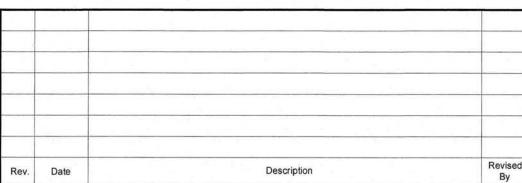
202514592 GENERAL NOTES

1. TOTAL AREA OF JCSA EASEMENT DEDICATED =1,283 S.F.± OR 0.029 AC.± CERTIFICATE OF APPROVAL CERTIFICATE OF NOTARIZATION: CERTIFICATION OF SOURCE OF TITLE: THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS THIS EASEMENT DEDICATION IS APPROVED BY THE COMMONWEALTH OF VIRGINIA CONVEYED BY SCP-JTL STONEHOUSE OWNER 1, LLC TO 2. THIS PLAT IS BASED UPON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED UNDERSIGNED AND MAY BE ADMITTED TO RECORD. CITY/COUNTY OF Virginia Beach STONEHOUSE SELF STORAGE, LLC BY DEED DATED JUNE 13, 2023 AND RECORDED JUNE 20, 2023 IN THE CLERK'S OFFICE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, OTHER THAN SHOWN THERE MAY OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF BE ADDITIONAL EASEMENTS, COVENANTS, AND / OR RESTRICTIONS WHICH MAY AFFECT ardes C Lewandows ( A NOTARY PUBLIC IN AND FOR THE FOR: THE JAMES CITY SERVICE AUTHORITY JAMES CITY AS INSTRUMENT NO. 202306101. CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. 1/10/25 3. THE PURPOSE OF THIS PLAT IS FOR THE DEDICATION OF A JCSA EASEMENT. DATE OWNER'S CERTIFICATION EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE EASEMENT DEDICATED AS SHOWN ON THIS PLAT ARE WITH GIVEN UNTO MY HAND THIS THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY PRINTED NAME THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES. PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND General Manage USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE NOTARY PUBLIC SIGNATURE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, STONEHOUSE SELF STORAGE, LLC FROM ANY CAUSE. 9/30/2028 MY COMMISSION EXPIRES: JCC Subdivision Agent April NOTARY 5. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE 7035195 NOTARY REGISTRATION NUMBER: Approval Not Required PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. PUBLIC SIGNATURE REG # 7035195 MY COMMISSION EXPIRES 09/30/2028 W. WHITNEY GRAHAM GRAPHIC SCALE PRINTED NAME 50' 100' MANAGING MEMBER TITLE VARIABLE WIDTH SCALE: 1" = 50'-S89'59'34"E JCSA UTILITY **EASEMENT** 99.22' SIDEWALK- $\Delta = 41.55'11''$ (TYP.) R = 904.93'LINE TABLE L=662.08 CURB-T=346.64LENGTH LINE BEARING (TYP.) C=647.41'C.B.=S69'02'51"W L1 S10'47'07"E 61.00 -EXISTING VARIABLE L2 S79°12'53"W 23.00 WIDTH DRAINAGE S0'00'26"E EASEMENT LA GRANGE PARKWAY L3 20.33 VARIABLE WIDTH RIGHT OF WAY N10'47'07"W P.B. 62, PG. 94 237.27 L4 N7912'53"E 3.00 CITIZENS & FARMERS BANK 25' PEDESTRIAN PATHWAY 3600 LA GRANGE PKWY AND UTILITY EASEMENT L5 40.81 N10'47'07"W PARCEL ID: 1210100041 P.B. 62, PG. 94 ZONED PUD-C 20' DRAINAGE EASEMENT P.B. 62, PG. 94 202312239  $\Delta = 28.35.52$ " R=212.00'L=105.81RECORD T=54.03'C=104.72'PARCEL 1A C.B.=S33'47'21"W STONEHOUSE SELF STORAGE, LLC 3500 LA GRANGE PKWY ·S22'42'56"E N19'29'25"E-PARCEL ID: 0640100001A 271.83 -EXISTING 20' 22.46 ZONED PUD-C DRAINAGE **EASEMENT** INSTRUMENT NO. 202306101 Δ=25'59'35"— P.B. 62, PG. 94 INSTRUMENT NO. 202312239 (PLAT) R=92.00'L=41.74'LIMITS EXISTING 25 T=21.23'AREA= 532,162 S.F. OR UTILITY EASEMENT JARIABLE MIDTH RICHT OF WAY C=41.38'P.B. 62, PG. 94 12.2167 AC. C.B.=S6'29'35"W STREET ADDRESS: #3500 LA GRANGE PARKWAY EXISTING 75' NATURAL TAX PARCEL ID: #0640100001A OPEN SPACE EASEMENT P.B. 62, PG. 94 STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 14 DAY OF OCHO DEV . 2025
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO Large Small Plat(s) Recorded THE RECORD AS THE LAW DIRECTS. @11:12 (AM) PM INSTRUMENT # 202514592 TESTE: C. Hammott D.C.
ELIZABETH E. O'CONNOR, CLERK PLAT SHOWING JCSA UTILITY EASEMENT DEDICATED BY







5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040

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STONEHOUSE SELF STORAGE TO THE JAMES CITY SERVICE AUTHORITY

JAMES CITY COUNTY

STONEHOUSE DISTRICT

Project Contacts:	TRS/SJB
Project Number:	W10758-00
Scale:	Date:
1"=50'	12-05-2024
Sheet N	umber

**VIRGINIA**