

202302256

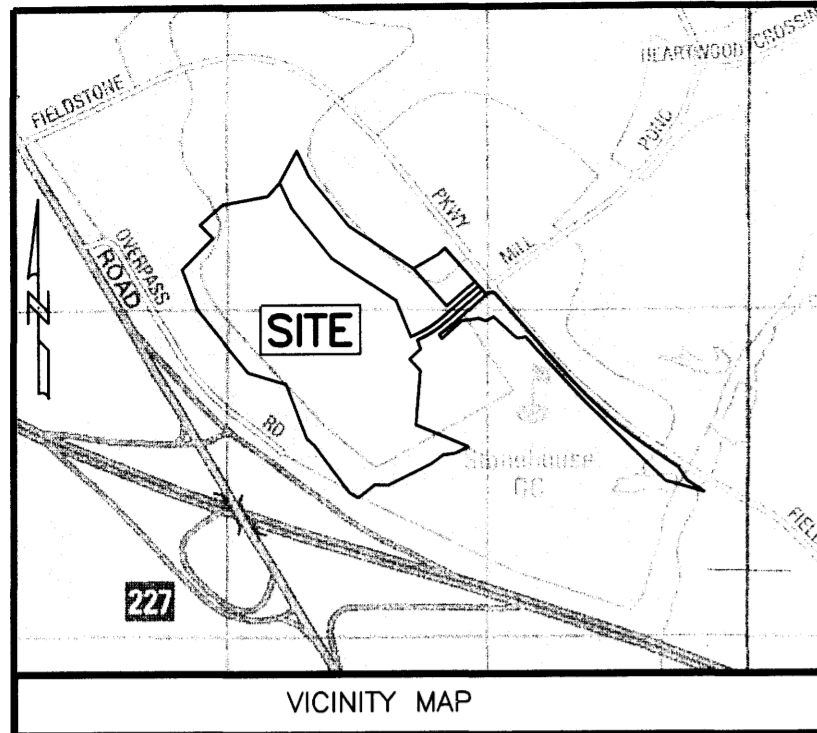
PLAT OF CORRECTION  
SUBDIVISION OF  
STONEHOUSE  
LAND BAY 5  
PHASE 1

LOTS 1 THROUGH 15, 76 THROUGH 92  
& M1 THROUGH M43  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 02/13/2023 JOB # 20-224

**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

SHEET 1 OF 9

JCC-S-22-0005



VICINITY MAP

**PROPERTY INFORMATION**

OWNER:  
SCP-JTL STONEHOUSE OWNER 1, LLC  
INST. #160007742  
ADDRESS:  
9354 FIELDSTONE PARKWAY  
TOANO, VIRGINIA 23168  
PARCEL ID: 0440100025  
PARCEL ID: 0440100030  
PARCEL ID: 0530100009  
ZONING DISTRICT: PUD-R (PLANNED UNIT DEVELOPMENT - RESIDENTIAL)

**GENERAL NOTES**

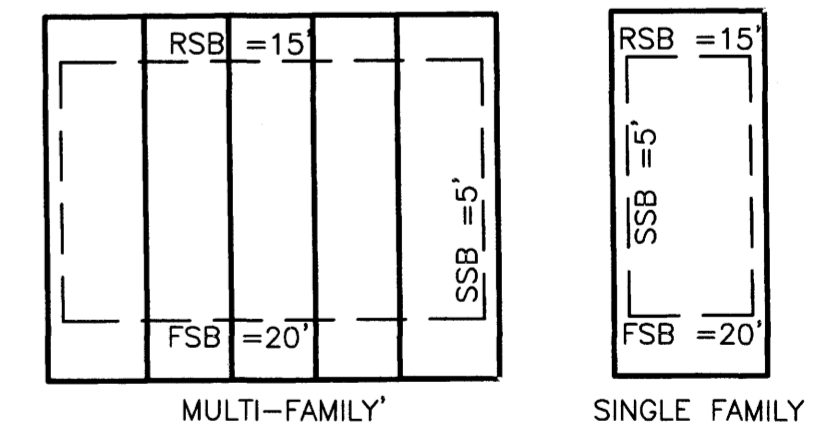
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM 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.
- PROPERTY IS 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 ZONES "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0037D, DATED 12/16/2015.
- 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.
- WETLANDS SHOWN WERE DELINEATED BY WETLAND STUDIES AND SOLUTIONS, INC. RPA BUFFER SHOWN ON HEREON IS BASED ON WETLANDS AS DELINEATED.
- LAND BAY 5, PHASE 1 IS PLATTING SINGLE FAMILY LOTS 1 THROUGH 15 & 76-92 AND MULTI-FAMILY LOTS M1 THROUGH M43. (32 SINGLE FAMILY LOTS & 43 MULTI-FAMILY 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-19-0010 & MP-18-0002 (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-WAYS, DAYDREAMER COURT, TWILIGHT COURT, STILLNESS PATH & IMAGINATION AVENUE 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.
- PORTIONS OF EXISTING EASEMENTS, THAT WILL REMAIN, WHICH FALL WITHIN THE PROPOSED DEDICATED RIGHT-OF-WAYS ARE HEREBY VACATED. EXISTING EASEMENT RIGHTS TO REMAIN
- VIRGINIA ELECTRIC AND POWER COMPANY RELEASED PORTIONS OF EASEMENT OF RIGHT OF WAY LOCATED WITHIN THIS SUBDIVISION AND GRANTED BY QUITCLAIM TO SCP-JTL STONEHOUSE OWNER 1, LLC BY INSTRUMENT #202217299 RECORDED DECEMBER 15, 2022.
- THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDED INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

**AREA TABULATION**

	S.F.	AC.
LAND BAY 5 TOTAL AREA	3,143,078±	72.154±
PHASE 1 DEDICATED R/W	150,287	3.450
PHASE 1 LOTS	351,658	8.073
COMMON OPEN SPACE #1	1,006,294±	23.101±
COMMON OPEN SPACE #2	49,890	1.145
COMMON OPEN SPACE #3	43,545	1.000
COMMON OPEN SPACE #4	439,308±	10.085±
COMMON OPEN SPACE #5 (PARK)	89,022	2.044
COMMON OPEN SPACE #6	196,123	4.502
COMMON OPEN SPACE #7	1,200	0.028
FUTURE DEVELOPMENT 1 & 2	815,751	18.727

	S.F.	AC.
UNDISTURBED NATURAL OPEN SPACE		
AREA #1	589,735±	13.578 ±
AREA #2	56,549	1.298
AREA #3	273,633±	6.282 ±
AREA #4	48,145	1.105
TOTAL UNDISTURBED NATURAL OPEN SPACE	968,062	22.224

**BUILDING SETBACKS**  
FRONT YARD= 20'  
SIDE YARD = 5'  
REAR YARD =15'



**OWNERS CERTIFICATE: SCP-JTL STONEHOUSE OWNER 1 LLC (PARCEL B)**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF STONEHOUSE LAND BAY 5, PHASE 1 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

William M Stevens 2/15/2023  
SIGNATURE DATE  
William M Stevens Authorized Representative  
NAME PRINTED TITLE

**CERTIFICATE OF NOTARIZATION**

STATE OF North Carolina

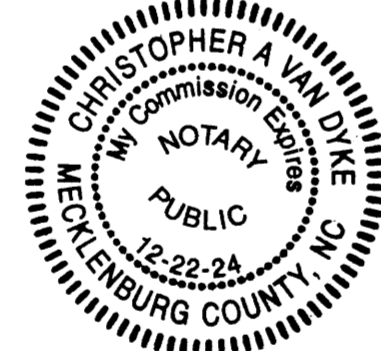
COUNTY OF Mecklenburg

I, Christopher A. Van Dyke, DO HEREBY CERTIFY THAT  
William M. Stevens

PERSONALLY CAME BEFORE ME ON THIS DAY AND ACKNOWLEDGED THAT HE/SHE IS A CORPORATE OFFICER AND THAT HE/SHE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING ON BEHALF OF THE CORPORATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF February, 2023.

Christopher A. Van Dyke Christopher A. Van Dyke  
(NOTARY'S SIGNATURE) NOTARY'S PRINTED NAME

MY COMMISSION EXPIRES: 12/22/24



**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 1, LLC AND WAS ACQUIRED FROM GS STONEHOUSE GREEN LAND SUB, 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. 160007742.

\* THIS PLAT OF CORRECTION IS RECORDED TO SUPERCEDE THE SUBDIVISION PLAT RECORDED ON FEBRUARY 5TH BY INSTRUMENT #202301318 AND IS PLATTED TO CORRECT THE NUMBERING OF LOTS 76-77 TO BE CONSISTENT WITH THE OVERALL MASTER PLAN.

**CERTIFICATE OF APPROVAL**

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

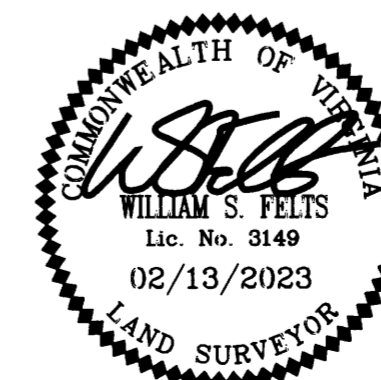
23 Feb 2023 [Signature]  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

02/21/23 [Signature]  
DATE VA 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.

William S. Felts 02/13/2023  
WILLIAM S. FELTS, L.S. DATE



9 Large/Small Plat(s) Recorded  
herewith as # 202302256

**STATE OF VIRGINIA, JAMES CITY COUNTY**

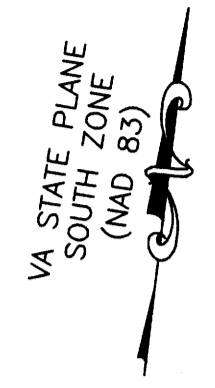
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 9th DAY OF March, 2023. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 8:47 am INSTRUMENT # 202302256 MONA A. FOLEY, CLERK

202302256

PLAT OF CORRECTION  
SUBDIVISION OF  
STONEHOUSE  
LAND BAY 5  
PHASE 1

LOTS 1 THROUGH 15, 76 THROUGH 92  
& M1 THROUGH M43

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 02/13/2023 JOB # 20-224



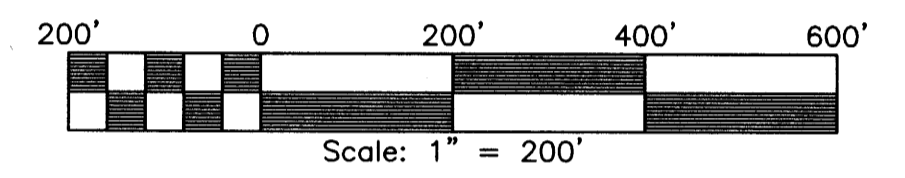
**LandTech**  
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SHEET 2 OF 9

JCC-S-22-0005

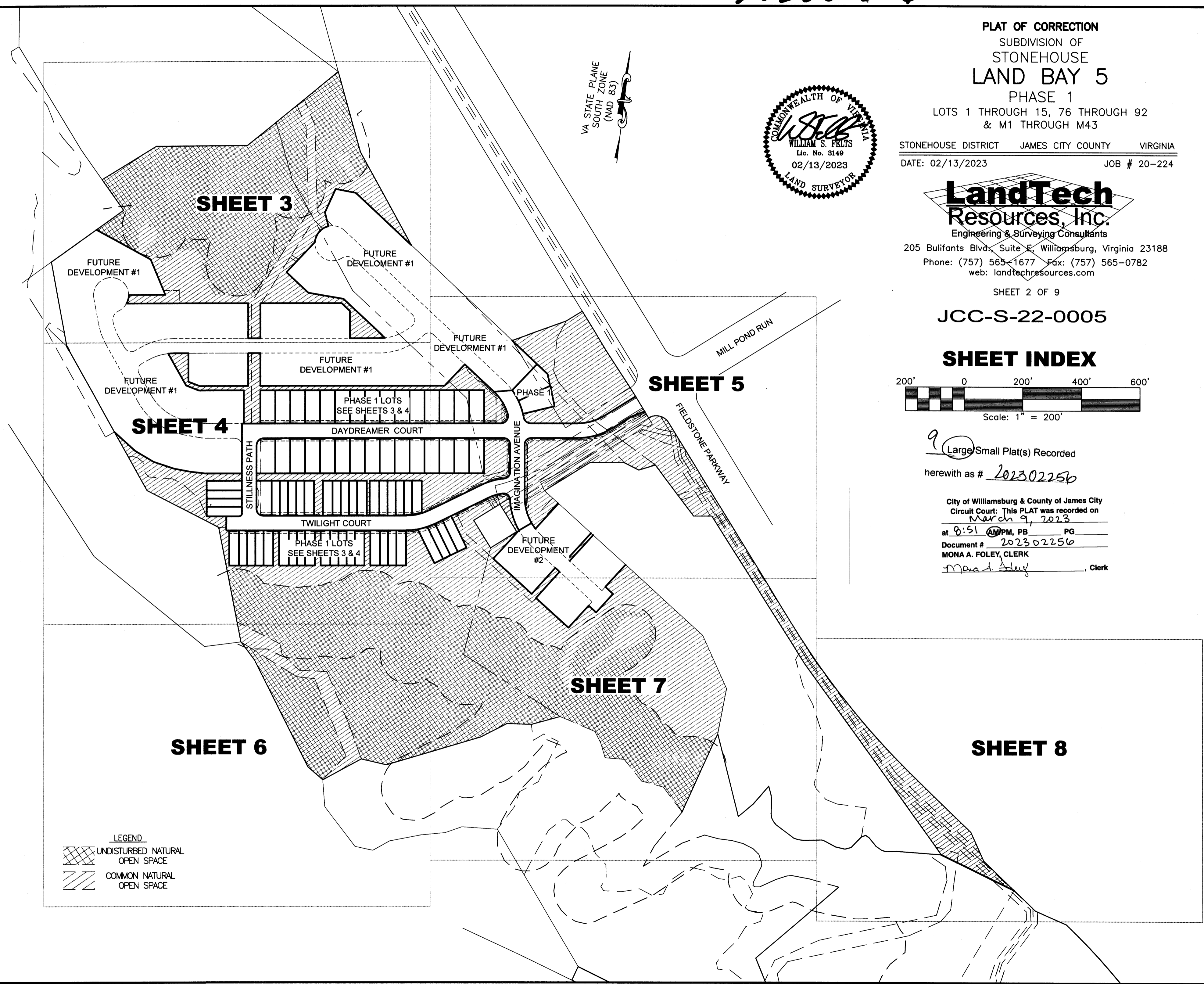
**SHEET INDEX**



9 Large Small Plat(s) Recorded

herewith as # 202302256

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
March 9, 2023  
at 9:51 AM PM, PB PG  
Document # 202302256  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk



LEGEND  
UNDISTURBED NATURAL  
OPEN SPACE  
COMMON NATURAL  
OPEN SPACE



202302256

PLAT OF CORRECTION  
SUBDIVISION OF  
STONEHOUSE  
LAND BAY 5  
PHASE 1

LOTS 1 THROUGH 15, 76 THROUGH 92  
& M1 THROUGH M43  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 02/13/2023 JOB # 20-224

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LOT 1,  
SECTION 1A  
PID#0440200001  
N/F  
2J INVESTMENTS, LLC  
& BURGESS ENTERPRISES  
INST. #050008809  
INST. #050007055 (PLAT)



LEGEND  
UNDISTURBED NATURAL OPEN SPACE  
COMMON NATURAL OPEN SPACE  
SEE SHEET 9 FOR LINE AND CURVE TABLES

9 Large/Small Plat(s) Recorded  
herewith as # 202302256

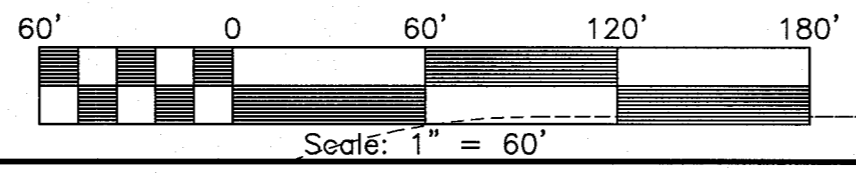
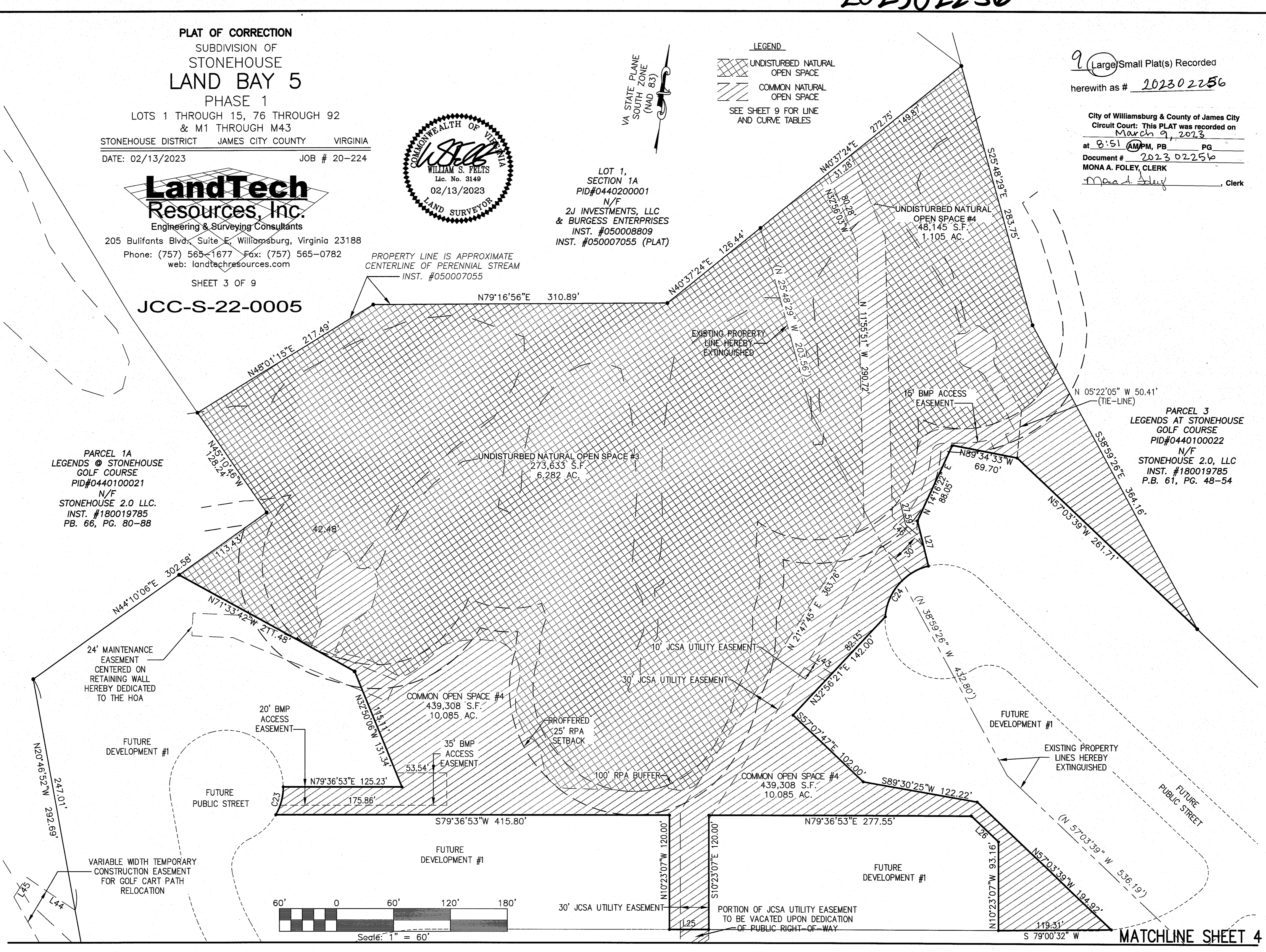
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
March 9, 2023  
at 8:51 AM PM, PB PG  
Document # 2023 02256  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

SHEET 3 OF 9  
JCC-S-22-0005

PROPERTY LINE IS APPROXIMATE  
CENTERLINE OF PERENNIAL STREAM  
INST. #050007055

PARCEL 1A  
LEGENDS @ STONEHOUSE  
GOLF COURSE  
PID#0440100021  
N/F  
STONEHOUSE 2.0 LLC.  
INST. #180019785  
PB. 66, PG. 80-88

PARCEL 3  
LEGENDS AT STONEHOUSE  
GOLF COURSE  
PID#0440100022  
N/F  
STONEHOUSE 2.0, LLC  
INST. #180019785  
P.B. 61, PG. 48-54



MATCHLINE SHEET 4

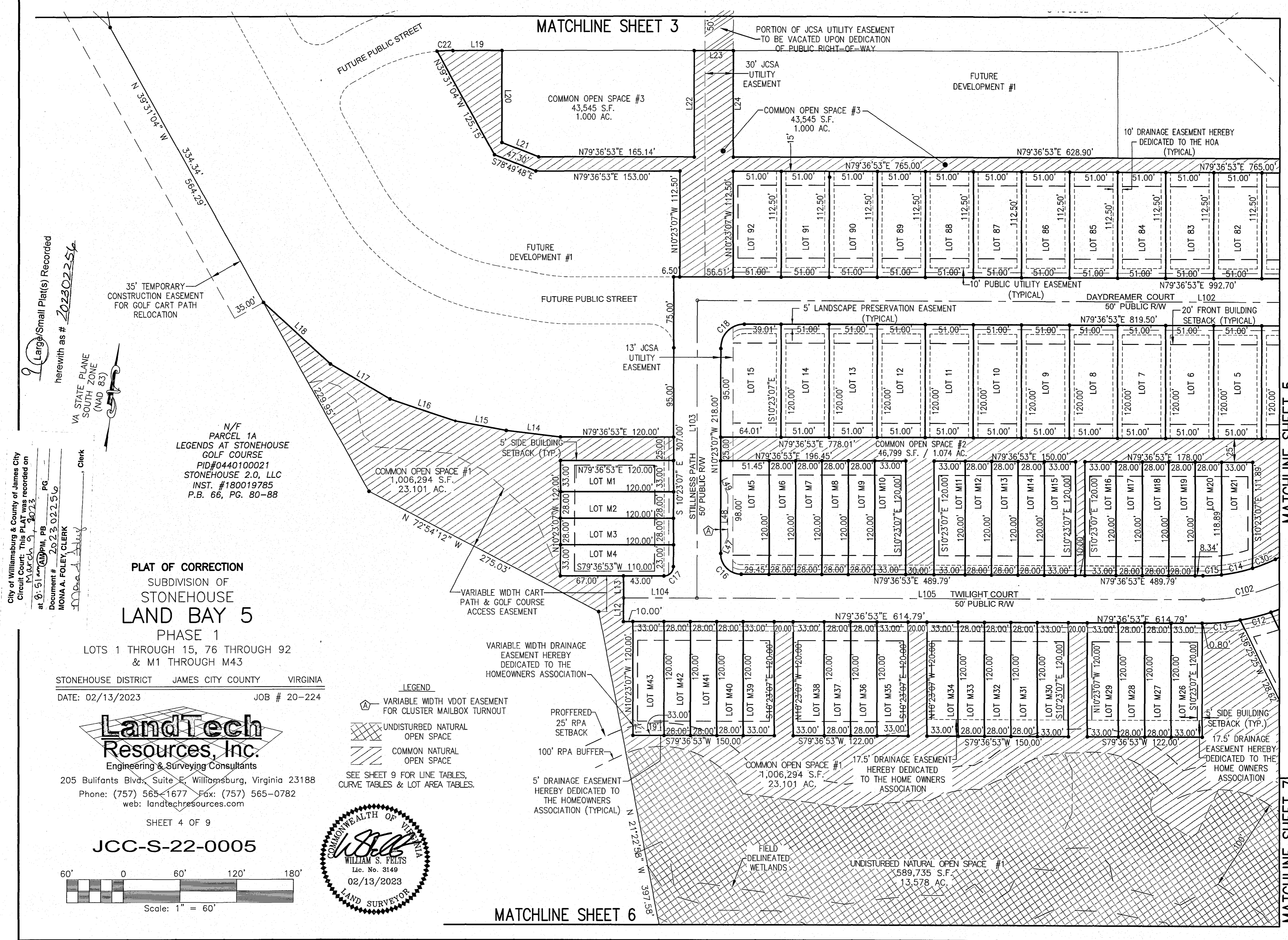


202302256

MATCHLINE SHEET 3

MATCHLINE SHEET 5

MATCHLINE SHEET 7



Large Small Plat(s) Recorded  
herewith as # 202302256

35' TEMPORARY  
CONSTRUCTION EASEMENT  
FOR GOLF CART PATH  
RELOCATION

VA STATE PLANE  
SOUTH ZONE  
(NAD 83)

N/F  
PARCEL 1A  
LEGENDS AT STONEHOUSE  
GOLF COURSE  
PID#0440100021  
STONEHOUSE 2.0, LLC  
INST. #180019785  
P.B. 66, PG. 80-88

**PLAT OF CORRECTION**  
SUBDIVISION OF  
**STONEHOUSE  
LAND BAY 5**  
PHASE 1

LOTS 1 THROUGH 15, 76 THROUGH 92  
& M1 THROUGH M43

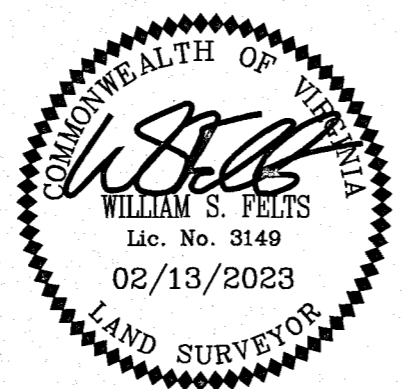
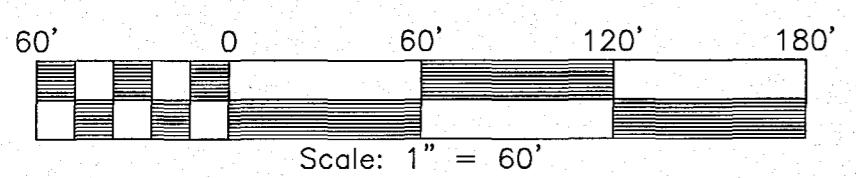
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 02/13/2023 JOB # 20-224

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SHEET 4 OF 9

JCC-S-22-0005



- LEGEND**
- VARIABLE WIDTH VDOT EASEMENT FOR CLUSTER MAILBOX TURNOUT
  - UNDISTURBED NATURAL OPEN SPACE
  - COMMON NATURAL OPEN SPACE
  - 100' RPA BUFFER
  - 5' DRAINAGE EASEMENT HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION (TYPICAL)
  - 5' SIDE BUILDING SETBACK (TYP.)
  - 17.5' DRAINAGE EASEMENT HEREBY DEDICATED TO THE HOME OWNERS ASSOCIATION
  - FIELD DELINEATED WETLANDS
  - UNDISTURBED NATURAL OPEN SPACE #1

MATCHLINE SHEET 6

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
March 9, 2023  
at 9:51 AM, PB PG  
Document # 2023-02256  
MONA A. FOLEY, CLERK

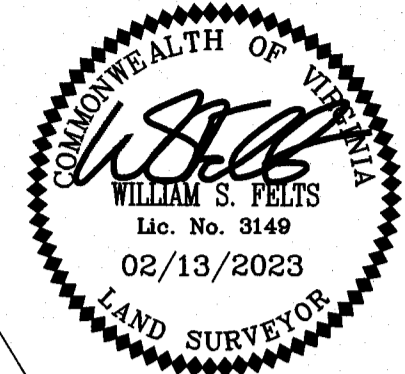


202302256

PLAT OF CORRECTION  
SUBDIVISION OF  
STONEHOUSE  
LAND BAY 5  
PHASE 1

LOTS 1 THROUGH 15, 76 THROUGH 92  
& M1 THROUGH M43

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
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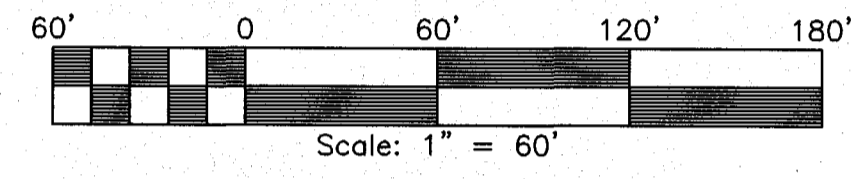


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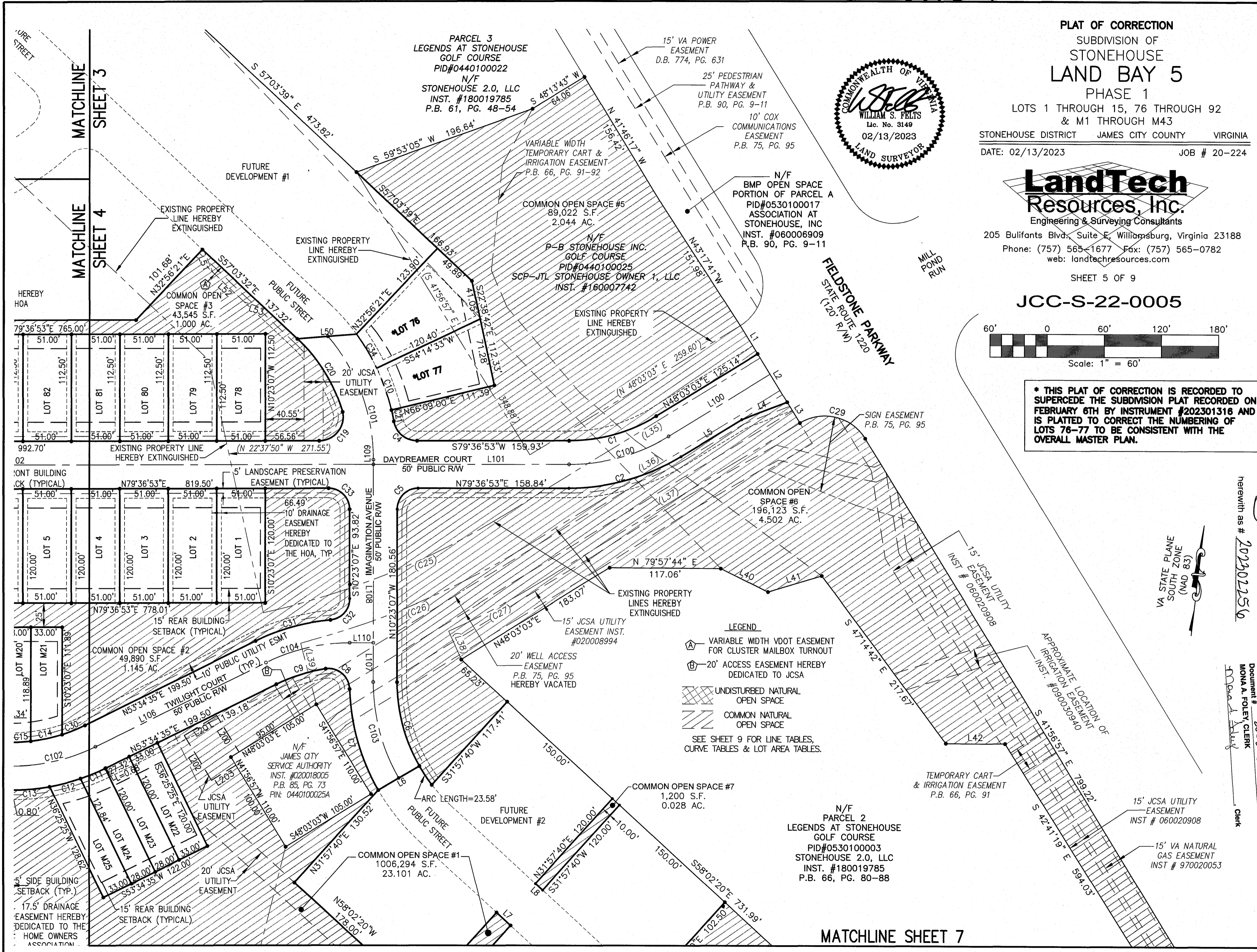
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SHEET 5 OF 9

JCC-S-22-0005



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**LEGEND**  
A VARIABLE WIDTH VDOT EASEMENT FOR CLUSTER MAILBOX TURNOUT  
B 20' ACCESS EASEMENT HEREBY DEDICATED TO JCSA  
UNDISTURBED NATURAL OPEN SPACE  
COMMON NATURAL OPEN SPACE  
SEE SHEET 9 FOR LINE TABLES, CURVE TABLES & LOT AREA TABLES.

herewith as # 202302256  
Large/Small Plats Recorded

City of Williamsburg & County of James City  
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MAY 24 2023  
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MONA A. FOLEY CLERK  
Clerk

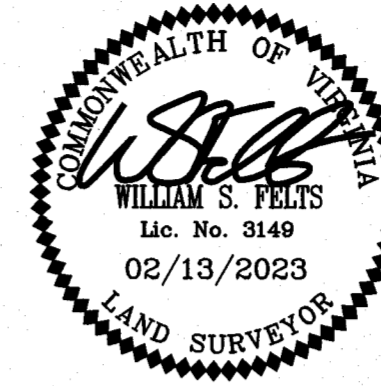
MATCHLINE SHEET 7

202302256

PLAT OF CORRECTION  
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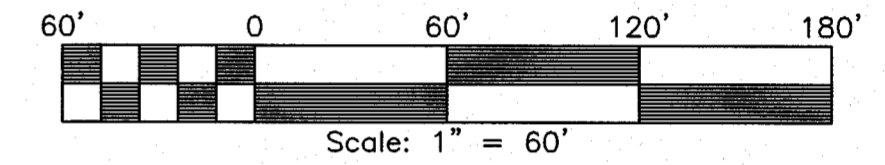
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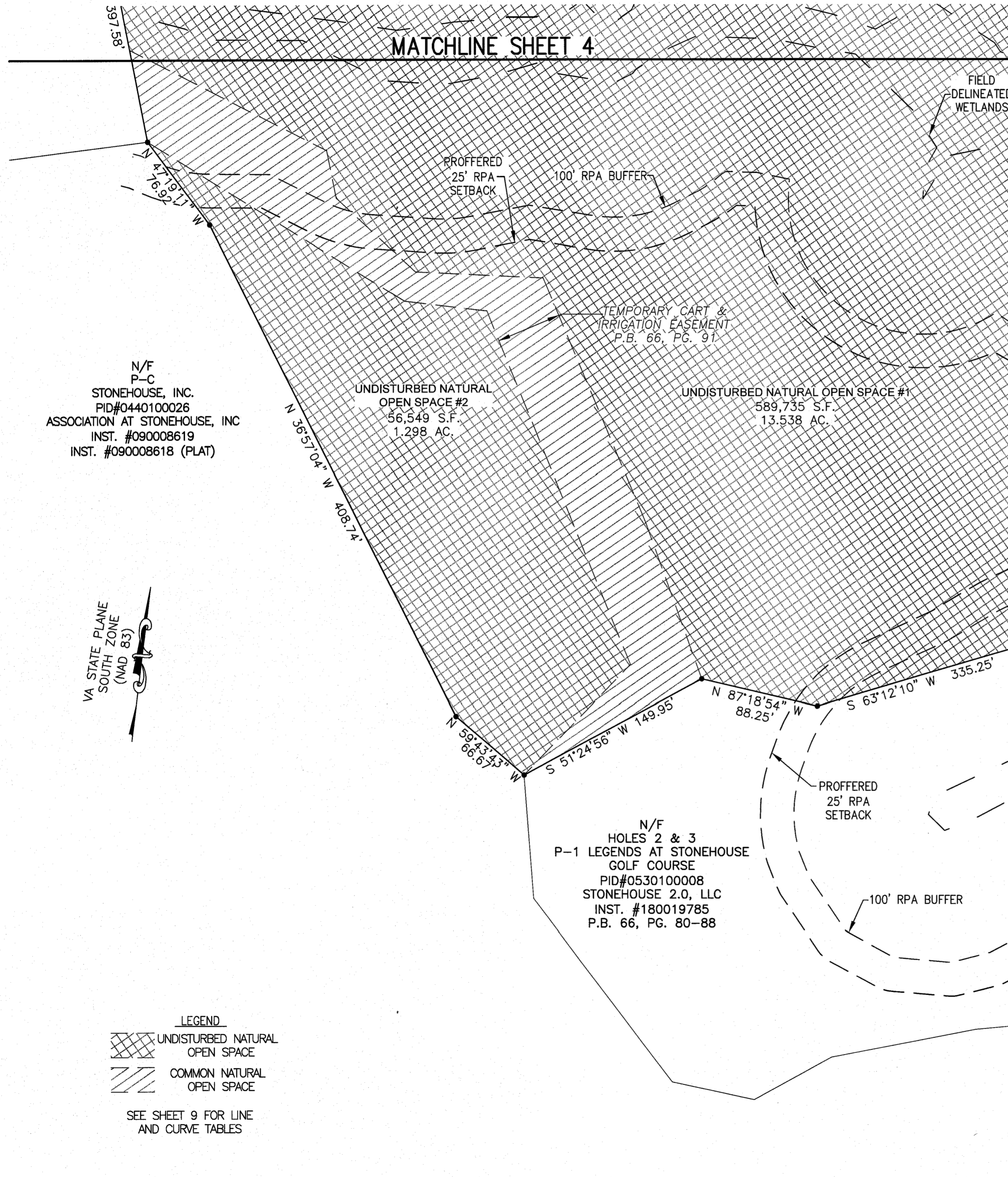
SHEET 6 OF 9

JCC-S-22-0005



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LEGEND  
UNDISTURBED NATURAL OPEN SPACE  
COMMON NATURAL OPEN SPACE  
SEE SHEET 9 FOR LINE AND CURVE TABLES

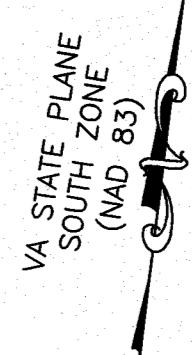
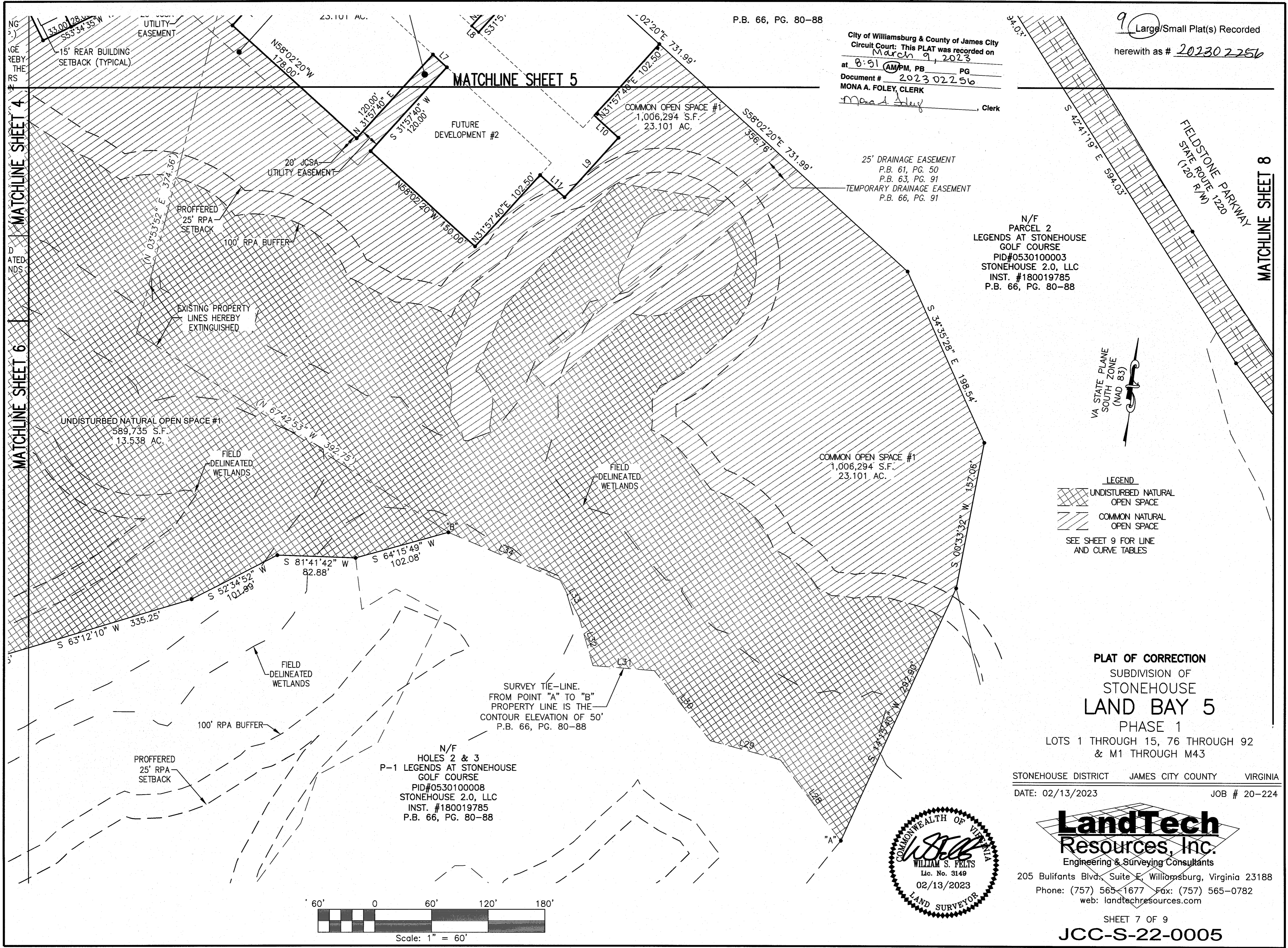


20 230 2256

P.B. 66, PG. 80-88

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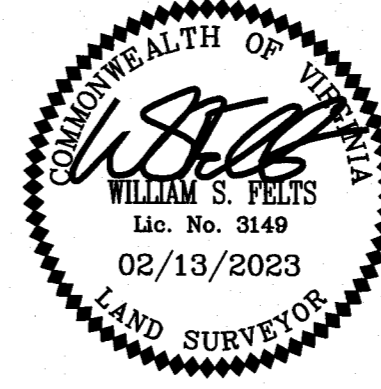


**LEGEND**  
[Cross-hatched pattern] UNDISTURBED NATURAL OPEN SPACE  
[Diagonal line pattern] COMMON NATURAL OPEN SPACE  
SEE SHEET 9 FOR LINE AND CURVE TABLES

**PLAT OF CORRECTION**  
SUBDIVISION OF  
**STONEHOUSE**  
**LAND BAY 5**  
PHASE 1

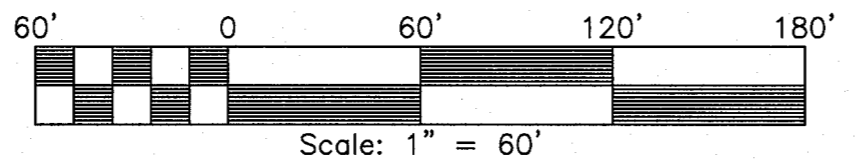
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LOTS 1 THROUGH 15, 76 THROUGH 92  
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STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

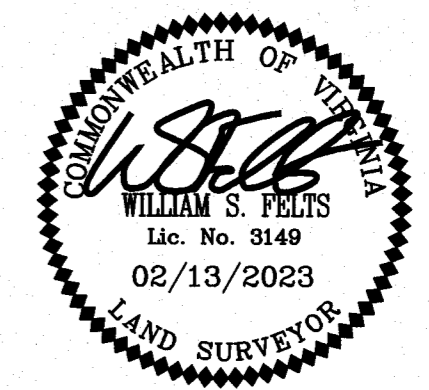
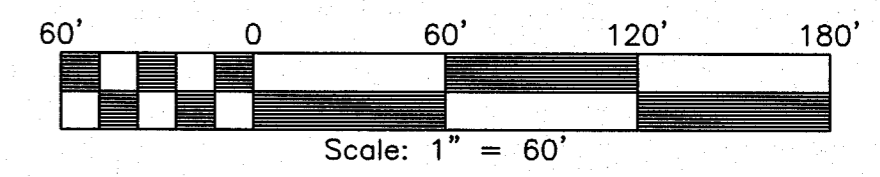
DATE: 02/13/2023

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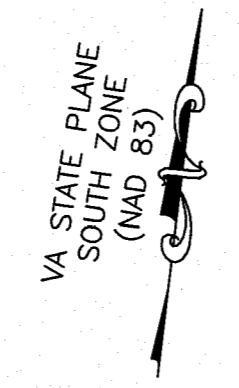
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SHEET 8 OF 9  
JCC-S-22-0005



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Document # 202302256  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk



LEGEND  
UNDISTURBED NATURAL OPEN SPACE  
COMMON NATURAL OPEN SPACE

15' JCSA UTILITY EASEMENT  
INST # 060020908

15' VA NATURAL GAS EASEMENT  
INST # 970020053

N/F  
PARCEL 2  
LEGENDS AT STONEHOUSE  
GOLF COURSE  
PID#0530100003  
STONEHOUSE 2.0, LLC  
INST. #180019785  
P.B. 66, PG. 80-88

MATCHLINE SHEET 7

FIELDSTONE PARKWAY  
STATE ROUTE 1220  
(120' R/W)

PROFFERED  
25' RPA  
SETBACK  
100' RPA BUFFER

C28

S 46°09'15" E 797.84'

S 56°34'13" E 249.10'

S 13°46'08" E 107.70'

S 74°25'16" E 276.82'

S 56°34'13" E 143.01'



202302256

PLAT OF CORRECTION  
 SUBDIVISION OF  
 STONEHOUSE  
**LAND BAY 5**  
 PHASE 1

LOTS 1 THROUGH 15, 76 THROUGH 92  
 & M1 THROUGH M43

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
 DATE: 02/13/2022 JOB #20-224



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

SHEET 9 OF 9  
**JCC-S-22-0005**



MULTI-FAMILY		
LOT AREAS		
LOT NO.	SQUARE FEET	ACRES
M1	3960.00	0.091
M2	3360.00	0.077
M3	3360.00	0.077
M4	3938.54	0.091
M5	6070.27	0.139
M6	3360.00	0.077
M7	3360.00	0.077
M8	3360.00	0.077
M9	3360.00	0.077
M10	3960.00	0.091
M11	3960.00	0.091
M12	3360.00	0.077
M13	3360.00	0.077
M14	3360.00	0.077
M15	3960.00	0.091
M16	3960.00	0.091
M17	3360.00	0.077
M18	3360.00	0.077
M19	3360.00	0.077
M20	3352.75	0.077
M21	3826.24	0.088
M22	3960.00	0.091
M23	3360.00	0.077
M24	3377.51	0.078
M25	4118.31	0.095
M26	3960.00	0.091
M27	3360.00	0.077
M28	3360.00	0.077
M29	3960.00	0.091
M30	3960.00	0.091
M31	3360.00	0.077
M32	3360.00	0.077
M33	3360.00	0.077
M34	3960.00	0.091
M35	3960.00	0.091
M36	3360.00	0.077
M37	3360.00	0.077
M38	3960.00	0.091
M39	3960.00	0.091
M40	3360.00	0.077
M41	3360.00	0.077
M42	3360.00	0.077
M43	3959.69	0.091

SINGLE FAMILY		
LOT AREAS		
LOT NO.	SQUARE FEET	ACRES
1	6120.00	0.140
2	6120.00	0.140
3	6120.00	0.140
4	6120.00	0.140
5	6120.00	0.140
6	6120.00	0.140
7	6120.00	0.140
8	6120.00	0.140
9	6120.00	0.140
10	6120.00	0.140
11	6120.00	0.140
12	6120.00	0.140
13	6120.00	0.140
14	6120.00	0.140
15	7547.28	0.173
76	8235.65	0.189
77	6728.99	0.154
78	5737.50	0.132
79	5737.50	0.132
80	5737.50	0.132
81	5737.50	0.132
82	5737.50	0.132
83	5737.50	0.132
84	5737.50	0.132
85	5737.50	0.132
86	5737.50	0.132
87	5737.50	0.132
88	5737.50	0.132
89	5737.50	0.132
90	5737.50	0.132
91	5737.50	0.132
92	5737.50	0.132

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	96.41'	49.46'	95.19'	N 63°49'58" E	31°33'51"
C2	225.00'	123.95'	63.59'	122.39'	N 63°49'58" E	31°33'51"
C4	25.00'	34.74'	20.84'	32.01'	S 60°34'37" E	79°37'00"
C5	22.00'	34.56'	22.00'	31.11'	S 34°36'53" W	90°00'00"
C6	175.00'	115.41'	59.89'	113.33'	S 29°16'43" E	37°47'13"
C7	225.00'	110.91'	56.60'	109.79'	S 26°19'48" E	28°14'32"
C8	22.00'	37.03'	24.63'	32.81'	N 60°25'54" W	96°26'44"
C9	175.00'	54.27'	27.36'	54.06'	S 62°27'40" W	17°46'09"
C10	225.00'	46.76'	23.46'	46.68'	N 29°48'14" W	11°54'27"
C11	225.00'	28.08'	14.06'	28.06'	N 57°19'27" E	7°09'00"
C12	225.00'	33.72'	16.89'	33.69'	N 65°11'34" E	8°35'14"
C13	225.00'	39.77'	19.94'	39.72'	N 74°33'02" E	10°07'42"
C14	175.00'	33.79'	16.95'	33.73'	N 67°38'04" E	11°03'44"
C15	175.00'	19.70'	9.86'	19.69'	N 76°23'25" E	6°26'57"
C16	22.00'	34.56'	22.00'	31.11'	S 55°23'07" E	90°00'00"
C17	10.00'	15.71'	10.00'	14.14'	N 34°36'53" E	90°00'00"
C18	25.00'	39.27'	25.00'	35.36'	S 34°36'53" W	90°00'00"
C19	25.01'	44.71'	31.12'	38.99'	N 28°22'59" E	102°25'37"
C20	174.61'	91.34'	46.74'	90.30'	N 42°03'42" W	29°58'20"
C21	225.00'	12.10'	6.05'	12.10'	N 22°18'34" W	3°04'54"
C22	175.00'	16.78'	8.40'	16.78'	S 76°52'02" W	5°29'43"
C23	60.00'	30.92'	15.81'	30.58'	N 04°22'47" E	29°31'46"
C24	60.00'	75.21'	43.45'	70.38'	S 29°55'20" W	71°48'58"
C28	2718.12'	693.63'	348.71'	691.75'	S 49°15'35" E	14°37'16"
C29	50.00'	78.54'	50.00'	70.71'	N 86°56'57" W	89°59'56"
C30	175.00'	26.04'	13.05'	26.02'	N 57°50'24" E	8°31'37"
C31	225.00'	82.07'	41.49'	81.61'	S 64°01'32" W	20°53'53"
C32	22.00'	32.58'	20.11'	29.69'	N 32°02'41" E	84°51'35"
C33	22.00'	34.56'	22.00'	31.11'	N 55°23'07" W	90°00'00"
C34	225.00'	41.68'	20.90'	41.62'	S 41°03'53" E	10°36'52"

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 41°56'57" E	35.00'	
L2	S 41°56'57" E	59.37'	
L3	S 41°56'57" E	25.63'	
L4	N 58°37'40" E	51.03'	
L5	N 48°03'03" E	74.97'	
L6	N 49°32'56" E	50.00'	
L7	S 58°02'20" E	20.00'	
L8	N 58°02'20" W	10.00'	
L9	S 31°57'40" W	85.00'	
L10	S 58°02'20" E	35.00'	
L11	N 58°02'20" W	35.00'	
L12	N 10°23'07" W	25.00'	
L13	N 10°23'07" W	23.00'	
L14	S 86°32'17" W	57.99'	
L15	N 89°44'03" W	54.98'	
L16	N 81°55'58" W	73.30'	
L17	N 69°44'13" W	73.30'	
L18	N 57°40'27" W	96.67'	
L19	N 79°36'53" E	52.16'	
L20	S 10°23'07" E	97.15'	
L21	N 78°49'48" W	41.78'	
L22	S 10°23'07" E	112.50'	
L23	S 79°36'53" W	41.51'	
L24	N 10°23'07" W	112.50'	
L25	S 79°36'53" W	41.51'	
L26	S 57°03'39" E	39.11'	
L27	N 24°10'11" W	48.85'	
L28	N 47°24'25" W	106.32'	
L29	N 85°27'09" W	77.14'	
L30	N 49°19'29" W	94.62'	
L31	S 84°19'20" W	65.27'	
L32	N 26°36'33" W	53.31'	
L33	N 37°28'44" W	43.80'	
L34	N 77°20'13" W	128.92'	
L40	S 73°54'59" E	55.32'	
L41	N 62°49'34" E	59.13'	
L42	N 79°49'05" E	62.23'	
L43	S 68°12'15" E	28.03'	
L44	S 66°32'02" E	61.79'	
L45	N 22°56'42" E	24.36'	
L46	S 57°01'41" E	45.41'	
L47	S 13°50'33" W	18.28'	
L48	N 10°23'07" W	44.94'	
L49	N 34°36'46" W	18.28'	
L50	N 75°05'32" E	62.18'	
L51	N 32°49'59" W	24.37'	
L52	N 57°03'39" W	44.94'	
L53	S 81°17'19" E	24.37'	

DEDICATED RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
L100	S 48°03'03" W	125.14'
L101	S 79°36'53" W	205.84'
L102	N 79°36'53" E	916.50'
L103	S 10°23'07" E	315.00'
L104	S 79°36'53" W	78.00'
L105	S 79°36'53" W	536.79'
L106	N 53°34'35" E	199.50'
L107	N 10°23'07" W	40.73'
L108	N 10°23'07" W	186.83'
L109	N 10°23'07" W	4.94'
L110	N 79°36'53" E	24.87'

DEDICATED RIGHT-OF-WAY CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C100	200.00'	110.18'	56.53'	108.79'	N 63°49'58" E	31°33'51"
C101	200.00'	52.01'	26.15'	51.87'	N 17°50'08" W	14°54'03"
C102	200.00'	90.89'	46.24'	90.11'	N 66°35'44" E	26°02'18"
C103	200.00'	104.95'	53.71'	103.75'	S 25°25'05" E	30°03'57"
C104	200.00'	90.89'	46.24'	90.11'	S 66°35'44" W	26°02'18"

PROPERTY LINES HEREBY EXTINGUISHED		
LINE	BEARING	DISTANCE
L35	S 48°03'03" W	316.93'
L36	N 48°03'03" E	316.93'
L37	S 48°03'03" W	316.93'
L38	S 34°42'38" E	32.35'
L39	N 24°45'57" W	65.88'

PROPERTY LINES HEREBY EXTINGUISHED						
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C25	810.00'	273.10'	137.86'	271.81'	N 57°42'52" E	19°19'05"
C26	850.00'	254.93'	128.43'	253.97'	N 56°38'29" E	17°11'02"
C27	890.00'	112.44'	56.30'	112.37'	N 51°40'13" E	7°14'20"

JCSA EASEMENT		
LINE	BEARING	DISTANCE
L200	S 41°56'57" E	45.00'
L201	N 48°03'03" E	40.00'
L202	N 41°56'57" W	55.00'
L203	N 48°03'03" E	30.00'

9 Large/Small Plat(s) Recorded  
 herewith as # 202302256

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 March 9, 2023  
 at 8:51 AM PM, PG  
 Document # 202302256  
 MONA A. FOLEY, CLERK  
 Mona A. Foley, Clerk