

"A" PART OF PARCEL B  
 PROPERTY OF:  
 SCP-JTL STONEHOUSE OWNER 1, LLC  
 INST. #160007742  
 PARCEL ID: 0440100025

VA STATE PLANE  
 SOUTH ZONE  
 (NAD 83/GEOID 12B)

EASEMENT TIE-LINE  
 EASEMENT EXTENDS TO  
 CENTER OF BIRD SWAMP

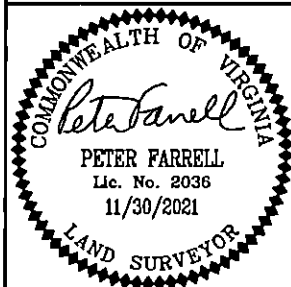
PARCEL 18 LAGRANGE TRACT  
 PROPERTY OF:  
 MCP STONEHOUSE, LLC  
 INST. #210015601  
 PARCEL ID: 0540100002

FIELDSTONE PARKWAY  
 (VARIABLE WIDTH R/W)

GOLF COURSE  
 N/F  
 STONEHOUSE 2.0, LLC  
 INST. #180019785  
 P.B. 66, PG. 80-88

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STORMWATER MANAGEMENT FACILITY  
 ACCESS AND MAINTENANCE EASEMENT  
 230,805± S.F. / 5.299± AC.



SHEET 1 OF 2

EXHIBIT TO ACCOMPANY DEED OF EASEMENT  
 FROM: MCP STONEHOUSE, LLC  
 TO: SCP-JTL STONEHOUSE OWNER 1, LLC

JAMES CITY COUNTY

VIRGINIA

DATE: 11/30/21  
 SCALE: 1"=150'  
 JOB# 20-224

**LandTech Resources, Inc.**  
 ENGINEERING & SURVEYING CONSULTANTS  
 205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188  
 Telephone: 757-565-1677 Fax: 757-565-0782  
 Web: landtechresources.com

NOTES:

1. EXISTING EASEMENTS AND IMPROVEMENTS IF ANY ARE NOT SHOWN.

LINE	BEARING	DISTANCE
L1	N 40°02'05" E	64.79'
L2	N 30°53'38" E	81.85'
L3	S 24°56'28" E	31.16'
L4	S 14°47'49" E	17.79'
L5	S 09°00'10" E	47.18'
L6	S 19°20'40" E	12.67'
L7	S 35°23'20" E	12.94'
L8	S 49°57'58" E	15.86'
L9	S 63°47'52" E	73.55'
L10	S 79°50'10" E	15.90'
L11	N 87°05'32" E	19.58'
L12	N 78°06'35" E	60.81'
L13	S 89°14'43" E	7.80'
L14	S 72°34'28" E	46.64'
L15	S 87°25'45" E	32.58'
L16	N 64°06'13" E	21.74'
L17	N 34°19'51" E	49.94'
L18	N 58°41'56" E	15.10'
L19	S 67°31'58" E	14.01'
L20	S 49°54'54" E	38.22'
L21	S 66°15'46" E	22.50'
L22	S 83°10'43" E	16.47'
L23	N 77°55'52" E	36.77'
L24	N 83°40'50" E	151.47'
L25	N 08°06'54" E	44.18'
L26	N 67°22'25" W	76.75'
L27	S 75°29'51" W	76.60'
L28	S 78°58'37" W	61.71'
L29	S 89°22'58" W	82.53'
L30	N 39°21'15" E	34.85'
L31	N 84°51'00" W	104.44'
L32	N 89°47'41" W	61.95'
L33	S 73°38'26" W	16.31'
L34	S 61°44'58" W	39.06'
L35	S 55°00'32" W	60.74'
L36	S 77°49'12" W	15.15'
L37	N 72°52'37" W	9.52'
L38	N 01°36'58" W	12.25'
L39	N 17°06'31" E	58.53'
L40	N 12°08'22" W	18.52'
L41	N 28°57'29" W	25.49'
L42	N 57°24'46" W	27.59'
L43	N 73°25'07" W	37.71'
L44	N 85°38'55" W	39.06'
L45	S 87°12'46" W	46.96'
L46	N 85°58'11" W	48.62'
L47	S 60°24'03" W	81.16'
L48	S 48°55'51" W	154.64'
L49	S 18°27'37" W	78.01'
L50	S 29°08'08" W	149.43'



SHEET 2 OF 2

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