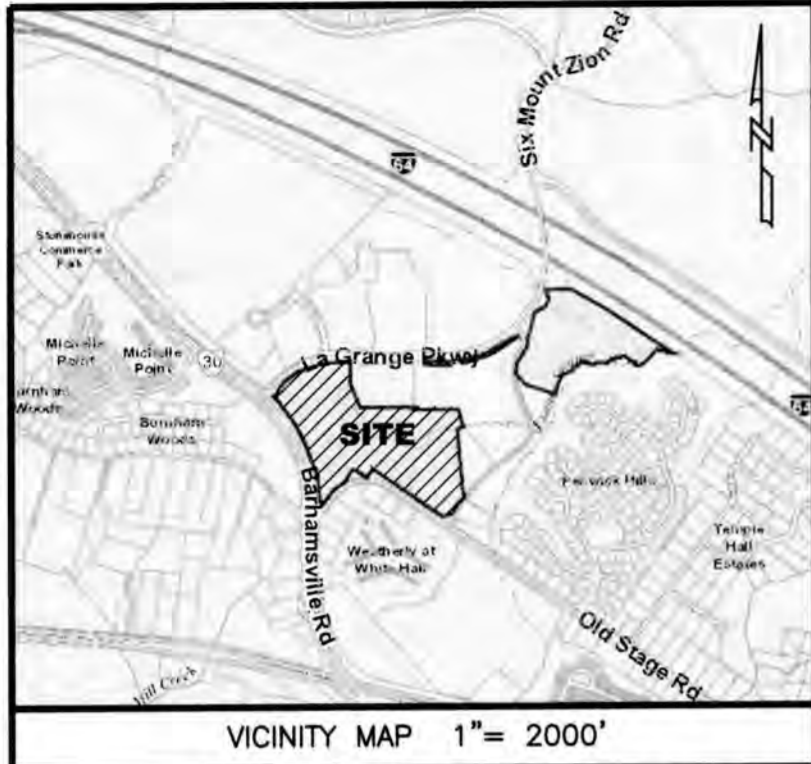


202312239



VICINITY MAP 1" = 2000'

PROPERTY INFORMATION

PARCEL ID# 0640100001A
 OWNER: STONEHOUSE SELF STORAGE, LLC
 INST. #202306101
 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 PARCEL 1A AND PARCEL 1B 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 AND MP-18-0002.
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 #0640100001A
LA GRANGE TRACT
 (INSTR#202302699)

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 8/10/2023 JOB # 23-162



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

SHEET 1 OF 6

JCC-S-23-0025

OWNERS CERTIFICATE: (PARCEL ID: 0640100001A)

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

W. WHITNEY GRAHAM

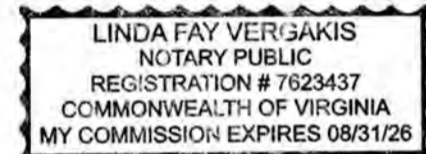
Managing Member

9/29/23
 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City I, Linda F. Vergakis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 29th DAY OF September, 2023. MY COMMISSION EXPIRES August 31, 2026.

Linda F. Vergakis
 NOTARY PUBLIC
 REGISTRATION NO. 7623437



LEGEND

- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- CMF = CONC. MONUMENT FOUND

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 46°59'04" E | 53.82' |
| L2 | S 89°59'34" E | 99.22' |
| L4 | N 00°00'26" E | 15.01' |
| L5 | N 84°35'07" E | 69.56' |
| L6 | N 78°45'38" W | 26.93' |
| L7 | N 33°03'21" E | 73.74' |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | TANGENT | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|---------|--------------|---------------|-------------|
| C1 | 1528.17' | 724.06' | 368.96' | 717.31' | N 15°27'07" W | 27°08'50" |
| C2 | 1374.77' | 445.94' | 224.95' | 443.99' | S 37°06'13" E | 18°35'07" |
| C3 | 92.00' | 41.74' | 21.23' | 41.38' | S 06°29'35" W | 25°59'38" |
| C4 | 212.00' | 105.82' | 54.03' | 104.72' | S 33°47'21" W | 28°35'53" |
| C5 | 904.93' | 662.08' | 346.64' | 647.41' | S 69°02'51" W | 41°55'10" |
| C6 | 3843.85' | 239.35' | 119.71' | 239.31' | S 34°22'23" W | 3°34'04" |
| C7 | 480.00' | 177.13' | 89.59' | 176.13' | N 50°08'32" E | 21°08'37" |

AREA TABULATION

| PARCEL | OLD AREA | NEW AREA |
|-----------------|----------------------------|------------------------------|
| PIN 0640100001A | 1,625,654 S.F. / 37.32 AC. | 532,162 S.F. / 12.2167 AC. |
| NEW PARCEL 1B | | 1,093,492 S.F. / 25.1031 AC. |
| TOTAL AREA | | 1,625,654 S.F. / 37.3198 AC. |

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF STONEHOUSE SELF STORAGE, LLC AND WAS ACQUIRED FROM SCP-JTL STONEHOUSE OWNER 1, LLC BY THAT CERTAIN DEED DATED JUNE 13, 2023 AND RECORDED JUNE 20, 2023 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 202306101.

CERTIFICATE OF APPROVAL

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

10/2/23
 DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION

10/26/23
 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.

8/10/2023
 DATE

WILLIAM S. FELTS, L.S. 3149

0 Large/Small Plat(s) Recorded
 herewith as # 202312239

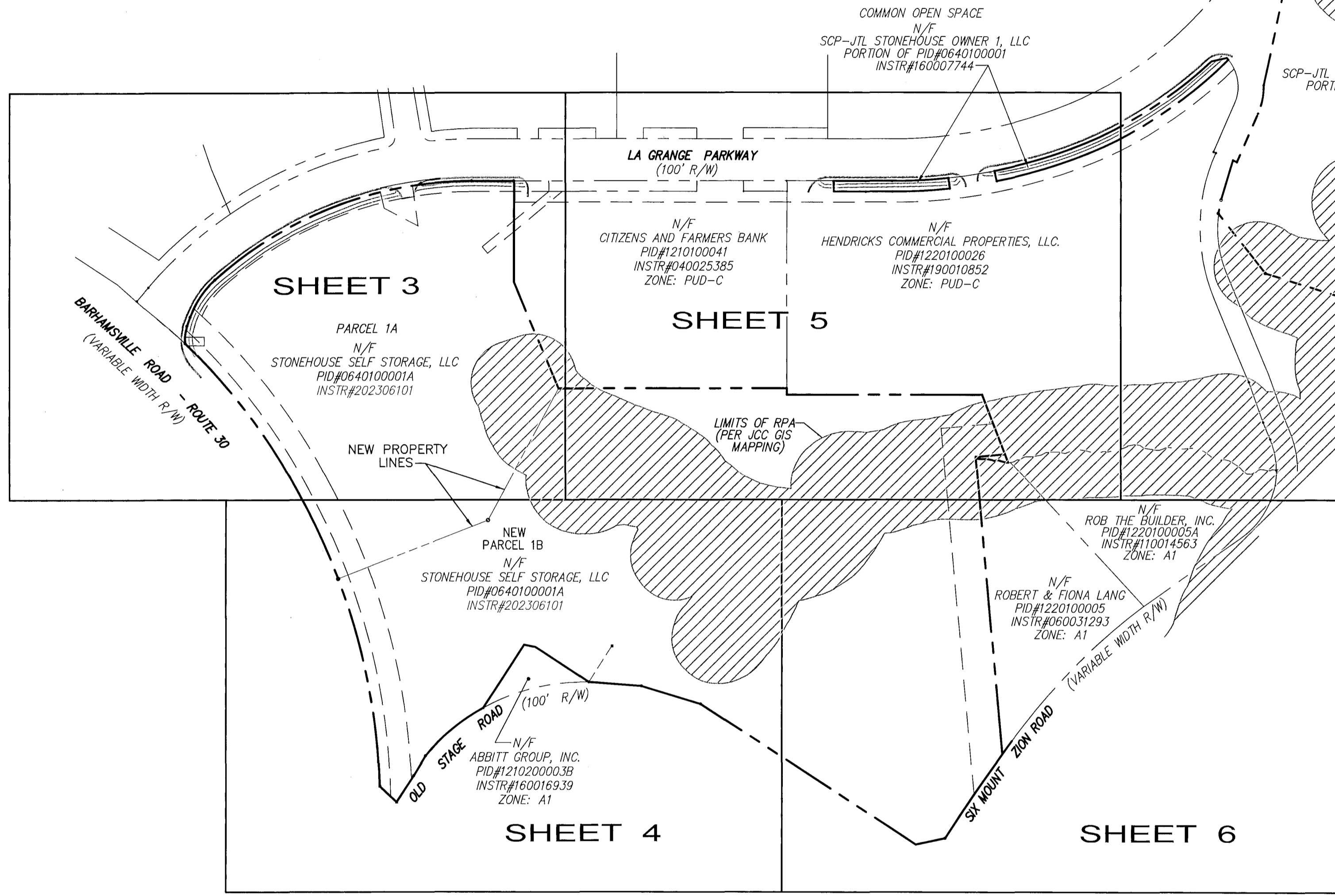
STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 20 DAY OF November, 2023. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:05am INSTRUMENT # 202312239

TESTE ELIZABETH E. O'CONNOR, CLERK

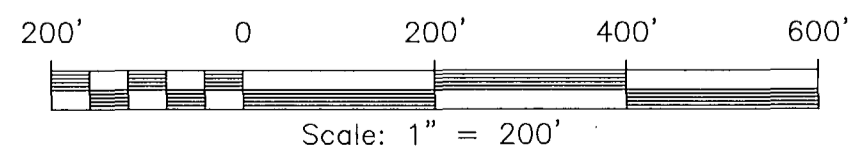
202312239

VIRGINIA COORDINATE SYSTEM
1983 (SOUTH ZONE)

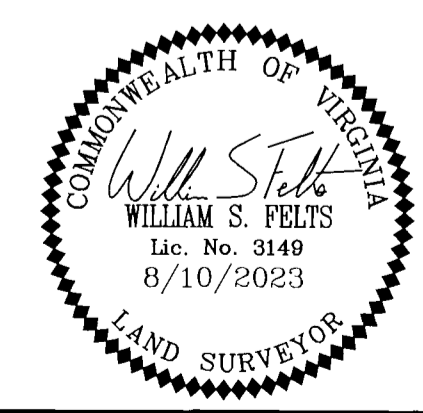


SUBDIVISION PLAT
OF
PARCEL ID #0640100001A
LA GRANGE TRACT
(INSTR#202302699)
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 8/10/2023 JOB # 23-162

LRI
LANDTECH
RESOURCES, INC.
ENGINEERING AND SURVEYING
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205E Bulifants Blvd., Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
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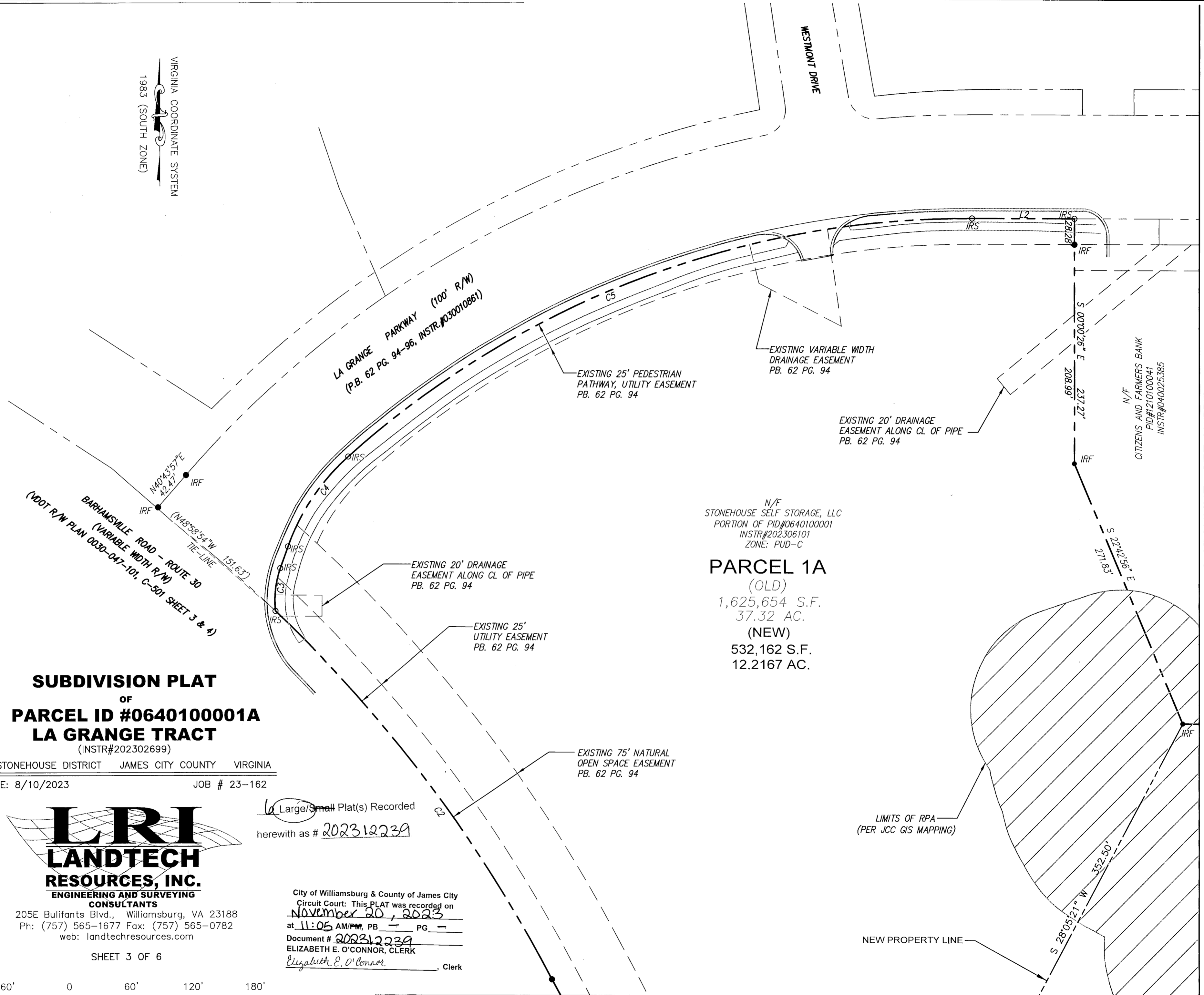


6 (Large/Small) Plat(s) Recorded
herewith as # 202312239
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
November 20, 2023
at 11:05 AM/PM/PB PG
Document # 202312239
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



SHEET 2 OF 6
OVERALL
JCC-S-23-0025

VIRGINIA COORDINATE SYSTEM
1983 (SOUTH ZONE)



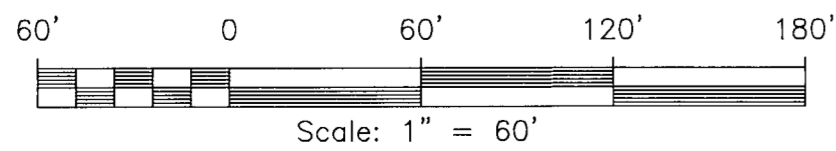
SUBDIVISION PLAT
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STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
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SHEET 3 OF 6



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Elizabeth E. O'Connor, Clerk

N/F
STONEHOUSE SELF STORAGE, LLC
PORTION OF PID#0640100001
INSTR#202306101
ZONE: PUD-C
PARCEL 1A
(OLD)
1,625,654 S.F.
37.32 AC.
(NEW)
532,162 S.F.
12.2167 AC.

LIMITS OF RPA
(PER JCC GIS MAPPING)

NEW PROPERTY LINE

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 4

JCC-S-23-0025

202312239

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

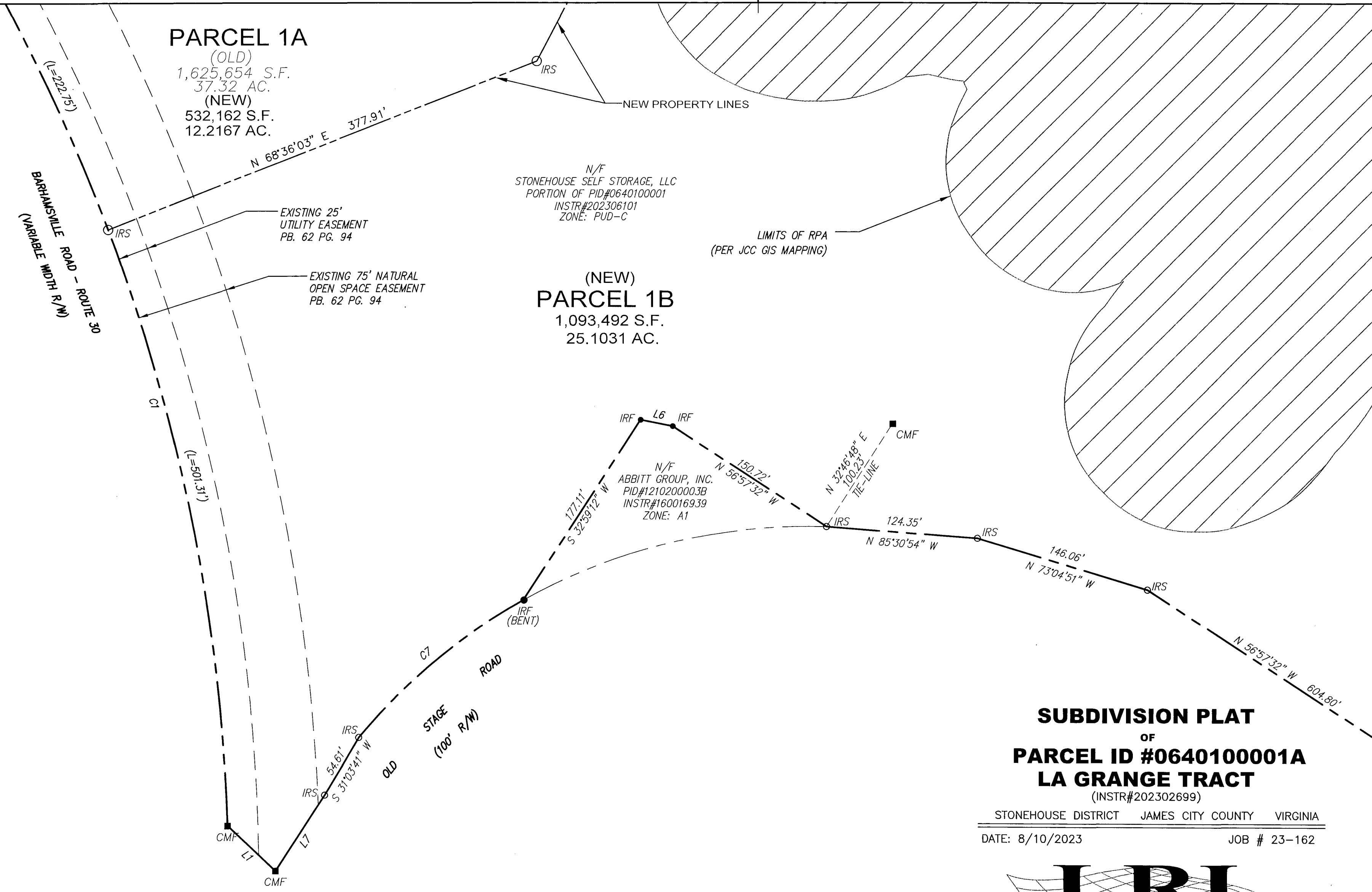
VIRGINIA COORDINATE SYSTEM
1983 (SOUTH ZONE)

PARCEL 1A

(OLD)
1,625,654 S.F.
37.32 AC.
(NEW)
532,162 S.F.
12.2167 AC.

**(NEW)
PARCEL 1B**

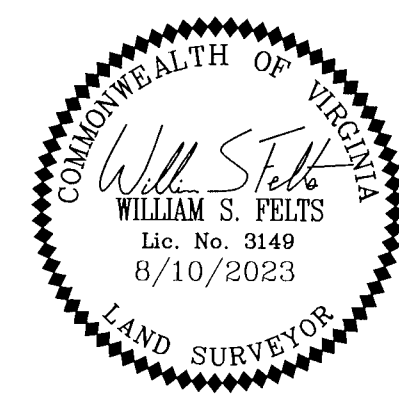
1,093,492 S.F.
25.1031 AC.



**SUBDIVISION PLAT
OF
PARCEL ID #064010001A
LA GRANGE TRACT**

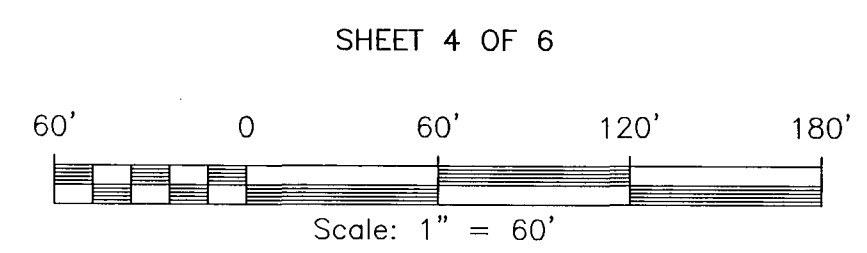
(INSTR#202302699)
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 8/10/2023 JOB # 23-162

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JCC-S-23-0025

202312239

SUBDIVISION PLAT
OF
PARCEL ID #0640100001A
LA GRANGE TRACT
(INSTR#202302699)

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

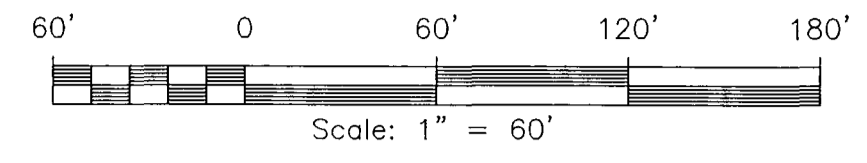
DATE: 8/10/2023 JOB # 23-162

SHEET 5 OF 6

JCC-S-23-0025

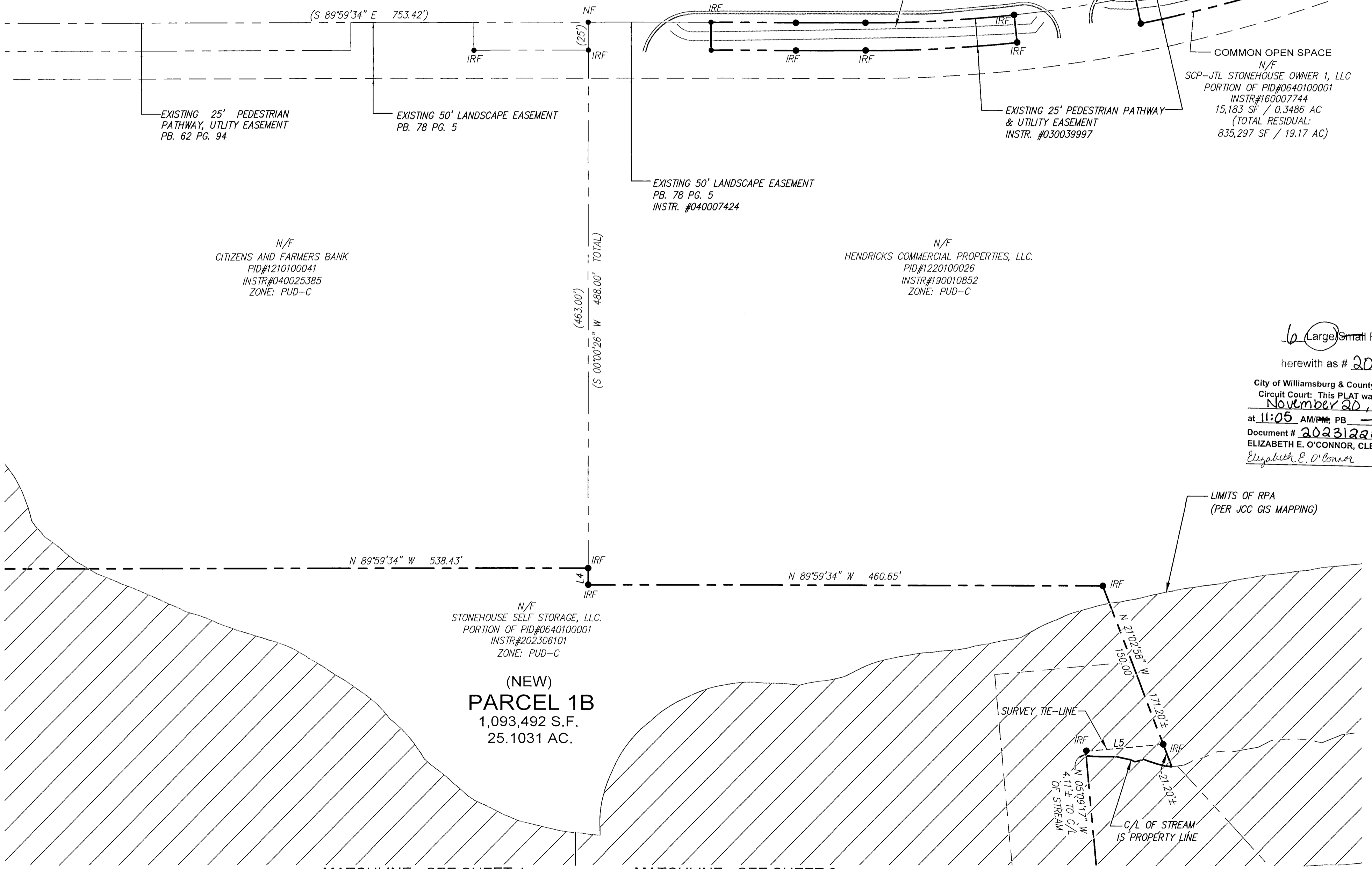


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VIRGINIA COORDINATE SYSTEM
1983 (SOUTH ZONE)

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



MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

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202312239

VIRGINIA COORDINATE SYSTEM
1983 (SOUTH ZONE)

MATCHLINE - SEE SHEET 5

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
STONEHOUSE SELF STORAGE, LLC.
PORTION OF PID#0640100001
INSTR#202306101
ZONE: PUD-C

(NEW)
PARCEL 1B
1,093,492 S.F.
25.1031 AC.

75' LANDSCAPE BUFFER

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)

MATCHLINE - SEE SHEET 4

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

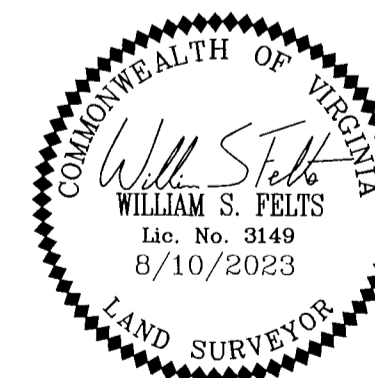
S 78°02'28" W 70.71'
IRF (BENT)

IRF

CS

SUBDIVISION PLAT
OF
PARCEL ID #0640100001A
LA GRANGE TRACT
(INSTR#202302699)

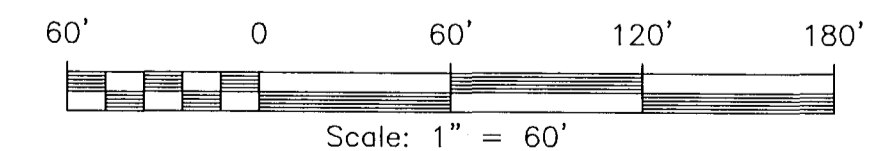
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
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