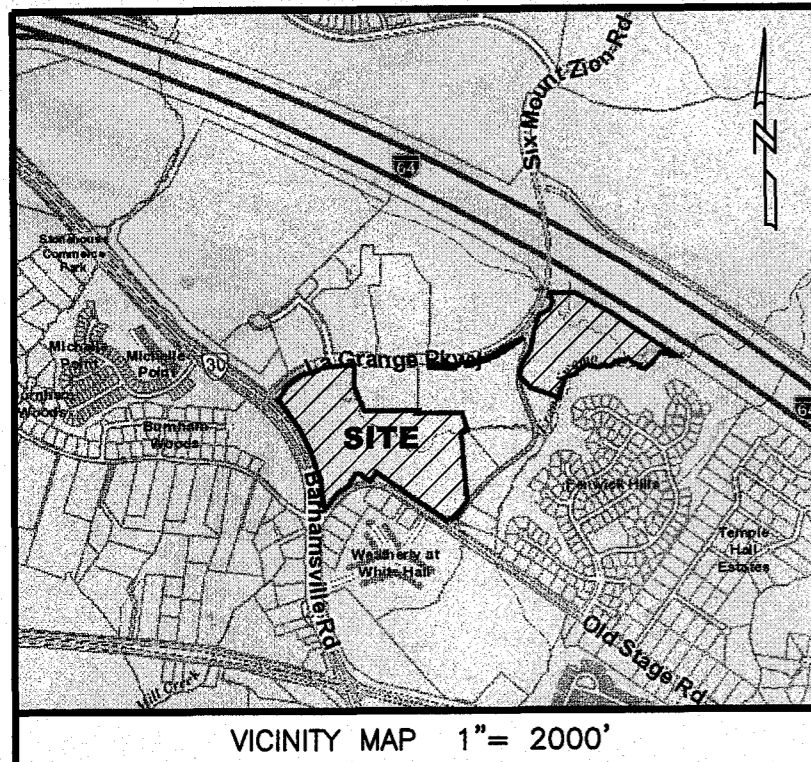


202302699



VICINITY MAP 1" = 2000'

PROPERTY INFORMATION

PARCEL ID# 0640100001
OWNER: SCP-JTL STONEHOUSE OWNER 1 LLC
INST. #160007744
ADDRESS: 3500 LA GRANGE PARKWAY
TOANO, VIRGINIA 23168
ZONING DISTRICT: PUD-C
(PLANNED UNIT DEVELOPMENT COMMERCIAL)

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLANDS, IF ANY, WERE NOT INVESTIGATED AS PART OF THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PER FEMA FLOOD INDEX MAP PANEL #51095C0041D DATED DECEMBER 16, 2015 THE LOTS DO NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE.
7. PROPERTY CONTAINS AREAS WITHIN THE 100' RPA BUFFER. RPA BUFFER SHOWN PER JCC GIS AND IS NOT TO BE USED FOR DEVELOPMENT. DEVELOPMENT OF NEW PARCEL 1A SHALL REQUIRE ALL WETLANDS BE DELINEATED AND CONFIRMED BY THE USACE TO ESTABLISH THE EXTENTS OF THE 100' BUFFER.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
10. ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.
11. ANY 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.
12. PROPERTY IS SUBJECT TO PROFFERS FROM CASE NO. Z-19-0010.
13. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

SUBDIVISION PLAT
OF
PARCEL ID #0640100001
LA GRANGE TRACT
(P.B. 50 PG. 11)

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/03/2022 JOB # 22-216



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

SHEET 1 OF 9

JCC-S-22-0022

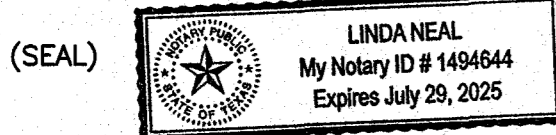
OWNERS CERTIFICATE: (PARCEL ID: 0640100001)

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 A. Lane, Date: 1-18-2023
NAME PRINTED: DAVID A. LANE, 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 18th DAY OF January, 2022.

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

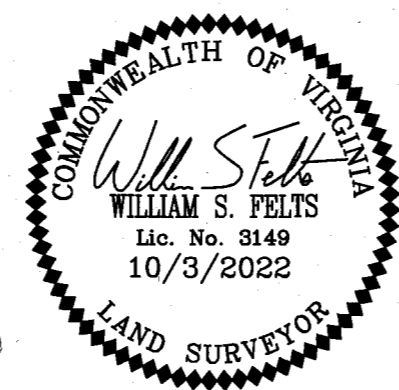
CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF SCP-JTL STONEHOUSE OWNER 1, LLC AND WAS ACQUIRED FROM GS STONEHOUSE GREEN LAND SUB 3, 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. 160007744.

CERTIFICATE OF APPROVAL

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

1/19/23 DATE, VIRGINIA DEPARTMENT OF TRANSPORTATION
2/2/23 DATE, SUBDIVISION AGENT OF JAMES CITY COUNTY



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.

10/3/2022 DATE, WILLIAM S. FELTS, L.S. 3149

LEGEND table listing symbols for WATER METER, SEWER CLEAN OUT, CABLE PEDESTAL, TELEPHONE PEDESTAL, UTILITY POLE, OVERHEAD UTILITY, SANITARY SEWER MANHOLE, FIRE HYDRANT, TRANSFORMER, ELECTRIC BOX, GAS VALVE, LIGHT POLE, IRF = IRON ROD FOUND, IRS = IRON ROD SET, CMF = CONC. MONUMENT FOUND.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists 29 line segments (L1-L29) with their respective bearings and distances.

CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, TANGENT, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists 17 curves (C1-C17) with their geometric data.

AREA TABULATION

Table with columns: PARCEL, OLD AREA, NEW AREA. Shows area calculations for PIN 0640100001, NEW PARCEL 1A, and TOTAL AREA.

9 Large Small Plat(s) Recorded
herewith as # 202302699

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23RD DAY OF MARCH, 2023. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 8:46 AM INSTRUMENT # 202302699 TESTIMONY: MONA A. FOLEY, CLERK

202302699

VIRGINIA COORDINATE SYSTEM
1983 (SOUTH ZONE)

SHEET 8

SHEET 9

COMMON OPEN SPACE
N/F
SCP-JTL STONEHOUSE OWNER 1, LLC
PORTION OF PID#0640100001
INSTR#160007744

NATURAL OPEN SPACE &
CONSERVATION EASEMENT
(D.B. 758 PG. 682)
(P.B. 62 PG. 95)

N/F
SCP-JTL STONEHOUSE OWNER 1, LLC
PORTION OF PID#0640100001
INSTR#160007744

LA GRANGE PARKWAY
(100' R/W)

N/F
CITIZENS AND FARMERS BANK
PID#1210100041
INSTR#040025385
ZONE: PUD-C

N/F
HENDRICKS COMMERCIAL PROPERTIES, LLC.
PID#1220100026
INSTR#190010852
ZONE: PUD-C

SHEET 3

SHEET 5

NEW PARCEL 1A
N/F
SCP-JTL STONEHOUSE OWNER 1, LLC
PORTION OF PID#0640100001
INSTR#160007744

LIMITS OF RPA
(PER JCC GIS
MAPPING)

SHEET 7

N/F
ROB THE BUILDER, INC.
PID#1220100005A
INSTR#110014563
ZONE: A1

N/F
ABBITT GROUP, INC.
PID#1210200003B
INSTR#160016939
ZONE: A1

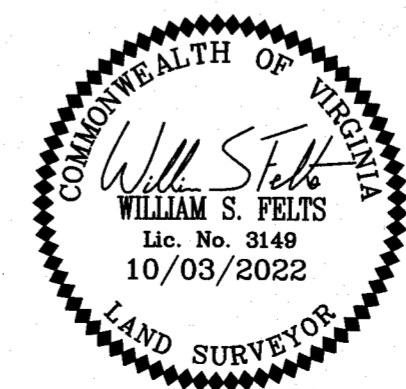
N/F
ROBERT & FIONA LANG
PID#1220100005
INSTR#060031293
ZONE: A1

SHEET 6

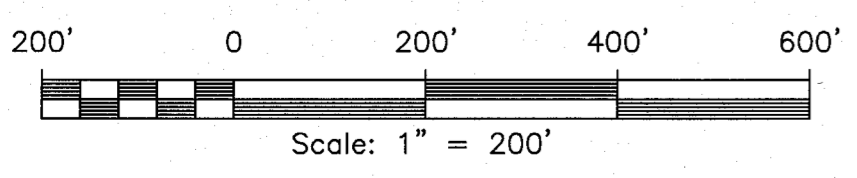
SHEET 4

SUBDIVISION PLAT
OF
PARCEL ID #0640100001
LA GRANGE TRACT
(P.B. 50 PG. 11)
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/03/2022 JOB # 22-216

LRI
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CONSULTANTS
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Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



9 (Large) Small Plat(s) Recorded
herewith as # 202302699
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
MARCH 23 20 2023
at 8:46 AM PB PG
Document # 202302699
MONA A. FOLEY, CLERK
Mona A. Foley Clerk

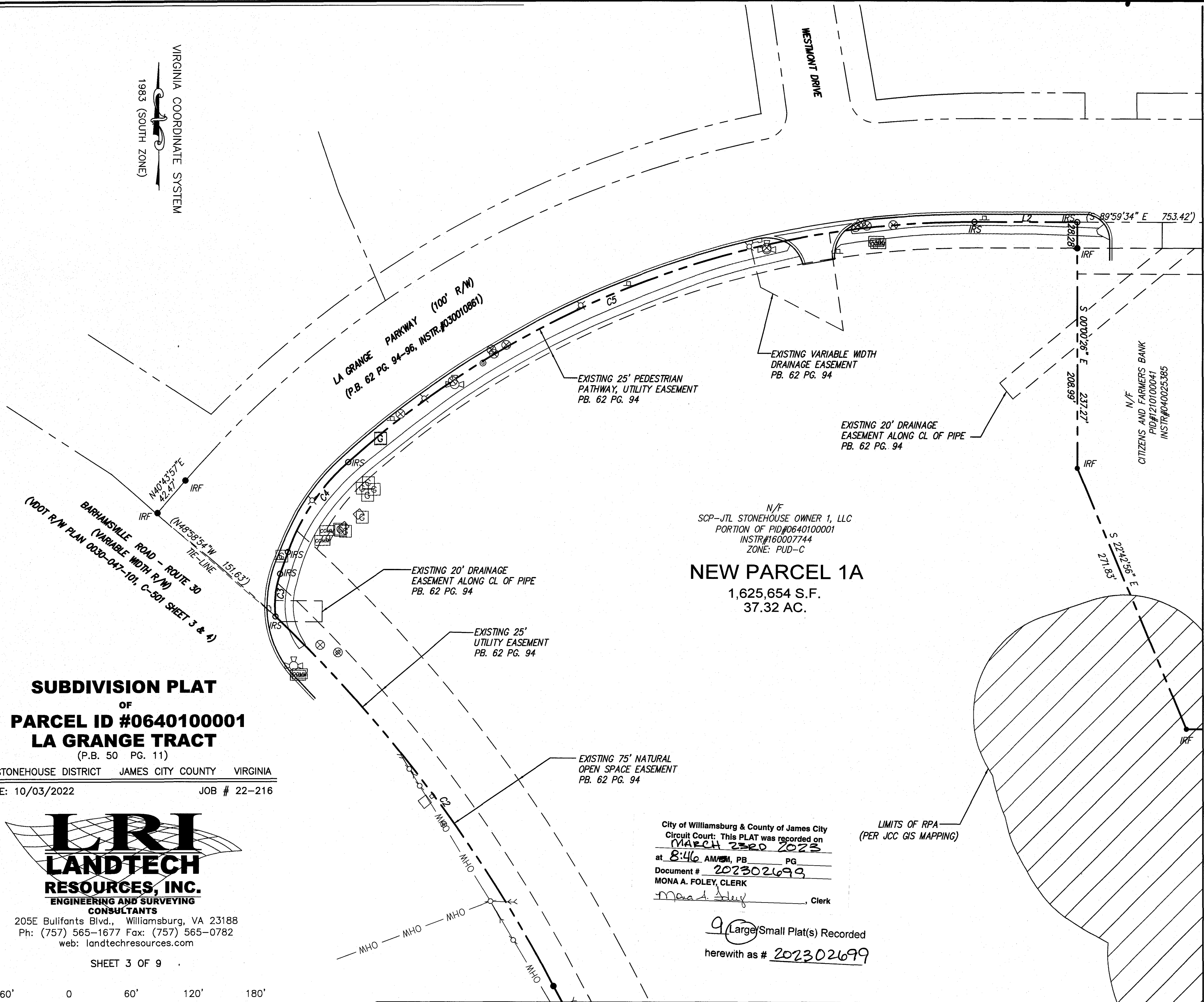


NATURAL OPEN SPACE &
CONSERVATION EASEMENT AREA
 RPA PER JCC GIS MAPPING

SHEET 2 OF 9
OVERALL

JCC-S-22-0022

VIRGINIA COORDINATE SYSTEM
1983 (SOUTH ZONE)



LA GRANGE PARKWAY (100' R/W)
(P.B. 62 PG. 94-96, INSTR.#030010861)

BARHAMSVILLE ROAD - ROUTE 30
(VARIABLE WIDTH R/W)
(VOT R/W PLAN 0030-047-101, C-501 SHEET 3 & 4)

N/F
SCP-JTL STONEHOUSE OWNER 1, LLC
PORTION OF PID#0640100001
INSTR#160007744
ZONE: PUD-C

NEW PARCEL 1A
1,625,654 S.F.
37.32 AC.

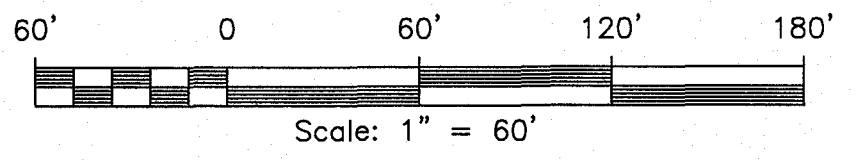
SUBDIVISION PLAT
OF
PARCEL ID #0640100001
LA GRANGE TRACT
(P.B. 50 PG. 11)

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/03/2022 JOB # 22-216



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SHEET 3 OF 9



City of Williamsburg & County of James City
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MARCH 23RD 2023
at 8:46 AM, PB PG
Document # 202302699
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

9 Large/Small Plat(s) Recorded
herewith as # 202302699

LIMITS OF RPA
(PER JCC GIS MAPPING)

CITIZENS AND FARMERS BANK
N/F
PID#210100041
INSTR#040025385

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 4

202302699

SUBDIVISION PLAT
OF
PARCEL ID #0640100001
LA GRANGE TRACT

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

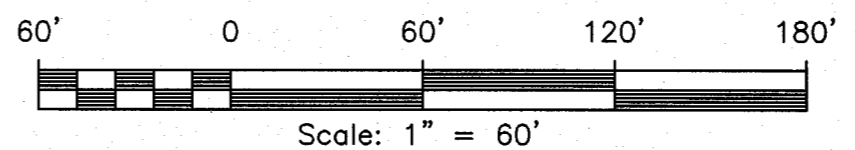
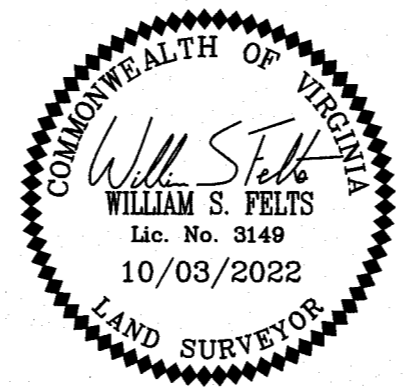
DATE: 10/03/2022

JOB # 22-216

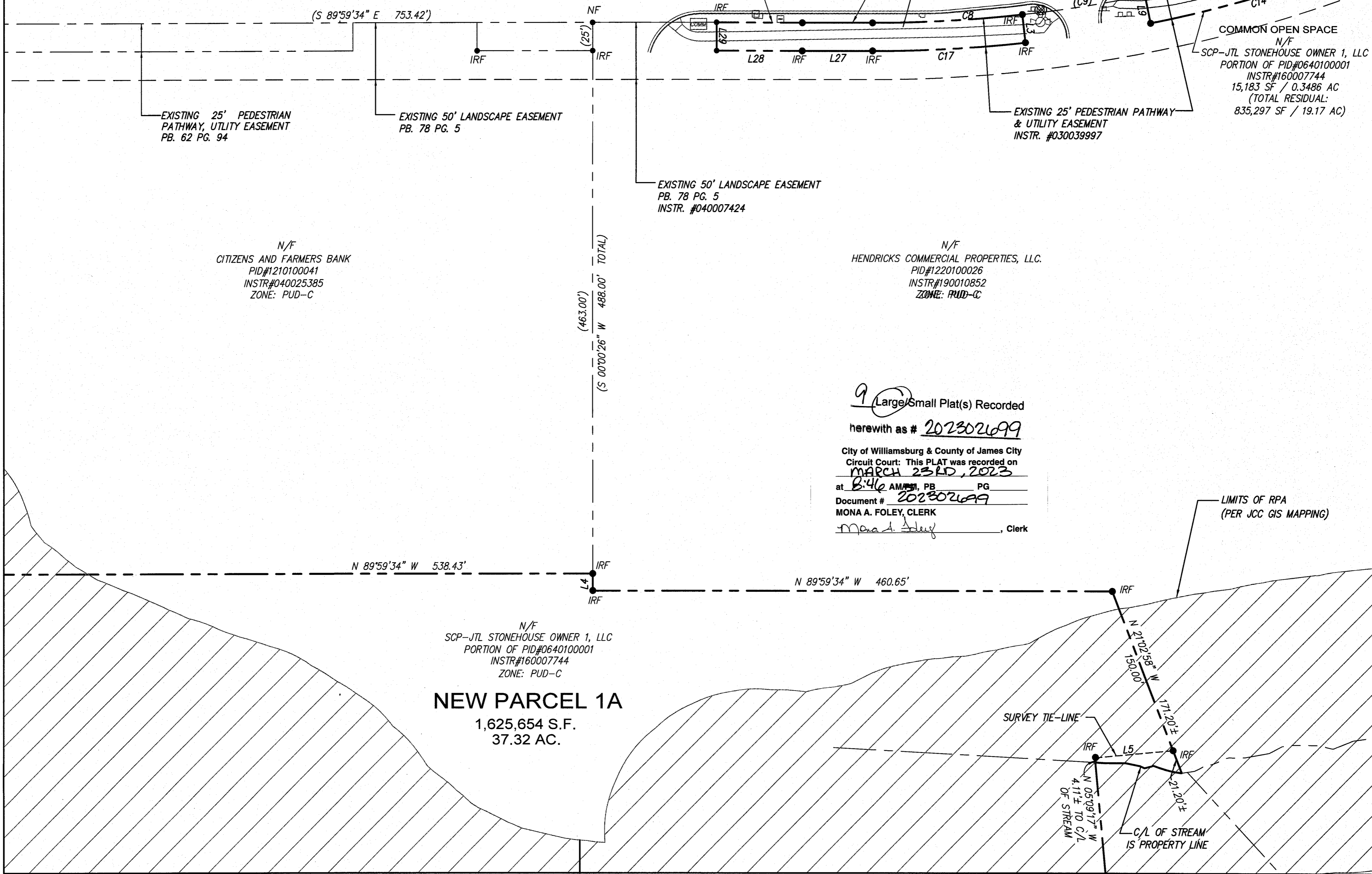
SHEET 5 OF 9



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web: landtechresources.com



LA GRANGE PARKWAY (100' R/W)
(P.B. 62 PG. 94-96, INSTR.#030010861)



N/F
CITIZENS AND FARMERS BANK
PID#1210100041
INSTR#040025385
ZONE: PUD-C

N/F
HENDRICKS COMMERCIAL PROPERTIES, LLC.
PID#1220100026
INSTR#190010852
ZONE: PUD-C

N/F
SCP-JTL STONEHOUSE OWNER 1, LLC
PORTION OF PID#0640100001
INSTR#160007744
ZONE: PUD-C
NEW PARCEL 1A
1,625,654 S.F.
37.32 AC.

COMMON OPEN SPACE
N/F
SCP-JTL STONEHOUSE OWNER 1, LLC
PORTION OF PID#0640100001
INSTR#160007744
6819 SF / 0.1565 AC
(TOTAL RESIDUAL: 835,297 SF / 19.17 AC)

COMMON OPEN SPACE
N/F
SCP-JTL STONEHOUSE OWNER 1, LLC
PORTION OF PID#0640100001
INSTR#160007744
15,183 SF / 0.3486 AC
(TOTAL RESIDUAL:
835,297 SF / 19.17 AC)

9 Large/Small Plat(s) Recorded
herewith as # 202302699
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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at 8:46 AM, PB PG
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MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

MATCHLINE
SEE SHEET 8

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

JCC-S-22-0022

VIRGINIA COORDINATE SYSTEM
1983 (SOUTH ZONE)

202302699

VIRGINIA COORDINATE SYSTEM
1983 (SOUTH ZONE)

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

LIMITS OF RPA
(PER JCC GIS MAPPING)

N/F
ROBERT & FIONA LANG
PID#1220100005
INSTR#060031293

N/F
ROB THE BUILDER, INC.
PID#1220100005A
INSTR#110014563

N/F
SCP-JTL STONEHOUSE OWNER 1, LLC
PORTION OF PID#0640100001
INSTR#160007744
ZONE: PUD-C

NEW PARCEL 1A
1,625,654 S.F.
37.32 AC.

S 05°09'17" E 703.37' (TO PIN)
699.26' ± (TIE-LINE TO CL OF STREAM)

SIX MOUNT
ZON ROAD
(VARIABLE WIDTH R/W)

IRF

N 56°57'32" W 604.80'
OLD STAGE ROAD
(100' R/W)

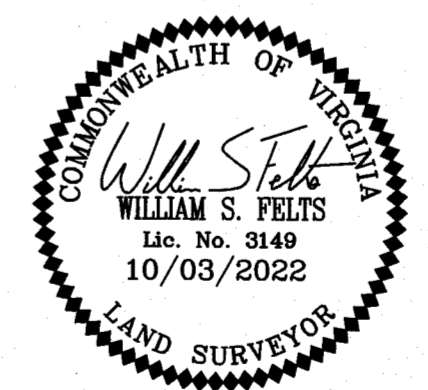
S 78°02'28" W 70.71'
IRF (BENT)

MATCHLINE - SEE SHEET 4

SUBDIVISION PLAT
OF
PARCEL ID #0640100001
LA GRANGE TRACT
(P.B. 50 PG. 11)
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/03/2022 JOB # 22-216

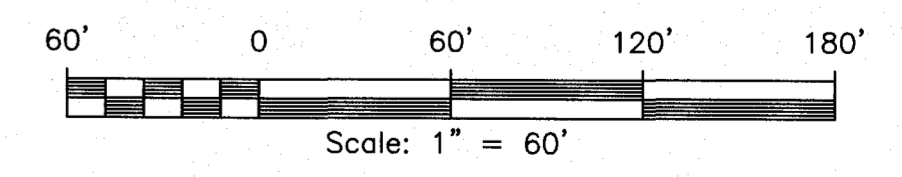
9 Large/Small Plat(s) Recorded
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City of Williamsburg & County of James City
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Document # 202302699
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Mon A. Foley, Clerk



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web: landtechresources.com

SHEET 6 OF 9



JCC-S-22-0022

202302699

MATCHLINE - SEE SHEET 8

VIRGINIA COORDINATE SYSTEM
1983 (SOUTH ZONE)

N/F
HENDRICKS COMMERCIAL PROPERTIES, LLC.
PID#1220100026
INSTR#190010852
ZONE: PUD-C

NATURAL OPEN SPACE &
CONSERVATION EASEMENT
(D.B. 758 PG. 682)
(P.B. 62 PG. 95)

SURVEY TIE-LINE, (TYP.)

C/L OF STREAM
IS PROPERTY LINE

SIX MOUNT ZION ROAD (VARIABLE WIDTH R/W)

LIMITS OF RPA
(PER JCC GIS MAPPING)

N/F
ROB THE BUILDER, INC.
PID#1220100005A
INSTR#110014563

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 9

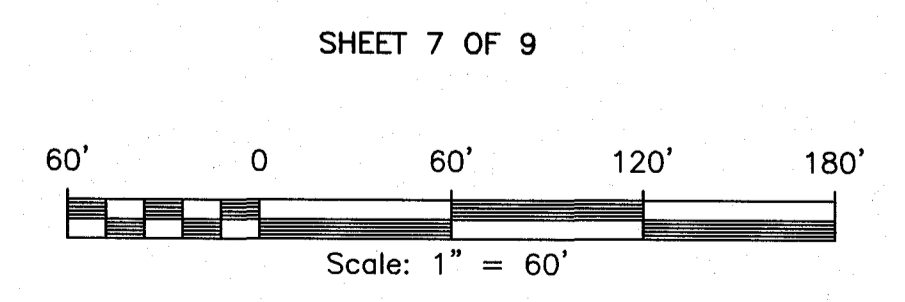
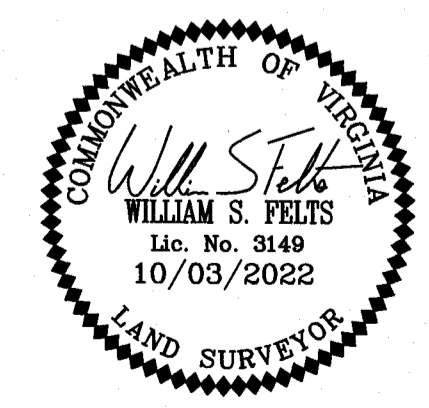
SUBDIVISION PLAT
OF
PARCEL ID #0640100001
LA GRANGE TRACT
(P.B. 50 PG. 11)

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/03/2022 JOB # 22-216

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Mona A. Foley, Clerk



MATCHLINE - SEE SHEET 6

JCC-S-22-0022

202302699

SUBDIVISION PLAT
OF
PARCEL ID #0640100001
LA GRANGE TRACT
(P.B. 50 PG. 11)

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/03/2022 JOB # 22-216

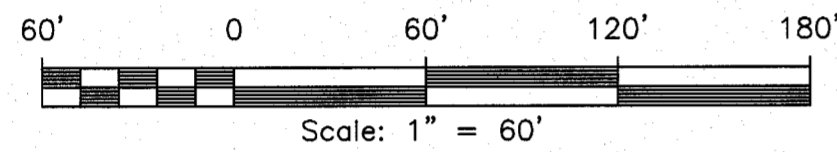
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City of Williamsburg & County of James City
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MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

VIRGINIA COORDINATE SYSTEM
1983 (SOUTH ZONE)



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SHEET 8 OF 9



COMMON OPEN SPACE
N/F
SCP-JTL STONEHOUSE OWNER 1, LLC
PORTION OF PID#0640100001
INSTR#160007744
15,183 SF / 0.3486 AC
(TOTAL RESIDUAL:
835,297 SF / 19.17 AC)

SURVEY TIE-LINE

LA GRANGE PARKWAY (100' R/W)
(P.B. 62 PG. 94-95, INSTR#030010861)

SIX MOUNT ZION ROAD
(VARIABLE WIDTH R/W)

NATURAL OPEN SPACE &
CONSERVATION EASEMENT
813,295 SF / 18.67 AC
(D.B. 758 PG. 682)
(P.B. 62 PG. 95)

LIMITS OF RPA
(PER JCC GIS MAPPING)

N/F
SCP-JTL STONEHOUSE OWNER 1, LLC
PORTION OF PID#0640100001
INSTR#160007744
ZONE: PUD-C
813,295 SF / 18.67 AC
(TOTAL RESIDUAL:
835,297 SF / 19.17 AC)

N/F
HENDRICKS COMMERCIAL PROPERTIES, LLC.
PID#1220100026
INSTR#190010852
ZONE: PUD-C

N/F
SCP-JTL STONEHOUSE OWNER 1, LLC
PORTION OF PID#0640100001
INSTR#160007744

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 7

JCC-S-22-0022

202302699

SUBDIVISION PLAT
OF
PARCEL ID #0640100001
LA GRANGE TRACT

(P.B. 50 PG. 11)
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/03/2022 JOB # 22-216



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SHEET 9 OF 9

VIRGINIA COORDINATE SYSTEM
1983 (SOUTH ZONE)

LIMITS OF RPA
(PER JCC GIS MAPPING)

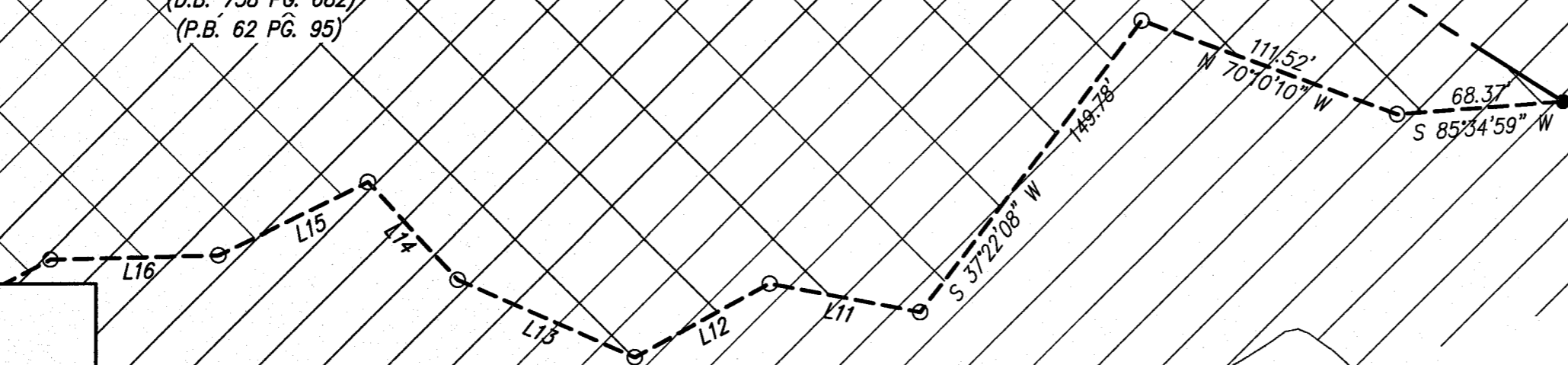
MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 7

N/F
SCP-JTL STONEHOUSE OWNER 1, LLC
PORTION OF PID#0640100001
INSTR#160007744
ZONE: PUD-C
813,295 SF / 18.67 AC
(TOTAL RESIDUAL
835,297 SF / 19.17 AC)

NATURAL OPEN SPACE &
CONSERVATION EASEMENT
813,295 SF / 18.67 AC
(O.B. 758 PG. 682)
(P.B. 62 PG. 95)

INTERSTATE ROUTE 64
EAST BOUND LANE



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