

PROPERTY INFORMATION

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

SUBDIVISION OF STONEHOUSE LAND BAY 5 PHASE 2
LOTS 16 THROUGH 50, & LOTS 93 THROUGH 111
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 2/06/2023 JOB # 20-224

LandTech Resources, Inc. 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 4
JCC-S-22-0017

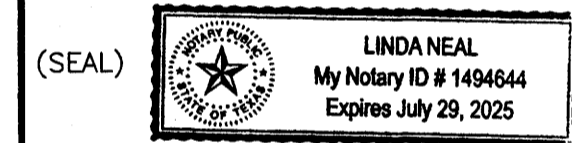
OWNERS CERTIFICATE- SCP-JTL STONEHOUSE OWNER 1 LLC (PARCEL B)

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF STONEHOUSE LAND BAY 5, PHASE 2 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature of Jody P. Lane, dated 2/20/23, Owners Rep.

CERTIFICATE OF NOTARIZATION

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, LINDA NEAL, ON THIS DAY PERSONALLY APPEARED JODY P. LANE, KNOWN TO ME OR PROVED TO ME ON THE OATH OF 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 20th DAY OF February, 2023.
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, 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.

CERTIFICATE OF APPROVAL

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

03/24/23 DATE
VA DEPARTMENT OF TRANSPORTATION
26 April 2023 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES

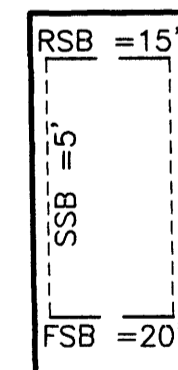
- 1. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM 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. PROPERTY IS 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 "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0037D, DATED 12/16/2015.
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. WETLANDS SHOWN WERE DELINEATED BY WETLAND STUDIES AND SOLUTIONS, INC. RPA BUFFER SHOWN ON HEREON IS BASED ON WETLANDS AS DELINEATED.
14. LAND BAY 5, PHASE 2 IS PLATTING SINGLE FAMILY LOTS 16 - 50, AND LOTS 93 - 111.
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-19-0010 & MP-18-0002 (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. PROPOSED RIGHT-OF-WAYS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE.
19. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
20. PORTIONS OF EXISTING EASEMENTS, THAT WILL REMAIN, WHICH FALL WITHIN THE PROPOSED DEDICATED RIGHT-OF-WAYS ARE HEREBY VACATED. EXISTING EASEMENT RIGHTS TO REMAIN.
21. 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.
22. THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

LAND BAY 5 AREA TABULATION

Table with 3 columns: Description, S.F., AC. Includes rows for Land Bay 5 Total Area, Phase 1 Dedicated R/W, Common Open Space #1-7, Phase 2 - (54) Lots, Phase 2 Dedicated R/W, and Future Development.

Table with 3 columns: Description, S.F., AC. Includes rows for Undisturbed Natural Open Space Area #1-4 and Total Undisturbed Natural Open Space.

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

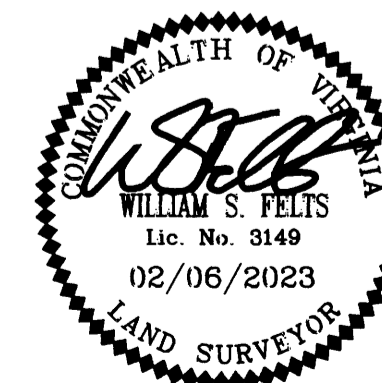


4 (Large) Small Plat(s) Recorded SINGLE FAMILY
herewith as # 202304131

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.

Signature of William S. Felts, L.S., dated 2/06/2023.



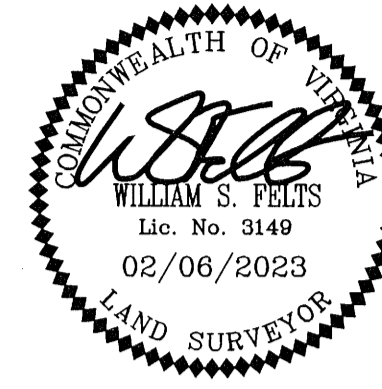
STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 02 DAY OF May, 2023. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 8:54 AM INSTRUMENT # 202304131
TESTE MCMA A. FOLEY, CLERK

202304131

SUBDIVISION OF
STONEHOUSE
LAND BAY 5
PHASE 2

LOTS 16 THROUGH 50, & LOTS 93 THROUGH 111
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 2/06/2023 JOB # 20-224



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

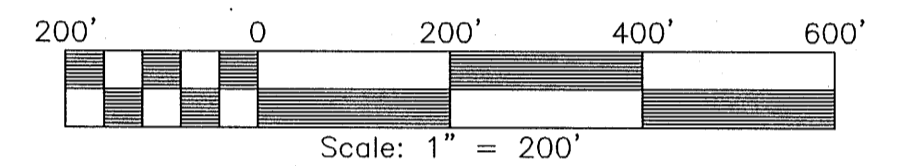
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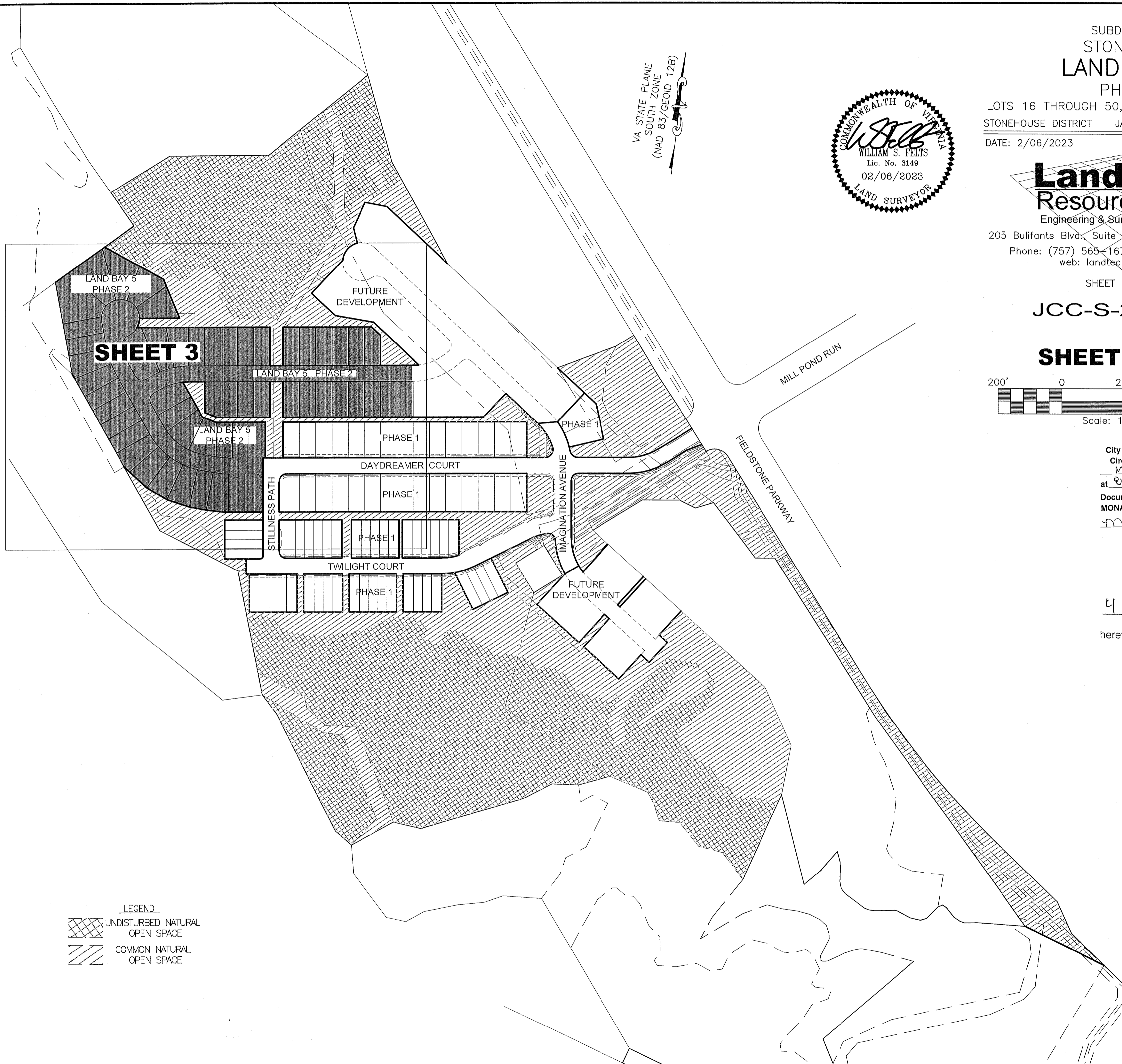
JCC-S-22-0017

SHEET INDEX

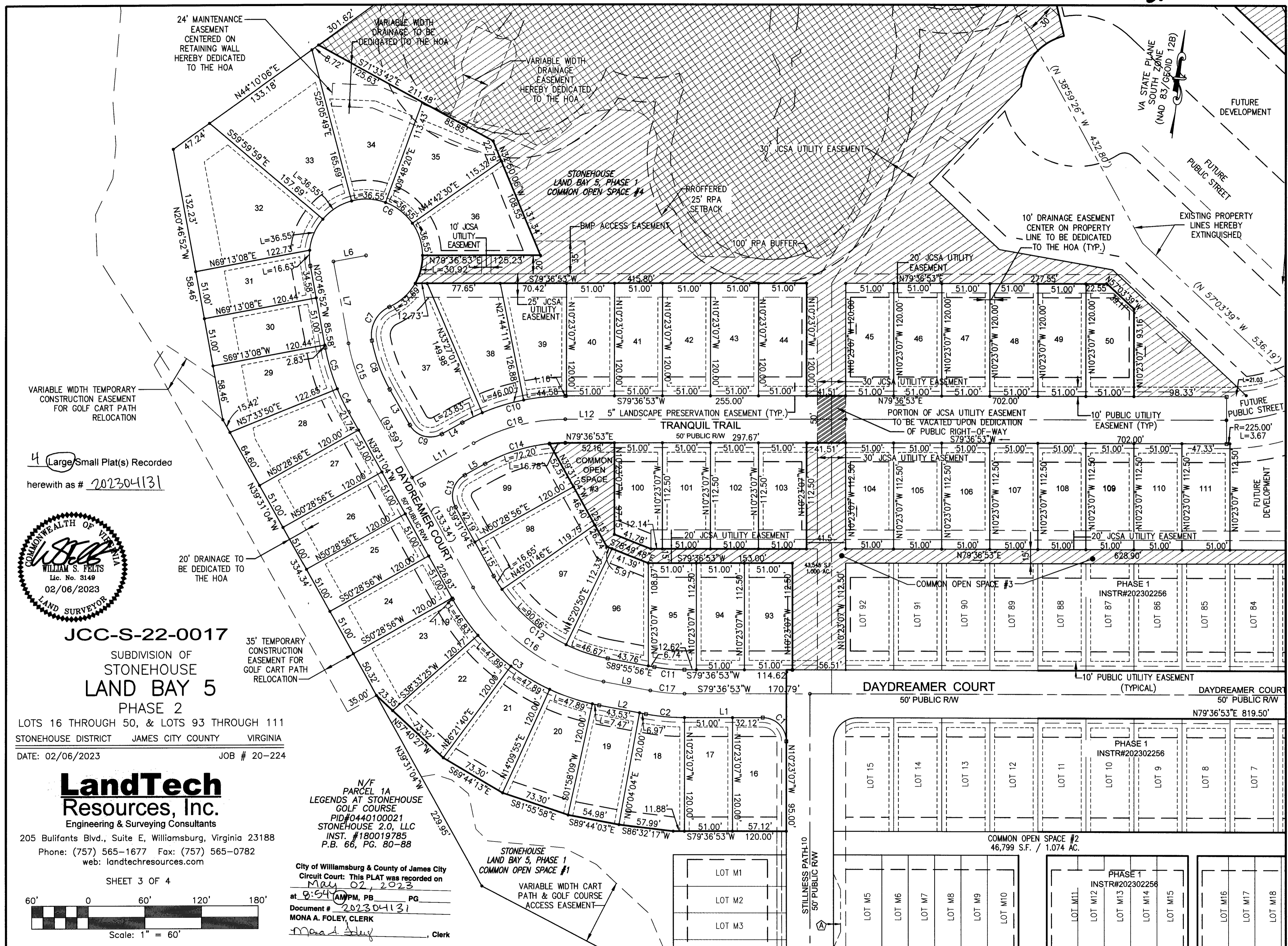


City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 02, 2023
at 9:54 (AM/PM, PB) PG _____
Document # 202304131
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

4 (Large) Small Plat(s) Recorded
herewith as # 202304131



LEGEND
UNDISTURBED NATURAL
OPEN SPACE
COMMON NATURAL
OPEN SPACE



VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT FOR GOLF CART PATH RELOCATION

4 Large/Small Plat(s) Recorded herewith as # 202304131



JCC-S-22-0017

SUBDIVISION OF
**STONEHOUSE
LAND BAY 5**
PHASE 2

LOTS 16 THROUGH 50, & LOTS 93 THROUGH 111
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

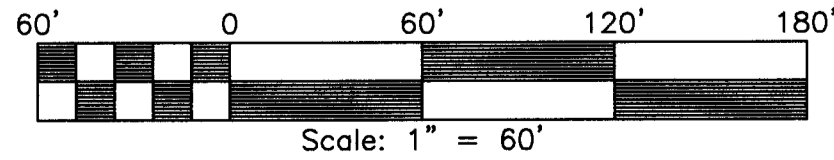
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SHEET 3 OF 4



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

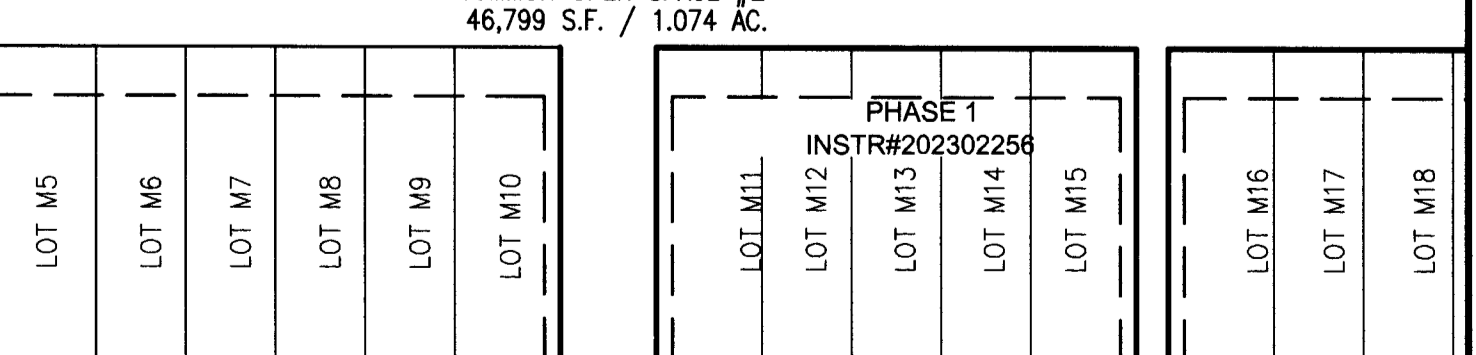
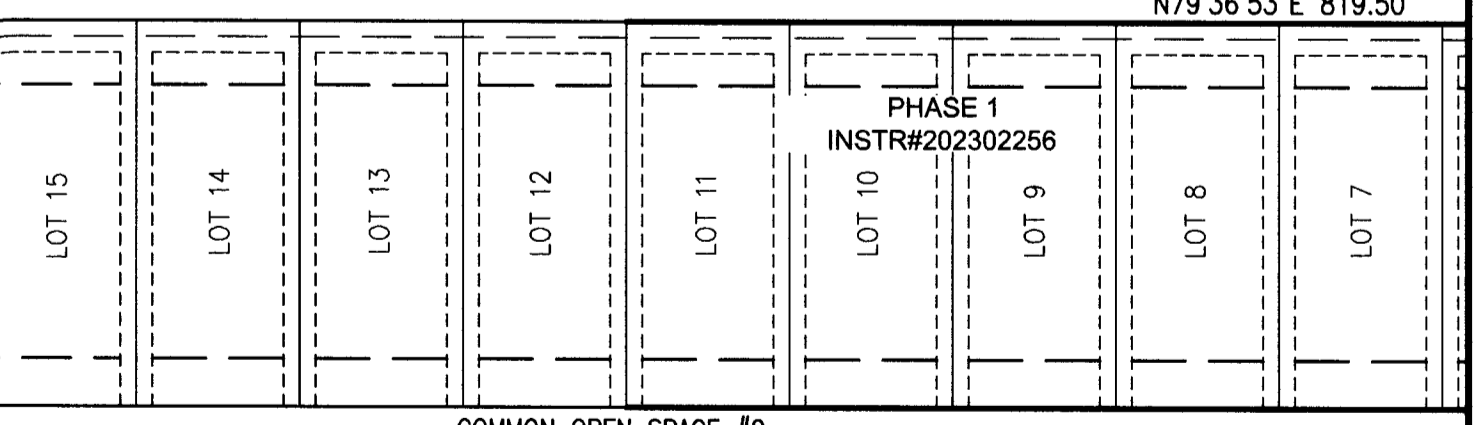
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Mona A. Foley, Clerk

STONEHOUSE
LAND BAY 5, PHASE 1
COMMON OPEN SPACE #1

VARIABLE WIDTH CART
PATH & GOLF COURSE
ACCESS EASEMENT

DAYDREAMER COURT
50' PUBLIC RW

DAYDREAMER COURT
50' PUBLIC RW



202304131

SUBDIVISION OF
STONEHOUSE
LAND BAY 5
PHASE 2

LOTS 16 THROUGH 50, & LOTS 93 THROUGH 111
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 02/06/2023 JOB #20-224

SINGLE FAMILY

LOT AREAS		
LOT NO.	SQUARE FEET	ACRES
16	6,720	0.1543
17	6,120	0.1405
18	7,037	0.1616
19	6,354	0.1459
20	7,184	0.1649
21	7,184	0.1649
22	7,191	0.1651
23	7,357	0.1689
24	6,120	0.1405
25	6,120	0.1405
26	6,120	0.1405
27	6,120	0.1405
28	6,874	0.1578
29	7,460	0.1713
30	6,142	0.1410
31	6,155	0.1413
32	14,812	0.3400
33	12,959	0.2975
34	10,595	0.2432
35	8,215	0.1886
36	8,195	0.1881
37	11,341	0.2603
38	8,219	0.1887
39	7,072	0.1623
40	6,120	0.1405
41	6,120	0.1405
42	6,120	0.1405
43	6,120	0.1405
44	6,120	0.1405
45	6,120	0.1405
46	6,120	0.1405
47	6,120	0.1405
48	6,120	0.1405
49	6,120	0.1405
50	5,738	0.1317
93	5,737	0.1317
94	5,737	0.1317
95	5,684	0.1305
96	7,230	0.1660
97	7,026	0.1613
98	6,250	0.1435
99	7,592	0.1743
100	5,439	0.1249

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	25.00'	35.36'	S 55°23'07" E	90°00'00"
C2	225.00'	41.05'	20.58'	40.99'	N 84°50'29" E	10°27'11"
C3	225.00'	197.98'	105.91'	191.65'	S 64°43'30" E	50°24'52"
C4	225.00'	27.81'	13.92'	27.79'	N 35°58'37" W	7°04'55"
C5	225.00'	45.77'	22.96'	45.69'	N 26°36'31" W	11°39'17"
C6	60.00'	268.00'	76.91'	94.61'	N 72°49'21" W	255°55'07"
C7	32.50'	43.36'	25.59'	40.22'	S 16°54'55" W	76°26'36"
C8	175.00'	55.62'	28.05'	55.39'	S 30°24'44" E	18°12'42"
C9	25.00'	39.27'	25.00'	35.36'	N 84°31'04" W	90°00'00"
C10	225.00'	114.40'	58.47'	113.18'	S 65°02'55" W	29°07'58"
C11	175.00'	31.93'	16.01'	31.88'	N 84°50'29" E	10°27'11"
C12	175.00'	153.98'	82.38'	149.06'	N 64°43'30" W	50°24'52"
C13	25.00'	39.27'	25.00'	35.36'	N 05°28'56" E	90°00'00"
C14	175.00'	88.98'	45.47'	88.03'	N 65°02'55" E	29°07'58"
C15	200.00'	65.40'	33.00'	65.11'	S 30°08'58" E	18°44'13"
C16	200.00'	175.98'	94.14'	170.36'	N 64°43'30" W	50°24'52"
C17	200.00'	36.49'	18.29'	36.44'	N 84°50'29" E	10°27'11"
C18	200.00'	101.69'	51.97'	100.60'	N 65°02'55" E	29°07'58"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 79°36'53" E	83.12'
L2	N 89°55'56" W	50.50'
L3	N 39°31'04" W	43.59'
L4	N 50°28'56" E	24.83'
L5	N 50°28'56" E	24.83'
L6	S 69°13'08" W	35.00'
L7	S 20°46'52" E	88.41'
L8	N 39°31'04" W	226.93'
L9	S 89°55'56" E	50.50'
L10	N 10°23'07" W	315.00'
L11	N 50°28'56" E	74.83'
L12	S 79°36'53" W	297.67'

101	5,737	0.1317
102	5,738	0.1317
103	5,738	0.1317
104	5,738	0.1317
105	5,738	0.1317
106	5,738	0.1317
107	5,738	0.1317
108	5,738	0.1317
109	5,738	0.1317
110	5,738	0.1317
111	5,738	0.1317

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