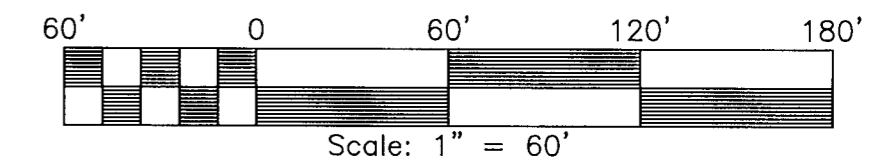
**LandTech
Resources, Inc.**

Engineering & Surveying Consultants

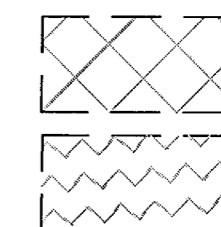
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SHEET 5 OF 7

JCC-S-0009-2017



SEE SHEET 6 FOR
SECTION 1
LINE & CURVE TABLES

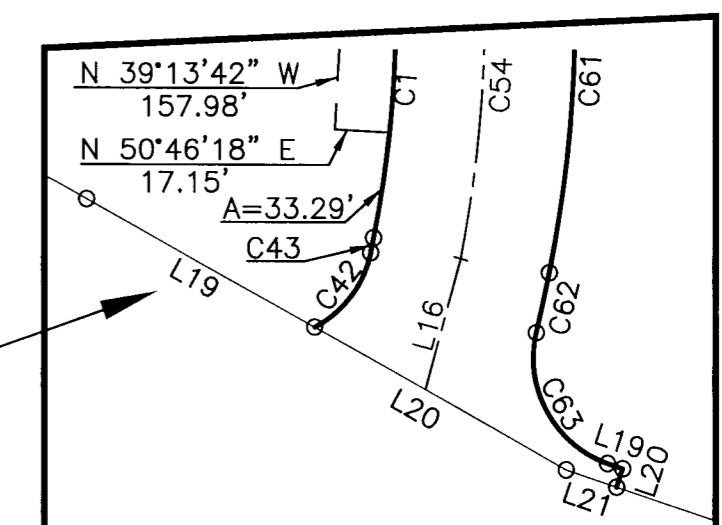


UNDISTURBED
NATURAL OPEN
SPACE EASEMENT

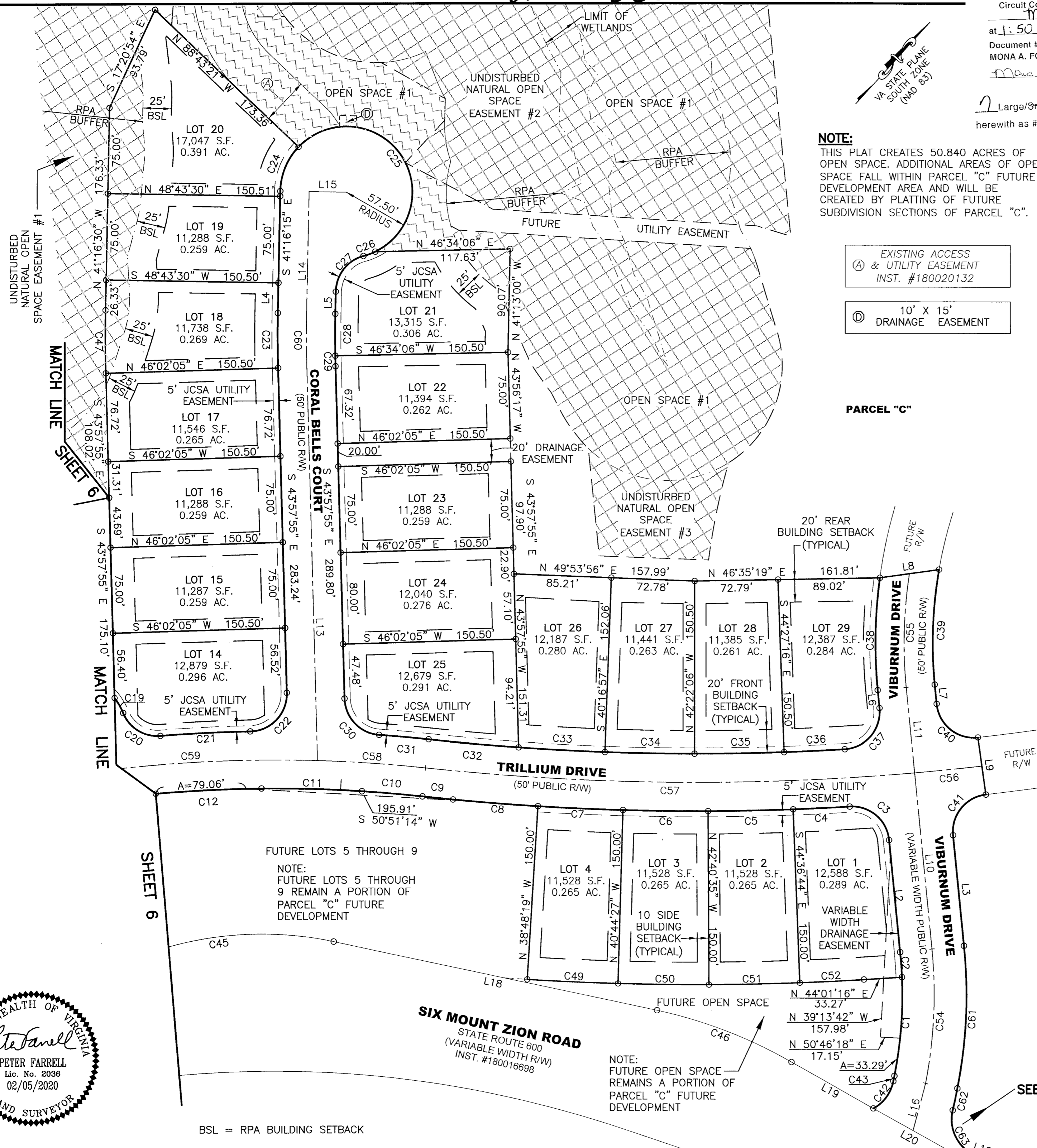
OPEN SPACE

**PARCEL "C"
SECTION 1
LOT & R/W DETAIL**

NOTE:
THIS PLAT CREATES 48.605 ACRES OF OPEN SPACE. ADDITIONAL
AREAS OF OPEN SPACE FALL WITHIN PARCEL "C" FUTURE
DEVELOPMENT AREA AND WILL BE CREATED BY PLATTING OF
FUTURE SUBDIVISION SECTIONS OF PARCEL "C".



SEE DETAIL



BSL = RPA BUILDING SETBACK

NOTE:
FUTURE OPEN SPACE
REMAINS A PORTION OF
PARCEL "C" FUTURE
DEVELOPMENT

200003800

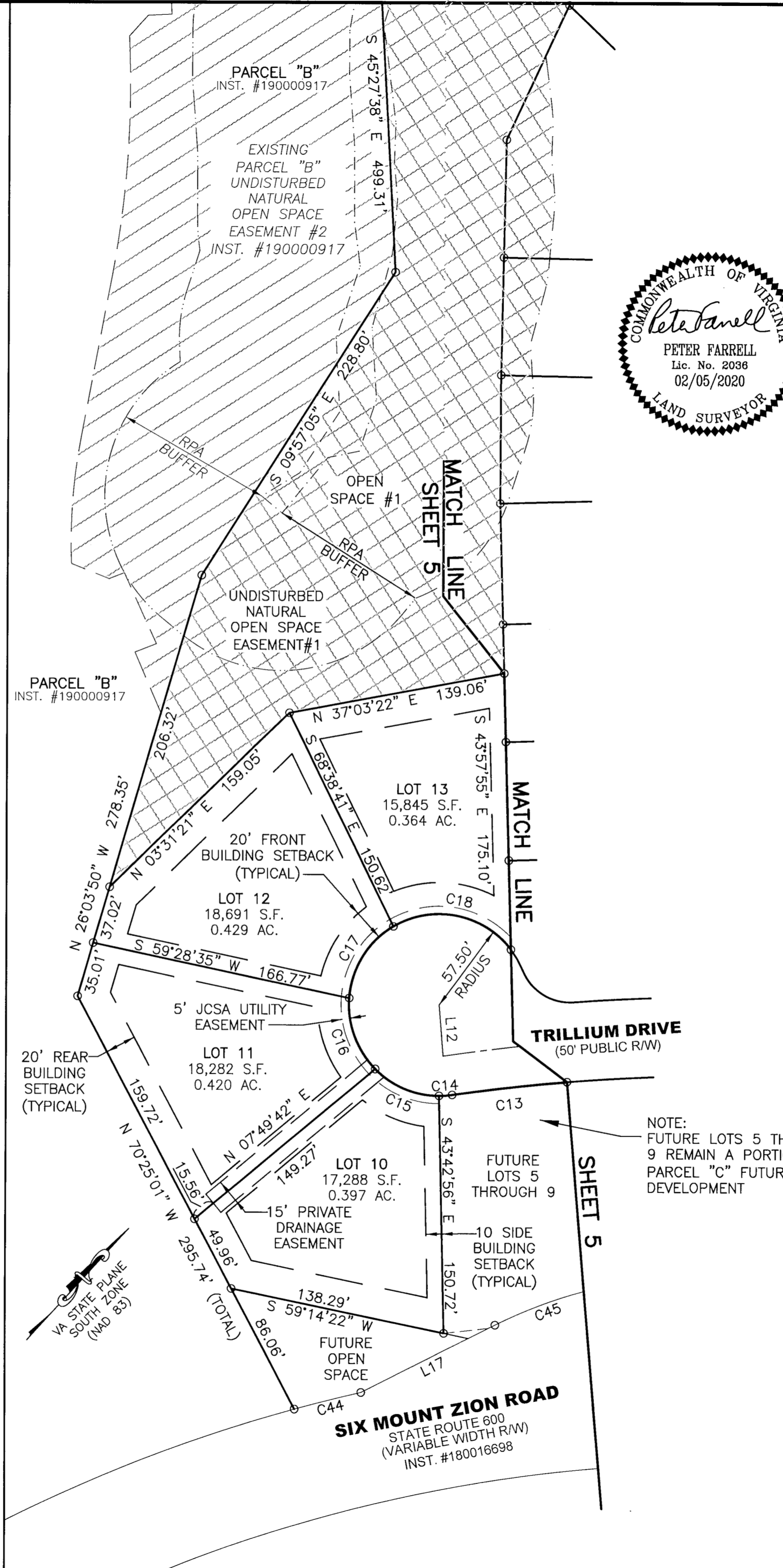
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	353.28'	86.24'	86.03'	N 37°59'06" W	13°59'12"
C2	353.28'	21.65'	21.65'	N 46°44'04" W	3°30'43"
C3	32.50'	49.83'	45.09'	S 88°01'26" W	87°51'07"
C4	2,200.00'	49.53'	49.52'	N 44°44'35" E	1°17'23"
C5	2200.00'	74.32'	74.32'	S 46°21'21" W	1°56'08"
C6	2200.00'	74.32'	74.32'	S 48°17'29" W	1°56'08"
C7	2200.00'	74.32'	74.32'	S 50°13'37" W	1°56'08"
C8	2200.00'	74.32'	74.32'	S 52°09'45" W	1°56'08"
C9	2200.00'	26.82'	26.82'	S 53°28'47" W	0°41'54"
C10	1210.00'	52.92'	52.91'	S 52°34'33" W	2°30'21"
C11	1210.00'	87.49'	87.47'	S 49°15'06" W	4°08'35"
C12	1210.00'	92.45'	92.42'	S 44°59'29" W	4°22'39"
C13	1210.00'	73.67'	73.66'	S 41°03'30" W	3°29'19"
C14	57.50'	8.36'	8.35'	S 43°21'02" W	8°19'42"
C15	57.50'	45.22'	44.06'	S 70°02'34" W	45°03'23"
C16	57.50'	49.30'	47.80'	N 62°52'05" W	49°07'20"
C17	57.50'	55.50'	53.37'	N 10°39'16" W	55°18'17"
C18	57.50'	83.40'	76.28'	N 58°33'02" E	83°06'20"
C19	57.50'	15.08'	15.03'	S 72°23'08" E	15°01'19"
C20	32.50'	40.81'	38.18'	N 79°09'08" E	71°56'45"
C21	1260.00'	78.49'	78.48'	N 44°57'49" E	3°34'09"
C22	32.50'	51.46'	46.25'	N 01°23'29" E	90°42'49"
C23	1025.00'	48.13'	48.13'	N 42°37'12" W	2°41'26"
C24	57.50'	42.84'	41.86'	N 19°55'38" W	42°41'17"
C25	57.50'	201.00'	113.20'	S 78°26'23" E	200°17'13"
C26	57.50'	10.94'	10.92'	S 27°09'07" W	10°53'47"
C27	32.50'	41.90'	39.06'	S 04°19'56" E	73°51'54"
C28	975.00'	36.70'	36.70'	S 42°21'12" E	2°09'25"
C29	975.00'	9.08'	9.08'	S 43°41'55" E	0°32'01"
C30	32.50'	47.75'	43.57'	S 86°03'17" E	84°10'43"
C31	1260.00'	43.38'	43.38'	N 52°50'33" E	1°58'22"
C32	2150.00'	78.77'	78.77'	N 52°46'45" E	2°05'57"
C33	2150.00'	75.50'	75.50'	N 50°43'25" E	2°00'43"
C34	2150.00'	78.28'	78.28'	N 48°40'28" E	2°05'10"
C35	2150.00'	78.28'	78.27'	N 46°35'19" E	2°05'10"
C36	2150.00'	52.98'	52.98'	N 44°50'22" E	1°24'43"
C37	32.50'	52.29'	46.83'	N 01°57'29" W	92°11'00"
C38	427.10'	98.43'	98.22'	S 41°19'09" E	13°12'18"
C39	377.10'	100.85'	100.55'	S 40°15'06" E	15°19'21"
C40	32.50'	51.58'	46.33'	N 86°29'11" E	90°55'36"
C41	32.50'	50.51'	45.58'	S 03°31'44" E	89°02'32"
C42	34.00'	30.08'	29.11'	N 05°22'34" W	50°41'08"
C43	372.00'	4.65'	4.65'	N 31°04'37" W	0°42'58"
C49	2,350.00'	79.39'	79.39'	N 50°13'37" E	1°56'08"
C50	2,350.00'	79.39'	79.39'	N 48°17'29" E	1°56'08"
C51	2,350.00'	79.39'	79.39'	N 46°21'21" E	1°56'08"
C52	2,350.00'	56.06'	56.06'	N 44°42'16" E	1°22'01"
C61	404.15'	124.17'	123.68'	N 39°44'33" W	17°36'10"
C62	428.01'	19.19'	19.19'	N 30°09'03" W	2°34'07"
C63	34.00'	50.41'	45.92'	S 71°22'32" E	84°56'41"

LINE	BEARING	DISTANCE
L2	N 48°03'00" W	97.07'
L3	S 48°03'00" E	95.81'
L4	N 41°16'15" W	26.33'
L5	S 41°15'53" E	19.38'
L6	N 48°03'00" W	15.66'
L7	S 48°03'00" E	16.86'

LINE	BEARING	DISTANCE
L8	N 39°43'46" E	52.17'
L9	S 50°15'42" E	50.01'
L17	S 23°50'52" E	6.00'
L18	S 66°09'08" W	5.00'
L19	S 66°09'08" W	5.00'
L20	N 23°50'52" W	6.00'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C54	400.00'	117.03'	116.61'	N 39°40'07" W	16°45'46"
C55	402.10'	99.59'	99.34'	N 40°49'05" W	14°11'27"
C56	2175.00'	59.02'	59.02'	N 41°47'00" E	1°33'17"
C57	2175.00'	427.75'	427.06'	S 48°11'41" W	11°16'06"
C58	1235.00'	94.36'	94.34'	S 51°38'24" W	4°22'40"
C59	1235.00'	220.75'	220.45'	S 44°19'50" W	10°14'28"
C60	1000.00'	46.96'	46.95'	N 42°37'12" W	2°41'26"

LINE	BEARING	DISTANCE
L10	N 48°03'00" W	153.12'
L11	N 48°03'00" W	74.57'
L12	N 46°57'43" W	32.57'
L13	N 43°57'55" W	342.83'
L14	N 41°16'15" W	105.84'
L15	N 48°43'44" E	32.50'
L16	N 27°17'15" W	42.24'

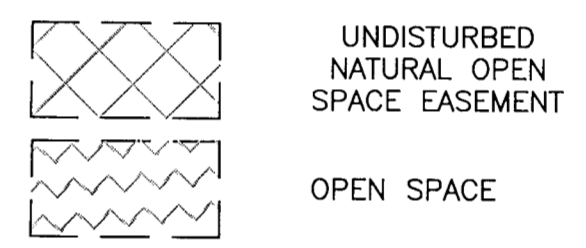


SUBDIVISION OF
STONEHOUSE TRACT 3
CREATING
**PARCEL "C" &
PARCEL "C" SECTION 1**
LOTS 1 THROUGH 4 & LOTS 10 THROUGH 29
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 02/05/2020 JOB # 17-378



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Engineering & Surveying Consultants
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SHEET 6 OF 7
JCC-S-0009-2017

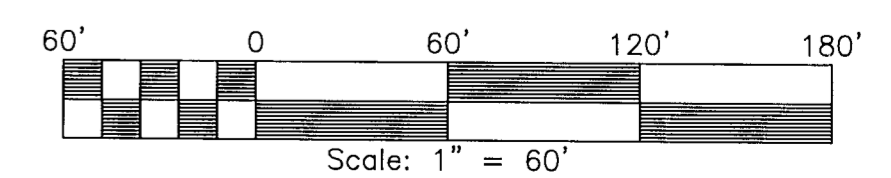


**PARCEL "C" SECTION 1
LOT & R/W DETAIL**

7 Large/Small Plat(s) Recorded
herewith as # 200003800

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 12 2020
at 1:50 PM, PB — PG —
Document # 200003800
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

NOTE:
THIS PLAT CREATES 50.840 ACRES OF OPEN SPACE.
ADDITIONAL AREAS OF OPEN SPACE FALL WITHIN PARCEL "C"
FUTURE DEVELOPMENT AREA AND WILL BE CREATED BY
PLATTING OF FUTURE SUBDIVISION SECTIONS OF PARCEL "C".



2 00003800

SUBDIVISION OF
STONEHOUSE TRACT 3
CREATING

PARCEL "C" &
PARCEL "C" SECTION 1
LOTS 1 THROUGH 4 & LOTS 10 THROUGH 29
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 02/05/2020 JOB # 17-378

UNDISTURBED NATURAL OPEN SPACE CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C67	120.89'	46.90'	46.61'	N 64°56'57" W	22°13'44"
C68	102.92'	26.52'	26.45'	N 58°56'49" E	14°45'50"
C69	95.81'	25.28'	25.21'	N 44°06'33" E	15°07'03"
C70	101.88'	32.91'	32.77'	N 02°28'36" E	18°30'28"
C71	207.82'	39.14'	39.08'	S 24°44'11" E	10°47'26"
C72	100.01'	73.78'	72.12'	N 79°41'22" E	42°16'05"
C73	99.46'	116.09'	109.61'	N 34°31'44" E	66°52'24"
C74	859.00'	82.21'	82.18'	N 31°09'15" W	5°29'00"
C75	134.91'	17.08'	17.07'	N 00°45'16" E	7°15'18"
C76	1149.11'	29.75'	29.75'	N 12°47'20" W	1°29'01"
C77	100.01'	15.23'	15.21'	N 17°27'12" W	8°43'22"
C78	100.01'	35.43'	35.24'	N 40°36'51" E	20°17'49"
C79	100.01'	11.17'	11.17'	N 27°15'53" E	6°24'06"
C80	57.50'	104.20'	90.52'	N 03°44'11" W	103°49'48"
C81	100.01'	15.82'	15.80'	S 37°27'09" E	9°03'48"
C82	87.35'	15.92'	15.90'	S 18°49'07" E	10°26'25"
C83	100.01'	22.82'	22.77'	S 03°38'12" W	13°04'26"
C84	100.01'	12.63'	12.63'	S 12°43'20" W	7°14'19"
C85	100.01'	60.85'	59.91'	S 21°09'07" W	34°51'35"
C86	103.85'	67.28'	66.11'	S 13°22'01" W	37°07'15"
C87	100.01'	25.56'	25.50'	S 22°51'15" E	14°38'46"
C88	100.01'	34.33'	34.16'	S 06°40'00" E	19°39'57"
C89	99.91'	51.02'	50.47'	S 67°18'19" E	29°15'34"
C90	100.01'	14.17'	14.15'	N 63°24'14" W	8°06'56"
C91	510.42'	4.23'	4.23'	S 58°08'07" E	0°28'28"
C92	100.01'	126.44'	118.18'	N 20°42'24" W	72°26'11"
C93	580.38'	32.61'	32.61'	S 28°05'48" E	3°13'10"
C94	585.37'	41.59'	41.58'	S 31°43'41" E	4°04'15"
C95	100.01'	13.63'	13.62'	S 84°37'01" E	7°48'29"
C96	100.01'	19.81'	19.78'	S 75°02'14" E	11°21'06"
C97	100.01'	14.50'	14.49'	S 74°02'04" E	8°18'30"
C98	100.01'	4.35'	4.35'	S 76°05'54" E	2°29'27"
C99	100.01'	45.67'	45.27'	S 85°01'47" E	26°09'50"
C100	100.01'	22.78'	22.73'	S 65°25'24" E	13°02'57"

UNDISTURBED NATURAL OPEN SPACE LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L27	S 88°43'21" E	20.05'	L95	N 71°08'24" E	59.09'
L28	N 38°01'07" W	28.66'	L96	N 28°51'39" E	39.11'
L29	N 45°13'16" W	68.59'	L97	N 13°46'55" W	25.18'
L30	N 15°07'32" W	21.76'	L98	N 64°53'09" E	39.64'
L31	N 44°54'48" W	84.90'	L99	S 24°54'09" E	7.58'
L32	N 64°48'49" W	25.19'	L100	S 24°24'45" E	42.89'
L33	N 44°41'23" W	39.33'	L101	S 14°12'42" E	63.15'
L34	N 42°55'12" W	101.24'	L102	S 57°12'00" E	27.63'
L35	N 76°16'48" W	50.02'	L103	N 14°01'59" E	61.16'
L36	N 76°25'42" W	45.11'	L104	N 01°11'14" W	68.49'
L37	N 86°44'14" W	15.58'	L105	N 14°17'24" W	49.19'
L38	N 72°32'21" W	36.57'	L106	N 06°24'21" W	8.15'
L39	N 84°11'10" W	68.38'	L107	N 09°34'49" W	3.59'
L40	N 45°36'19" W	23.93'	L108	N 06°57'37" W	69.68'
L41	N 27°22'43" W	4.24'	L109	N 09°47'54" E	101.63'
L42	N 00°00'00" W	61.51'	L110	N 50°45'45" E	44.43'
L43	N 90°00'00" E	52.29'	L111	N 30°27'56" E	162.66'
L44	N 73°13'14" E	24.45'	L112	N 71°59'07" E	70.34'
L45	N 71°23'11" E	21.12'	L113	S 71°29'59" E	51.61'
L46	N 36°52'12" E	6.27'	L114	S 66°36'56" E	15.86'
L47	N 35°51'19" E	13.07'	L115	S 57°35'44" E	4.02'
L48	N 31°53'03" E	3.79'	L116	S 32°55'15" E	42.64'
L49	N 29°56'09" E	3.01'	L117	S 41°59'03" E	8.52'
L50	N 73°03'29" W	61.36'	L118	S 24°19'04" W	77.56'
L52	N 16°49'28" E	9.49'	L119	S 88°46'45" E	53.48'
L54	S 73°03'06" E	88.05'	L120	S 14°15'38" E	16.33'
L55	S 89°52'50" E	92.73'	L121	S 10°10'25" W	22.50'
L56	S 27°17'19" E	48.82'	L122	S 02°54'01" E	17.00'
L57	S 14°41'22" E	95.10'	L123	S 16°20'29" W	17.44'
L58	S 39°01'03" E	28.08'	L124	S 09°06'11" W	7.32'
L59	S 35°11'27" E	17.63'	L125	S 38°34'54" W	18.37'
L60	S 26°21'36" E	34.69'	L126	N 88°46'45" W	13.28'
L61	S 32°49'29" E	72.82'	L127	S 61°03'10" W	70.18'
L62	S 42°45'15" E	82.46'	L128	S 61°55'57" E	67.57'
L63	S 43°28'53" E	66.10'	L129	S 39°49'30" W	104.87'
L64	S 44°56'11" E	58.61'	L130	S 12°26'50" W	23.94'
L65	S 44°44'45" E	72.60'	L131	S 76°10'03" E	115.53'
L66	N 47°02'03" E	23.50'	L132	S 03°09'58" W	39.73'
L67	N 76°57'01" E	64.24'	L133	S 16°29'58" E	6.16'
L72	S 40°21'53" E	19.09'	L134	S 18°08'14" W	1.24'
L69	S 00°26'03" W	50.30'	L135	S 26°56'58" W	96.23'
L70	N 75°41'24" E	86.32'	L136	S 40°57'28" W	32.72'
L71	N 51°14'47" E	231.24'	L137	S 43°21'31" E	87.71'
L72	N 64°27'50" E	30.81'	L138	N 44°56'57" E	56.06'
L73	N 48°04'27" W	326.66'	L139	N 04°06'12" E	39.04'
L74	S 78°55'37" W	21.86'	L140	S 85°53'48" E	30.00'
L75	N 85°06'49" W	78.84'	L141	S 04°06'12" W	51.51'
L76	N 28°38'30" W	39.95'	L142	S 38°18'04" E	43.77'
L77	S 84°55'35" E	92.38'	L143	S 02°28'16" W	54.77'
L78	N 38°42'14" E	25.06'	L144	S 47°21'07" W	83.78'
L79	N 28°57'46" W	33.34'	L145	S 35°16'02" E	15.52'
L80	N 16°57'20" E	45.13'	L146	N 57°36'44" E	129.51'
L81	N 32°42'08" W	181.10'	L147	S 20°09'13" E	66.93'
L82	N 13°48'35" W	57.66'	L148	N 75°41'24" E	7.66'
L83	N 41°29'25" E	114.99'	L149	N 51°14'47" E	255.54'
L84	N 46°58'15" E	137.10'	L150	S 59°20'45" E	62.25'
L85	N 89°16'12" E	82.01'	L151	S 34°21'48" E	12.26'
L86	S 79°27'18" E	86.14'	L152	S 49°46'25" W	95.56'
L87	S 08°14'41" W	27.77'	L153	N 48°11'18" W	94.09'
L88	S 62°53'38" E	68.97'	L154	N 80°42'47" W	7.24'
L89	S 36°56'05" E	108.29'	L155	N 69°21'41" W	17.55'
L90	S 33°24'43" E	75.00'	L156	N 78°11'19" W	20.00'
L91	S 33°22'51" E	75.00'	L157	N 67°06'51" W	10.38'
L92	N 63°10'14" E	7.80'	L158	N 65°30'24" W	26.31'
L93	S 24°52'57" E	92.71'	L159	N 65°31'14" W	24.71'
L94	S 39°41'45" E	127.49'	L160	N 77°20'38" W	3.71'

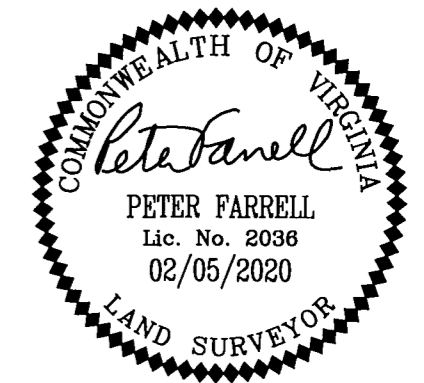
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SHEET 7 OF 7

JCC-S-0009-2017



City of Williamsburg & County of James City
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