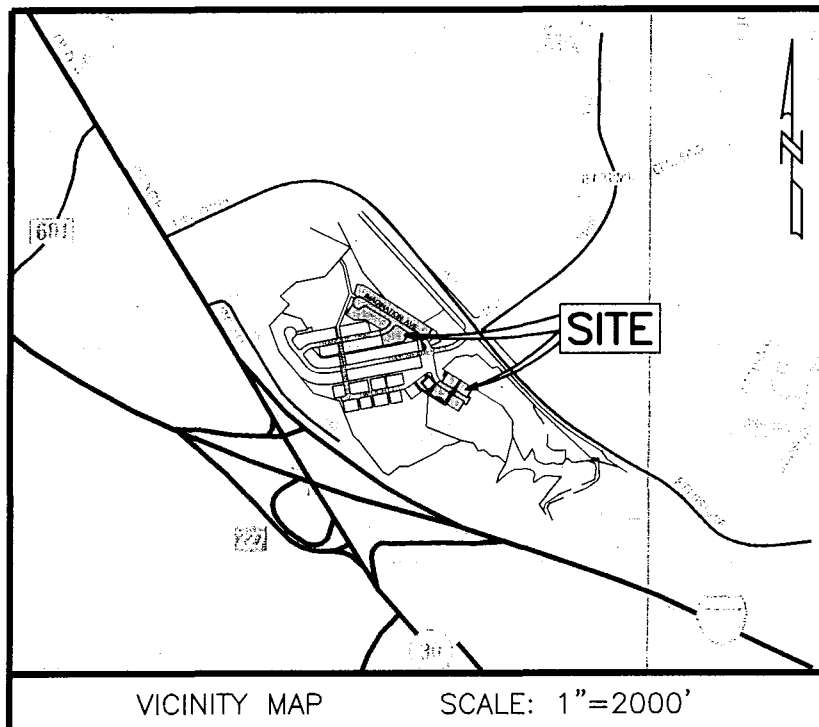


202401696

JCC-S-23-0026

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 3

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 9/20/2023 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 5

LAND BAY 5 AREA TABULATION

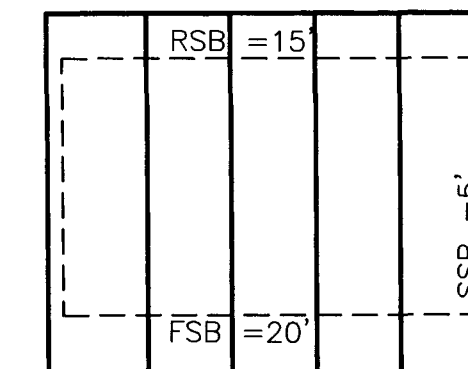
Table with 3 columns: Description, S.F., AC. Rows include PH 1 DEDICATED R/W, PH 1 LOTS, COMMON OPEN SPACE #1-7, PH 2 - (54) LOTS, PH 2 DEDICATED R/W, PH 3 SINGLE FAMILY LOTS (30 LOTS), PH 3 MULTI-FAMILY LOTS (21 LOTS), PH 3 DEDICATED R/W, TOTAL PHASE 3, LAND BAY 5 TOTAL AREA.

COMMON OPEN SPACE AREAS LISTED ABOVE INCLUDE THE UNDISTURBED NATURAL OPEN SPACE AREAS LISTED BELOW:

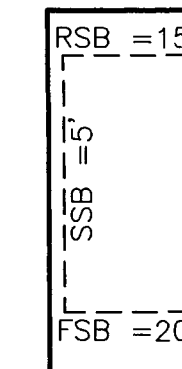
Table with 3 columns: Description, S.F., AC. Rows include PH 1 NOS AREA #1-4, TOTAL UNDISTURBED PH 1 NOS.

5 Large Small Plat(s) Recorded herewith as # 202401696

BUILDING SETBACKS (UNLESS OTHERWISE NOTED)
FRONT YARD= 20'
SIDE YARD = 5'
REAR YARD = 15'



MULTI-FAMILY'



SINGLE FAMILY

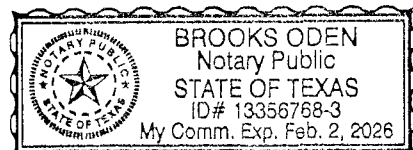
OWNERS CERTIFICATE: SCP-JTL STONEHOUSE OWNER 1 LLC

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF STONEHOUSE LAND BAY 5, PHASE 3 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature of Jody D. Lane, dated 12/18/23, Owners Rep.

CERTIFICATE OF NOTARIZATION

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, BROOKS ODEN, ON THIS DAY PERSONALLY APPEARED JODY D. LANE, KNOWN TO ME OR PROVED TO ME ON THE OATH OF DRIVERS LICENSE 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 16th DAY OF DECEMBER, 2023.

(NOTARY'S SIGNATURE) Brooks Oden, 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.

1/16/24 DATE VA DEPARTMENT OF TRANSPORTATION
01/26/2024 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

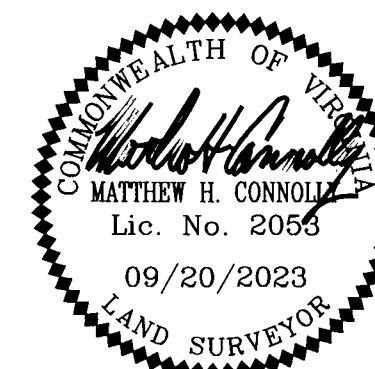
GENERAL NOTES

- 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. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
12. LAND BAY 5, PHASE 3 IS PLATTING SINGLE FAMILY LOTS 51-75, LOTS 112-116 AND MULTI-FAMILY LOTS 44-64.
13. 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.
14. THIS PROJECT IS ASSOCIATED WITH CASES Z-19-0010 & MP-18-0002 (WITH PROFFERS)
15. 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.
16. PROPOSED RIGHT-OF-WAYS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE.
17. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
18. PORTIONS OF EXISTING EASEMENTS, THAT WILL REMAIN, WHICH FALL WITHIN THE PROPOSED DEDICATED RIGHT-OF-WAYS ARE HEREBY VACATED. EXISTING EASEMENT RIGHTS TO REMAIN.
19. 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.
20. 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.
21. ALL NEW SIGNS SHALL BE SET IN ACCORDANCE WITH SEC.19-34 THROUGH SEC.19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

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 Matthew H. Connolly, dated 9/20/2023, DATE



STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 1 DAY OF February, 2024. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:24 AM INSTRUMENT # 202401696
TESTE ELIZABETH E. O'CONNOR, CLERK

202401696

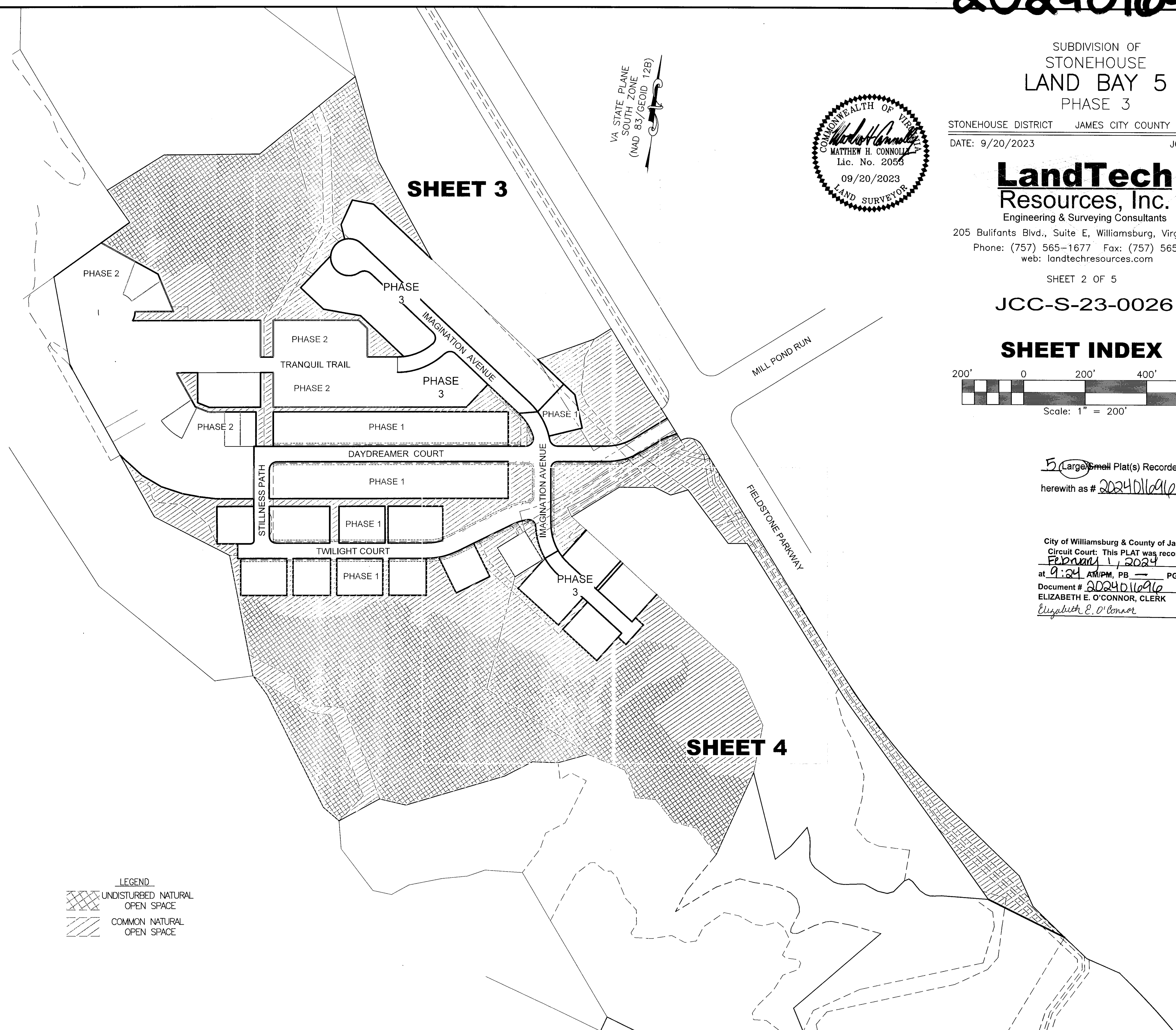
SUBDIVISION OF
STONEHOUSE
LAND BAY 5
PHASE 3

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 9/20/2023 JOB # 20-224



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

SHEET 3



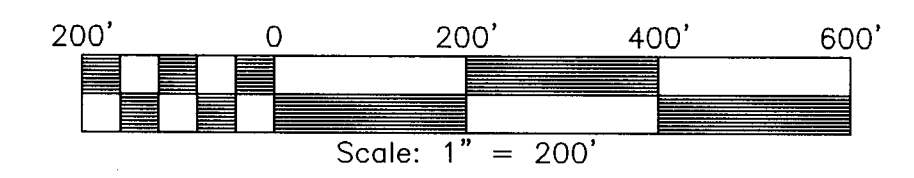
LandTech
Resources, Inc.

Engineering & Surveying Consultants
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web: landtechresources.com

SHEET 2 OF 5

JCC-S-23-0026

SHEET INDEX



5 (Large) Small Plat(s) Recorded
herewith as # 202401696

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
February 1, 2024
at 9:24 AM/PM, PB — PG —
Document # 202401696
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

LEGEND
UNDISTURBED NATURAL
OPEN SPACE
COMMON NATURAL
OPEN SPACE

SHEET 4

202401696

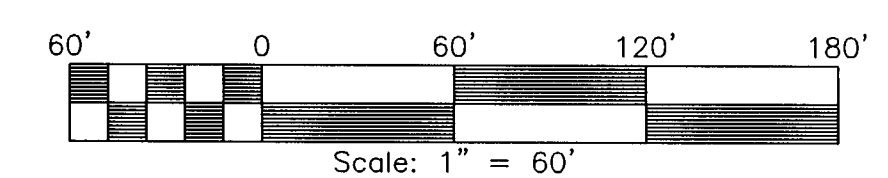
SUBDIVISION OF
STONEHOUSE
LAND BAY 5
PHASE 3

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 9/20/2023 JOB # 20-224

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SHEET 3 OF 5



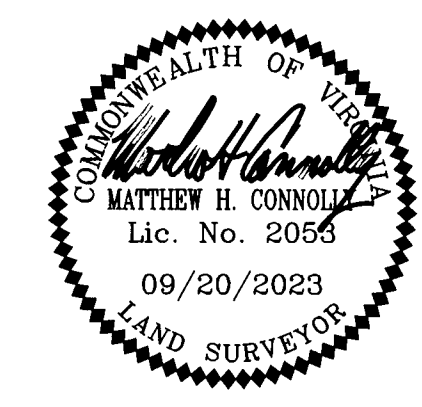
JCC-S-23-0026

LEGEND

- 20' JCSA ACCESS EASEMENT
- UNDISTURBED NATURAL OPEN SPACE
- COMMON NATURAL OPEN SPACE
- IRF • IRON ROD FOUND
- IRON ROD TO BE SET

SEE SHEET 5 FOR LINE TABLES, CURVE TABLES & LOT AREA TABLES.

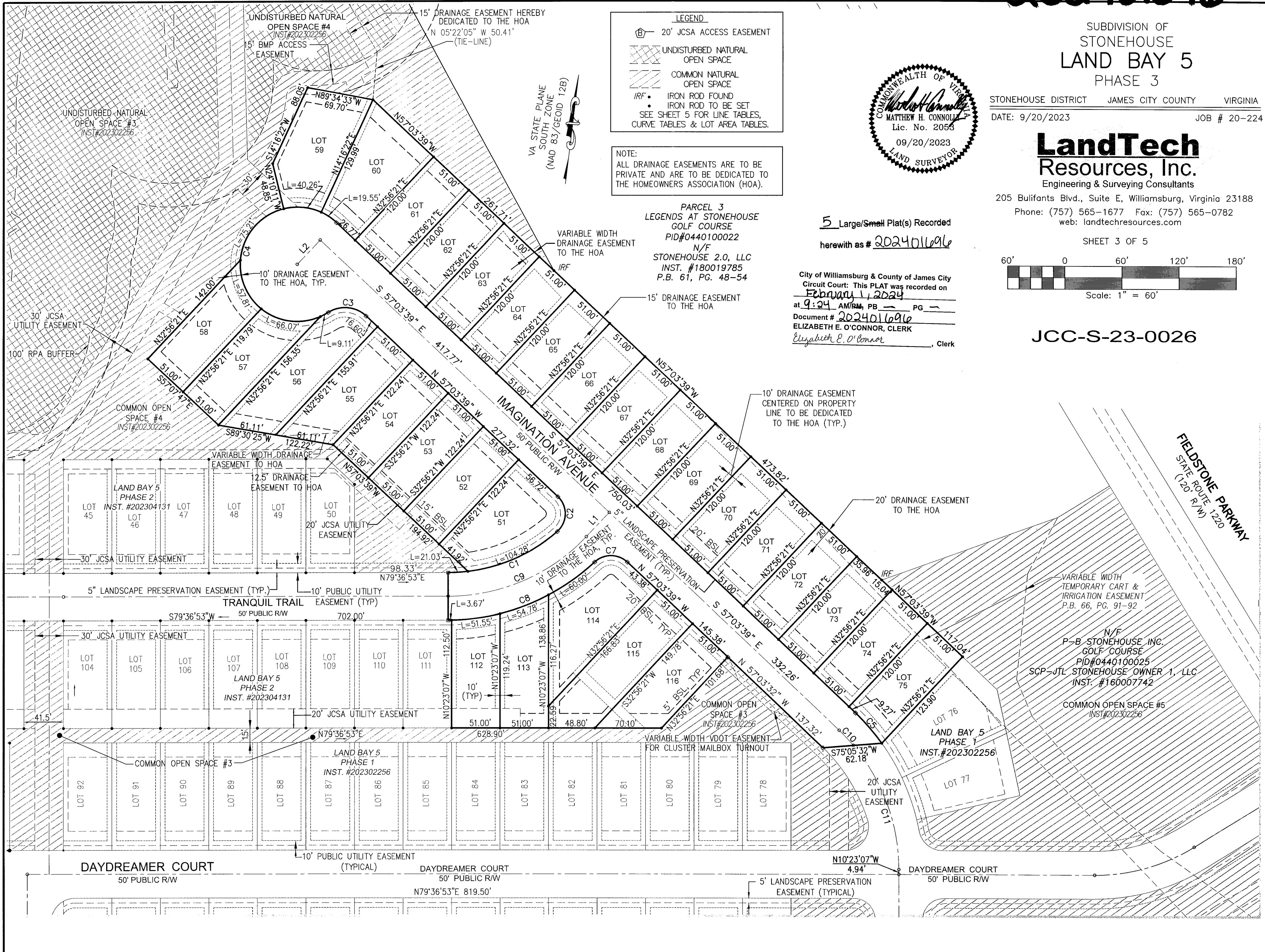
NOTE:
ALL DRAINAGE EASEMENTS ARE TO BE PRIVATE AND ARE TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION (HOA).



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

5 Large/Small Plat(s) Recorded
herewith as # 202401696

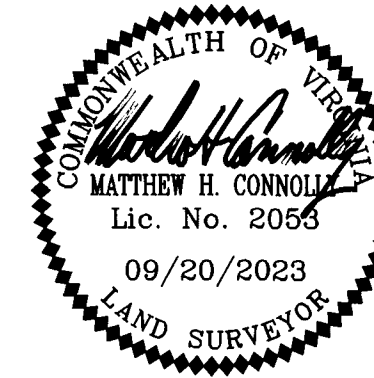
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202401696

SUBDIVISION OF
STONEHOUSE
LAND BAY 5
PHASE 3

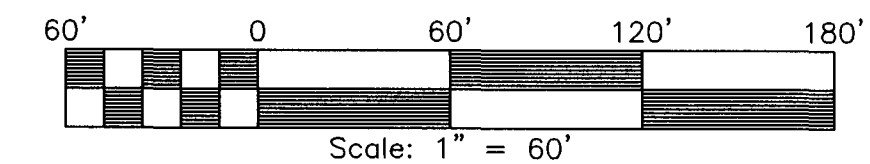
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
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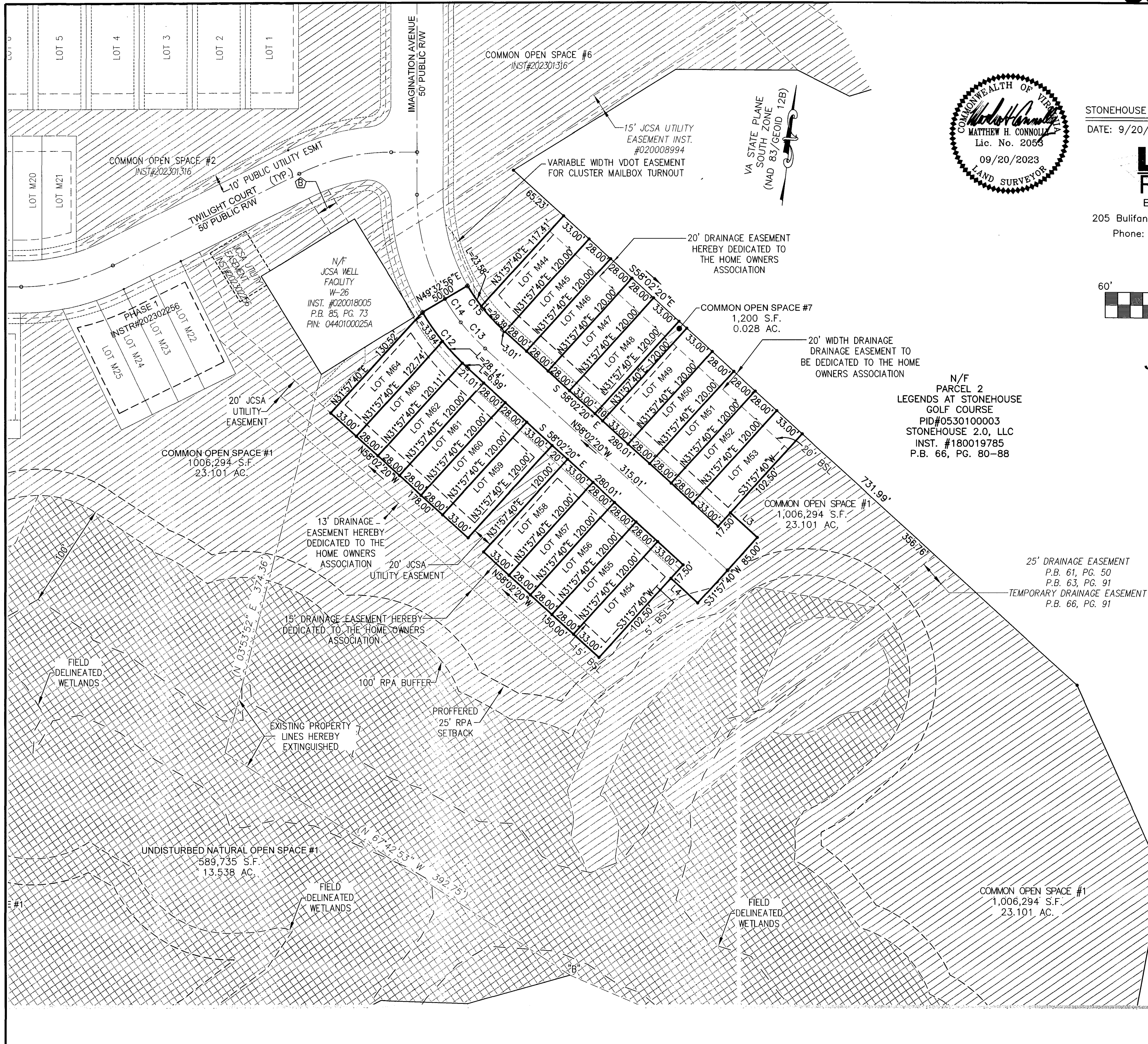
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SHEET 4 OF 5



JCC-S-23-0026

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



25' DRAINAGE EASEMENT
P.B. 61, PG. 50
P.B. 63, PG. 91
TEMPORARY DRAINAGE EASEMENT
P.B. 66, PG. 91

5 Large/Small Plat(s) Recorded
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LEGEND

	20' JCSA ACCESS EASEMENT
	UNDISTURBED NATURAL OPEN SPACE
	COMMON NATURAL OPEN SPACE
	IRF • IRON ROD FOUND
	• IRON ROD TO BE SET
SEE SHEET 5 FOR LINE TABLES, CURVE TABLES & LOT AREA TABLES.	

202401696

SUBDIVISION OF
STONEHOUSE
LAND BAY 5
PHASE 3

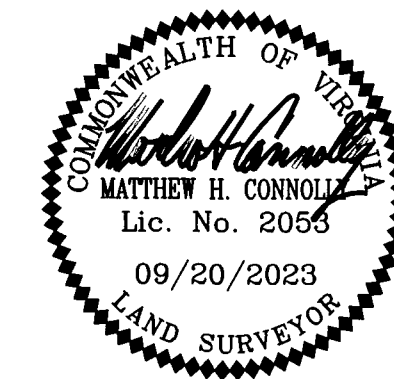
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
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SHEET 5 OF 5

JCC-S-22-0026



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Elizabeth E. O'Connor, Clerk

5 (Large) Small Plat(s) Recorded
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SINGLE FAMILY

LOT AREAS		
LOT NO.	SQUARE FEET	ACRES
51	8,494	0.1950
52	6,234	0.1431
53	6,234	0.1431
54	6,234	0.1431
55	7,093	0.1628
56	8,526	0.1957
57	6,665	0.1530
58	6,420	0.1474
59	8,201	0.1883
60	8,098	0.1859
61	6,120	0.1405
62	6,120	0.1405
63	6,120	0.1405
64	6,120	0.1405
65	6,120	0.1405
66	6,120	0.1405
67	6,120	0.1405
68	6,120	0.1405
69	6,120	0.1405
70	6,120	0.1405
71	6,120	0.1405
72	6,120	0.1405
73	6,120	0.1405
74	6,120	0.1405
75	6,174	0.1417
112	5,860	0.1345
113	6,521	0.1497
114	9,117	0.2093
115	8,625	0.1980
116	6,412	0.1472

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	125.31'	65.48'	122.65'	N 59°06'02" E	41°01'42"
C2	25.00'	41.73'	27.59'	37.05'	N 09°14'14" W	95°38'51"
C3	32.50'	43.07'	25.36'	39.98'	S 84°58'39" W	75°55'19"
C4	60.00'	268.00'	76.90'	94.61'	S 05°01'21" E	255°55'19"
C5	225.00'	41.98'	21.05'	41.91'	N 51°42'59" W	10°41'21"
C7	25.00'	37.79'	23.57'	34.30'	N 79°37'54" E	86°36'54"
C8	225.00'	170.00'	89.29'	165.99'	N 57°58'10" E	43°17'27"
C9	200.00'	162.93'	86.29'	158.46'	S 56°16'37" W	46°40'33"
C10	200.00'	21.62'	10.82'	21.61'	N 53°57'50" W	6°11'38"
C11	200.00'	141.31'	73.75'	138.39'	S 30°37'34" E	40°28'55"
C12	225.00'	69.07'	34.81'	68.80'	S 49°14'42" E	17°35'16"
C13	200.00'	34.44'	17.26'	34.40'	S 53°06'20" E	9°52'01"
C14	200.00'	26.95'	13.50'	26.93'	N 44°18'42" W	7°43'16"
C15	175.00'	53.72'	27.07'	53.51'	N 49°14'42" W	17°35'16"

MULTI-FAMILY

LOT AREAS		
LOT NO.	SQUARE FEET	ACRES
M44	3,934	0.0903
M45	3,360	0.0771
M46	3,360	0.0771
M47	3,360	0.0771
M48	3,960	0.0909
M49	3,960	0.0909
M50	3,360	0.0771
M51	3,360	0.0771
M52	3,360	0.0771
M53	3,960	0.0909
M54	3,960	0.0909
M55	3,360	0.0771
M56	3,360	0.0771
M57	3,360	0.0771
M58	3,960	0.0909
M59	3,960	0.0909
M60	3,360	0.0771
M61	3,360	0.0771
M62	3,360	0.0771
M63	3,392	0.0779
M64	4,164	0.0956

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 32°56'21" E	35.24'
L2	N 32°56'17" E	35.00'
L3	N 58°02'20" W	35.00'
L4	N 58°02'20" W	35.00'