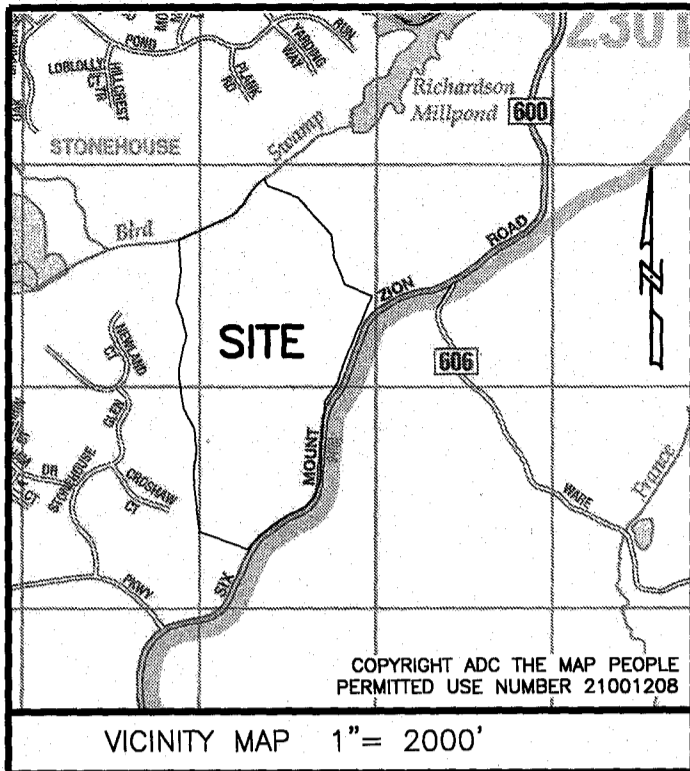


202200759



**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.
- PROPOSED LOTS LIE 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 "C" SUBDIVISION PLAN" DATED MARCH 29, 2018, PREPARED BY TIMMONS GROUP AND USED WITH THEIR PERMISSION. (JCC CASE #S-009-2017)
- PARCEL C, SECTION 3 IS PLATTING LOTS 54 THROUGH 81. (28 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-004-2007, Z-0006-2012, Z-0009-2014 & Z-19-0010 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.
- PROPOSED RIGHT-OF-WAY, TRILLIUM DRIVE IS 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.

SUBDIVISION OF  
STONEHOUSE TRACT 3  
PARCEL "C"

CREATING  
PARCEL "C" SECTION 3

LOT 54 THROUGH LOT 81

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 05/19/2021

JOB # 17-378



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

SHEET 1 OF 5

JCC-S-21-0025

**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 SIGNATURE October 14, 2021 DATE

DAVID A. LAHE NAME PRINTED Authorized Representative TITLE

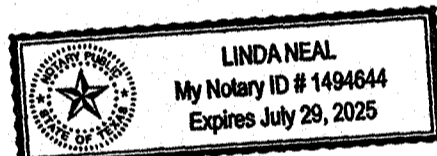
**CERTIFICATE OF NOTARIZATION**

STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, DAVID A. LAHE LINDA NEAL, ON THIS DAY PERSONALLY APPEARED DAVID A. LAHE, 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.

(SEAL)



GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF October, 2021.

Linda Neal  
(NOTARY'S SIGNATURE)  
NOTARY PUBLIC, STATE OF TEXAS

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GS STONEHOUSE GREEN LAND SUB 2, LLC TO SCP-JTL STONEHOUSE OWNER 2 LLC BY DEED DATED APRIL 28, 2016 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 160007743.

**AREA TABULATION**

PARCEL "C" SECTION 3 (TOTAL)	578,602 S.F.	13.283 AC.
SECTION 3 DEDICATED R/W	81,843 S.F.	1.879 AC.
SECTION 3 LOTS	383,989 S.F.	8.815 AC.
SECTION 3 OPEN SPACE #1	112,770 S.F.	2.589 AC.
EXISTING PARCEL "A" (TOTAL)	1,084,067 S.F.	24.887 AC.
EXISTING PARCEL "B" (TOTAL)	3,051,396± S.F.	70.051± AC.
EXISTING PUMP HOUSE PARCEL	37,865 S.F.	0.869 AC.
REMAINDER OF TRACT 3 (TOTAL) (PIN: 0540100015)	3,525,444± S.F.	80.93± AC.

**CERTIFICATE OF APPROVAL**

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

22 Dec 2021 DATE [Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY

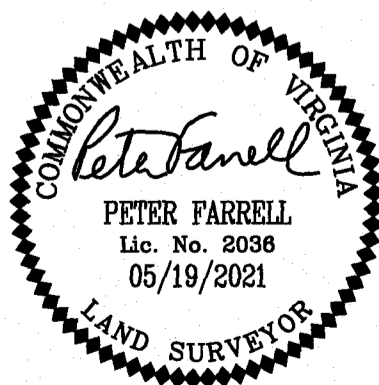
10/20/21 DATE [Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION

**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.

05/19/2021  
DATE

Peter Farrell  
PETER FARRELL, L.S. 2036



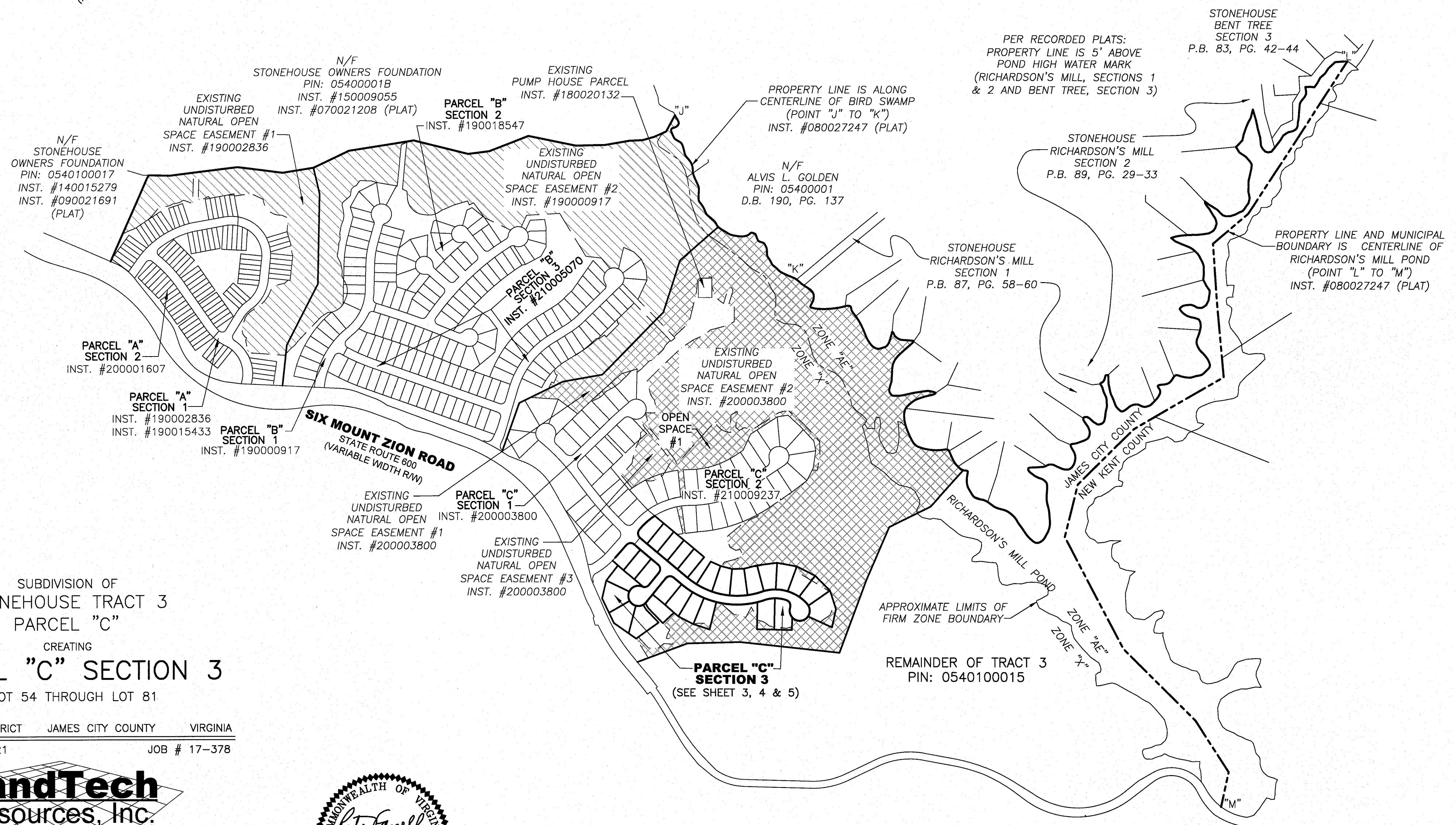
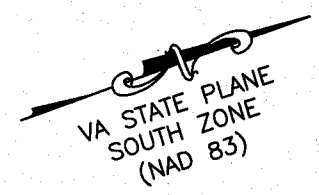
5 Large/Small Plat(s) Recorded  
herewith as # 202200759

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 19th DAY OF January, 2022 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:46 am INSTRUMENT # 202200759 TESTE MONA A. FOLEY, CLERK

202200759

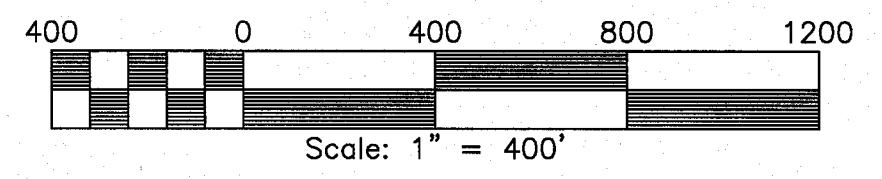
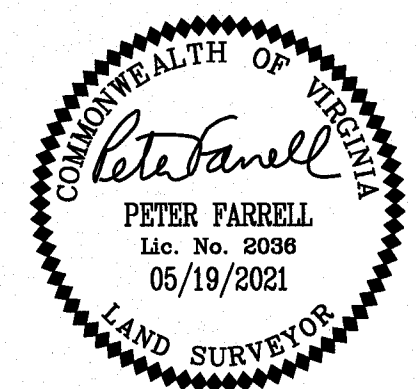
# STONEHOUSE TRACT 3



SUBDIVISION OF  
STONEHOUSE TRACT 3  
PARCEL "C"  
CREATING  
**PARCEL "C" SECTION 3**  
LOT 54 THROUGH LOT 81

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 05/19/2021 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



50 Large/Small Plat(s) Recorded  
herewith as # 202200759

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
January 19, 2022  
at 9:46 AM PM, PG 2  
Document # 202200759  
MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk

SHEET 2 OF 5  
**JCC-S-21-0025**



202200759

SUBDIVISION OF  
STONEHOUSE TRACT 3  
PARCEL "C"

CREATING  
PARCEL "C" SECTION 3

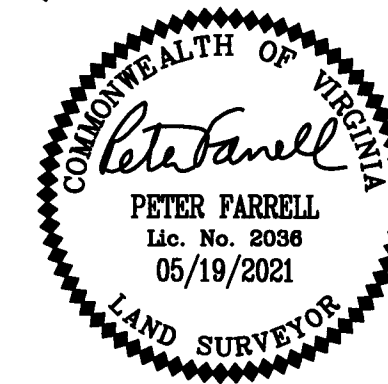
LOT 54 THROUGH LOT 81

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 05/19/2021

JOB # 17-378

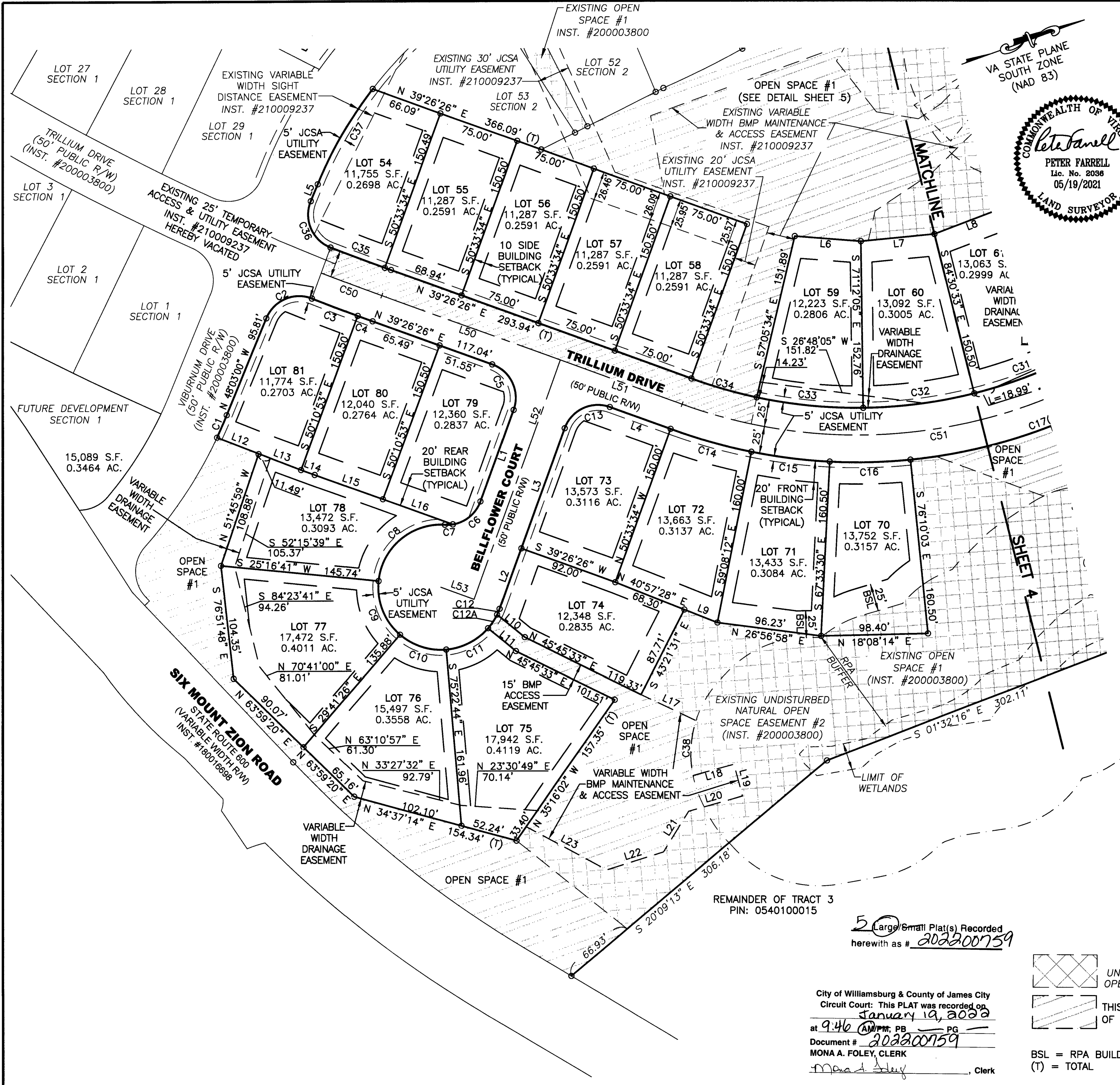
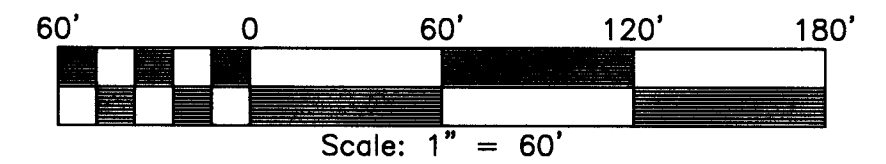
VA STATE PLANE  
SOUTH ZONE  
(NAD 83)



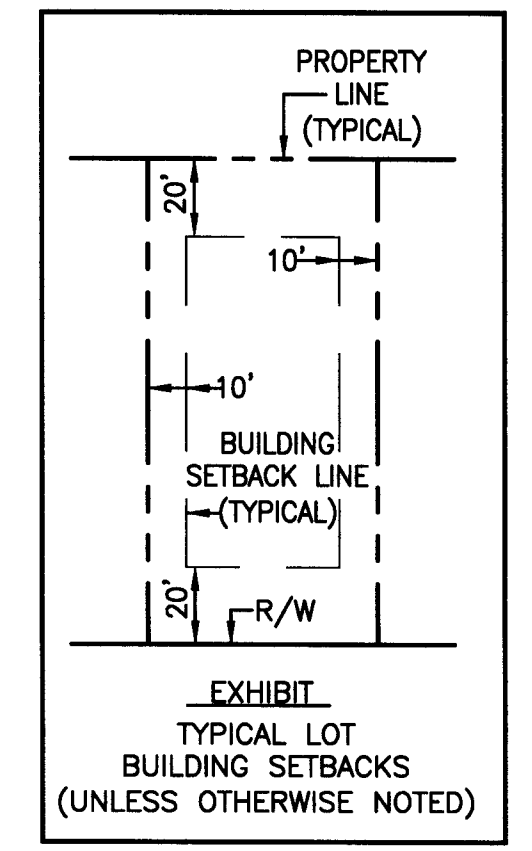
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SHEET 3 OF 5

JCC-S-21-0025



SEE SHEET 5 FOR  
LINE & CURVE TABLES



REMAINDER OF TRACT 3  
PIN: 0540100015

5 Large/Small Plat(s) Recorded  
herewith as # 202200759

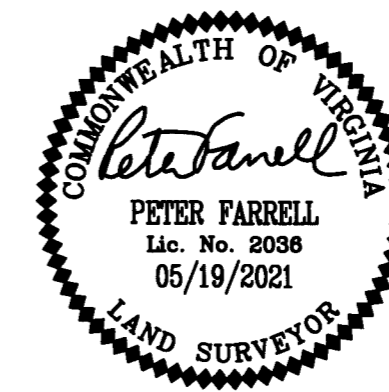
City of Williamsburg & County of James City  
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MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

- EXISTING UNDISTURBED NATURAL OPEN SPACE EASEMENT
- THIS PLAT CREATES 2.589 ACRES OF OPEN SPACE #1.

BSL = RPA BUILDING SETBACK  
(T) = TOTAL

EXHIBIT  
TYPICAL LOT  
BUILDING SETBACKS  
(UNLESS OTHERWISE NOTED)

202200759



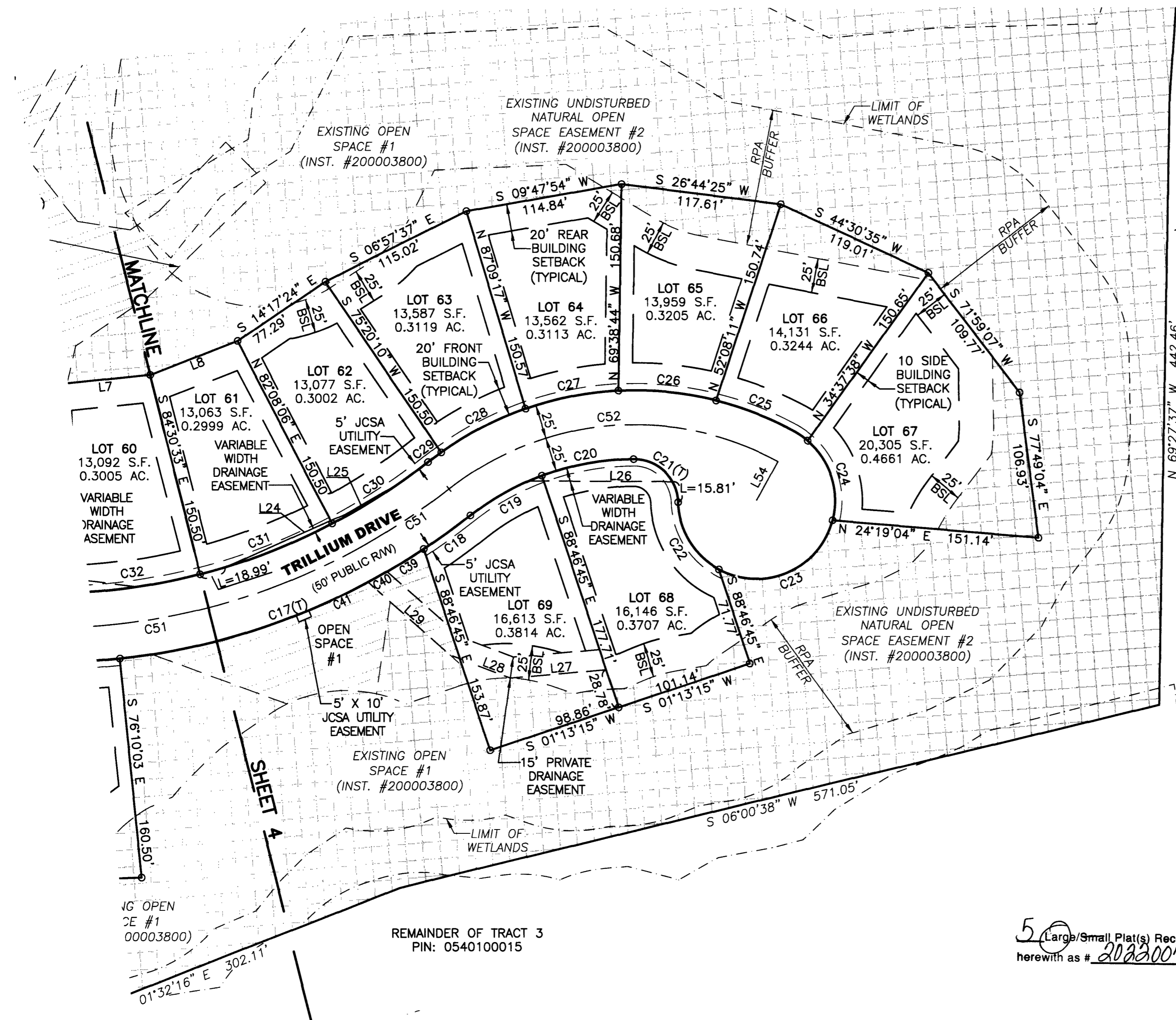
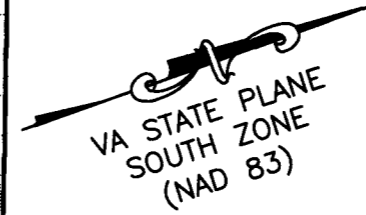
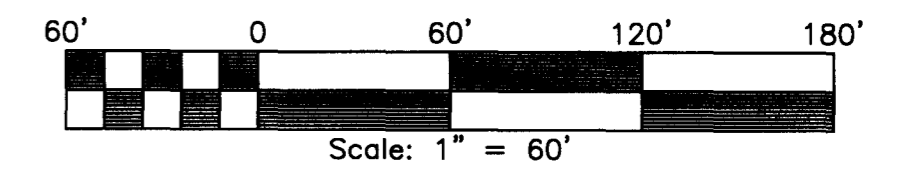
SUBDIVISION OF  
STONEHOUSE TRACT 3  
PARCEL "C"  
CREATING  
**PARCEL "C" SECTION 3**  
LOT 54 THROUGH LOT 81

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
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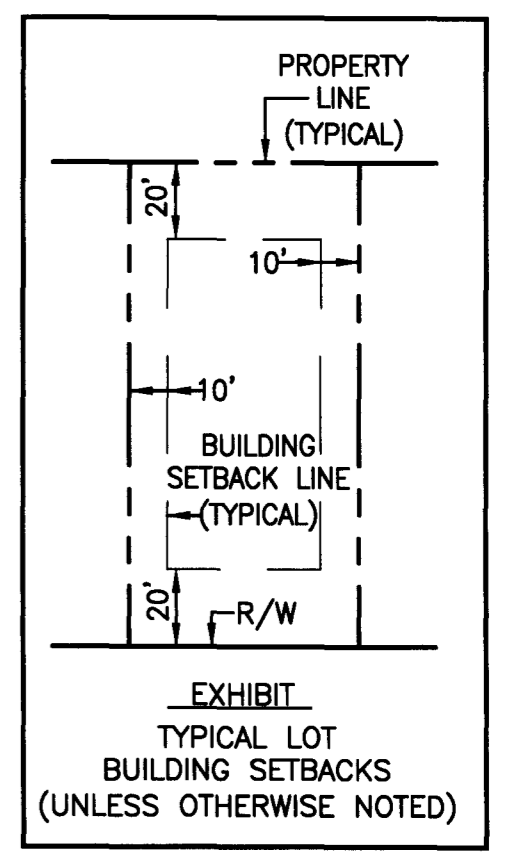
SHEET 4 OF 5  
**JCC-S-21-0025**



REMAINDER OF TRACT 3  
PIN: 0540100015

REMAINDER OF TRACT 3  
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SEE SHEET 5 FOR  
LINE & CURVE TABLES



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STONEHOUSE TRACT 3  
PARCEL "C"

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PARCEL "C" SECTION 3

LOT 54 THROUGH LOT 81

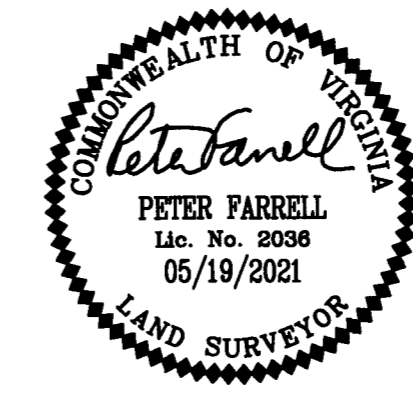
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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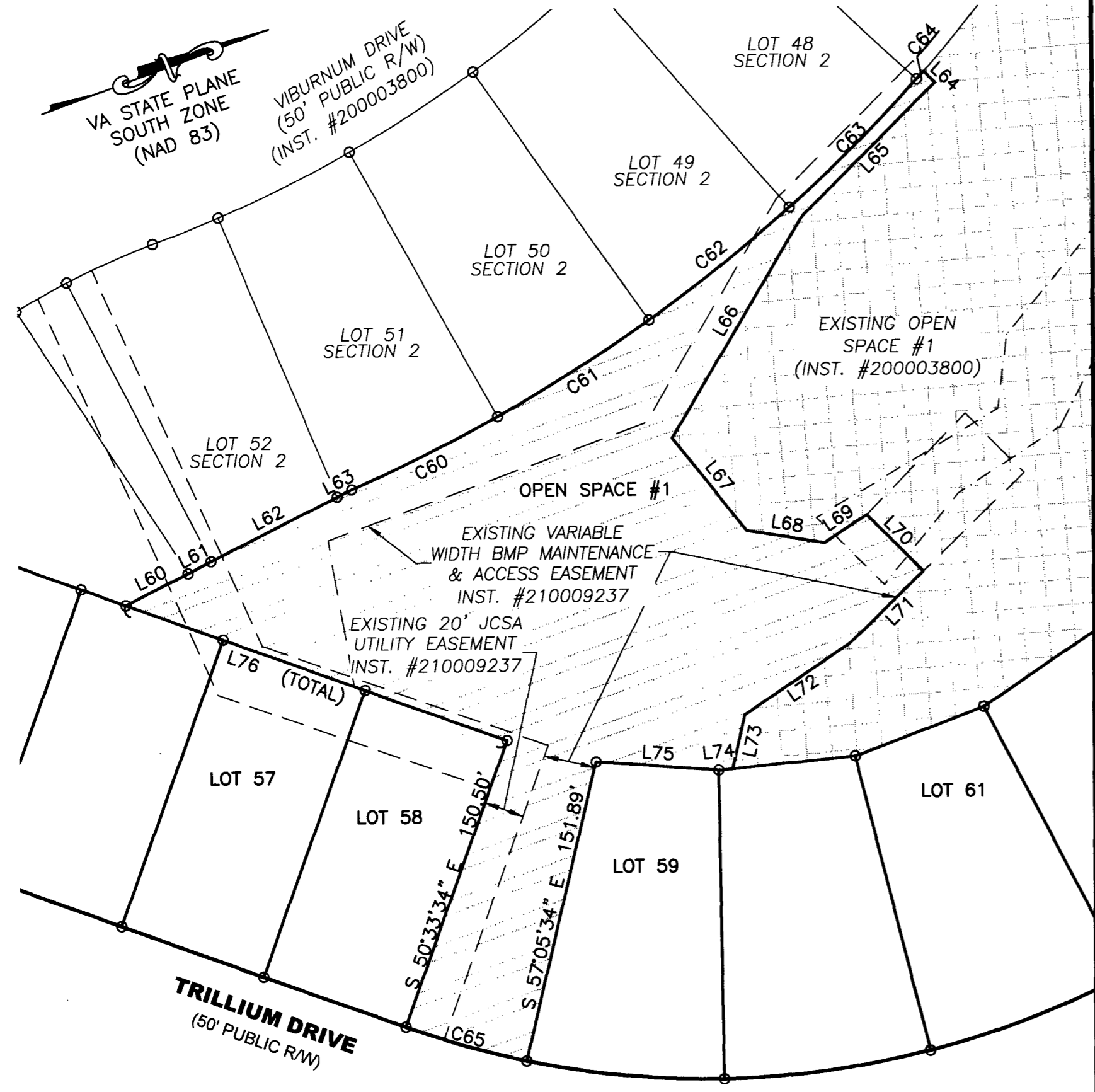
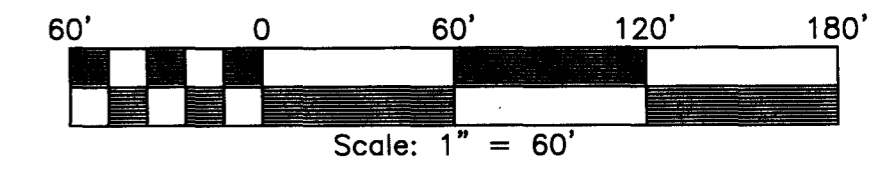


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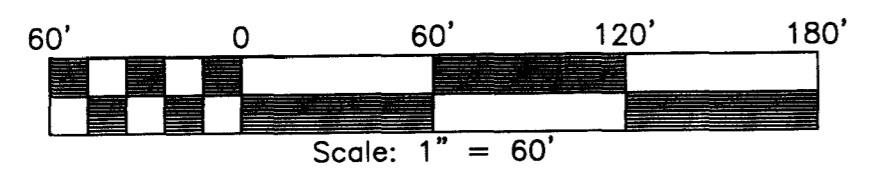


SHEET 5 OF 5

JCC-S-21-0025

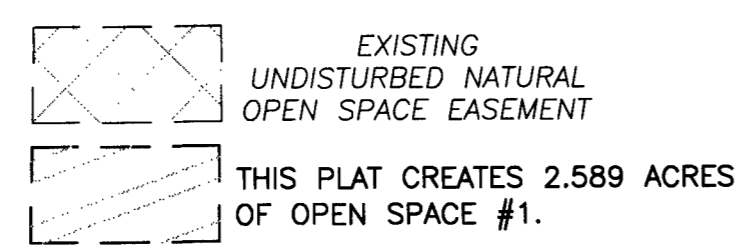


OPEN SPACE DETAIL



CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C60	825.00'	81.18'	40.62'	81.15'	N 06°36'13" W	5°38'16"
C61	825.00'	89.07'	44.58'	89.02'	N 12°30'55" W	6°11'08"
C62	825.00'	89.07'	44.58'	89.02'	N 18°42'03" W	6°11'08"
C63	825.00'	89.06'	44.58'	89.02'	N 24°53'11" W	6°11'08"
C64	825.00'	5.15'	2.57'	5.15'	N 28°09'28" W	0°21'27"
C65	445.00'	62.63'	31.37'	62.58'	N 35°31'27" E	8°03'49"

LINE	BEARING	DISTANCE
L60	S 06°55'58" E	34.71'
L61	N 07°30'32" W	12.81'
L62	S 06°55'59" E	70.32'
L63	S 06°55'59" E	7.90'
L64	N 63°10'14" E	7.80'
L65	S 24°52'57" E	92.71'
L66	S 39°41'45" E	127.49'
L67	N 71°08'24" E	59.09'
L68	N 28°51'39" E	39.11'
L69	N 13°46'55" W	25.18'
L70	N 64°53'09" E	39.64'
L71	S 24°29'23" E	50.48'
L72	S 14°12'25" E	63.14'
L73	S 57°12'00" E	27.63'
L74	S 14°01'59" W	6.86'
L75	N 23°54'11" E	61.00'
L76	S 39°26'26" W	201.37'



THIS PLAT CREATES 2.589 ACRES OF OPEN SPACE #1.

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50 Large Small Plat(s) Recorded  
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PROPERTY LINE, R/W & EASEMENTS

LINE	BEARING	DISTANCE
L1	N 50°33'34" W	89.60'
L2	N 50°33'34" W	58.56'
L3	N 50°33'34" W	117.50'
L4	N 39°26'26" E	59.50'
L5	N 48°03'00" W	16.86'
L6	N 23°54'11" E	61.00'
L7	N 14°01'59" E	68.02'
L8	N 01°11'14" W	68.49'
L9	N 40°57'28" E	32.72'
L10	N 59°04'14" E	32.91'
L11	N 59°04'14" E	33.08'
L12	S 40°50'17" W	41.22'
L13	S 40°50'17" W	41.82'
L14	S 39°36'41" W	13.44'
L15	S 39°26'25" W	66.57'
L16	S 39°26'26" W	68.36'
L17	N 44°56'57" E	56.06'
L18	N 04°06'12" E	39.04'
L19	S 85°53'48" E	30.00'
L20	S 04°06'12" W	51.51'
L21	S 38°18'04" E	43.77'
L22	S 02°28'16" W	54.77'
L23	S 47°21'07" W	83.78'
L24	S 04°01'20" E	96.03'
L25	S 10°26'49" E	45.36'
L26	S 19°56'03" W	104.86'
L27	S 14°42'29" W	70.21'
L28	S 40°25'28" W	47.25'
L29	S 61°03'10" W	79.65'

LINE	BEARING	DISTANCE
L50	N 39°26'26" E	174.54'
L51	N 39°26'26" E	119.35'
L52	N 50°33'34" W	233.56'
L53	N 39°26'26" E	32.50'
L54	N 41°46'37" W	32.50'

PROPERTY LINE, R/W & EASEMENTS

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	404.15'	22.49'	11.25'	22.49'	N 46°56'58" W	3°11'20"
C2	32.50'	50.51'	31.96'	45.58'	S 03°31'44" E	89°02'32"
C3	2200.00'	45.06'	22.53'	45.06'	N 40°24'19" E	1°10'25"
C4	2200.00'	14.52'	7.26'	14.52'	N 39°37'46" E	0°22'41"
C5	32.50'	51.05'	32.50'	45.96'	S 84°26'26" W	90°00'00"
C6	32.50'	34.53'	19.10'	32.93'	N 20°07'15" W	60°52'38"
C7	32.50'	7.37'	3.70'	7.36'	N 16°48'55" E	12°59'42"
C8	57.50'	88.35'	55.56'	79.91'	S 20°42'17" E	88°02'04"
C9	57.50'	55.16'	29.91'	53.07'	N 87°47'38" E	54°58'07"
C10	57.50'	45.85'	24.22'	44.65'	N 37°27'55" E	45°41'18"
C11	57.50'	44.20'	23.26'	43.12'	N 07°24'01" W	44°02'35"
C12	57.50'	6.09'	3.05'	6.08'	N 47°31'38" W	6°03'52"
C12A	57.50'	15.13'	7.61'	15.08'	N 36°57'31" W	15°04'24"
C13	32.50'	51.05'	32.50'	45.96'	S 05°33'34" E	90°00'00"
C14	496.73'	77.40'	38.78'	77.32'	N 35°20'05" E	8°55'40"
C15	495.00'	72.76'	36.45'	72.69'	N 26°39'09" E	8°25'18"
C16	495.00'	74.38'	37.26'	74.31'	N 18°08'14" E	8°36'33"
C17	495.00'	238.19'	121.45'	235.90'	N 00°02'51" E	27°34'12"
C18	495.00'	41.83'	20.93'	41.82'	N 16°09'30" W	4°50'30"
C19	194.00'	60.28'	30.38'	60.04'	S 09°40'39" E	17°48'10"
C20	194.00'	68.24'	34.47'	67.88'	S 09°18'00" W	20°09'09"
C21	32.50'	50.38'	31.84'	45.49'	S 63°47'06" W	88°49'02"
C22	57.50'	60.23'	33.21'	57.51'	N 78°11'10" E	60°00'54"
C23	57.50'	104.20'	73.37'	90.52'	N 03°44'11" W	103°49'48"
C24	57.50'	64.44'	36.08'	61.12'	N 87°45'31" W	64°12'53"
C25	244.00'	61.69'	31.01'	61.53'	S 40°58'48" W	14°29'10"
C26	244.00'	72.05'	36.29'	71.79'	S 25°16'39" W	16°55'08"
C27	244.00'	69.26'	34.86'	69.02'	S 08°41'12" W	16°15'46"
C28	244.00'	69.44'	34.95'	69.20'	S 07°35'50" E	16°18'17"
C29	244.00'	12.05'	6.03'	12.05'	S 17°09'51" E	2°49'46"
C30	445.00'	83.21'	41.73'	83.09'	N 13°13'20" W	10°42'50"
C31	445.00'	103.73'	52.10'	103.50'	N 01°11'14" W	13°21'21"
C32	445.00'	103.36'	51.91'	103.13'	N 12°08'40" E	13°18'28"
C33	445.00'	98.59'	49.50'	98.39'	N 25°08'43" E	12°41'38"
C34	445.00'	62.63'	31.37'	62.58'	N 35°31'27" E	8°03'49"
C35	2150.00'	53.25'	26.63'	53.25'	N 40°18'42" E	1°25'09"
C36	32.50'	51.58'	33.03'	46.33'	N 86°29'11" E	90°55'36"
C37	377.10'	100.85'	50.73'	100.55'	S 40°15'06" E	15°19'21"
C38	100.01'	51.02'	26.08'	50.47'	S 67°18'19" E	29°13'42"
C39	495.00'	31.21'	15.61'	31.21'	N 11°55'52" W	3°36'45"
C40	495.00'	15.94'	7.97'	15.94'	N 09°12'09" W	1°50'41"
C41	495.00'	47.81'	23.92'	47.79'	N 05°30'48" W	5°32'02"

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C50	2174.99'	59.45'	29.72'	59.44'	N 40°13'25" E	1°33'58"
C51	470.00'	476.88'	261.25'	456.69'	N 10°29'18" E	58°08'06"
C52	219.00'	255.34'	144.41'	241.12'	S 14°49'20" W	66°48'08"