

210005035

OWNER'S CERTIFICATE:

The subdivision of land shown on this plat and known as Subdivision Plat Showing 34.964 Acres Lying Along La Grange Parkway is with the free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

SCP-JTL Stonehouse Owner 1 LLC

11-12-2020
Date

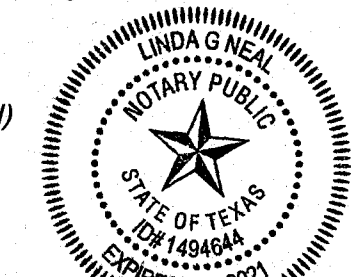
DAVID A. LAWE
Signature - Agent for SCP-JTL Stonehouse Owner 1 LLC

DAVID A. LAWE Authorized Representative
Name Printed - Title

State of Texas

County of Dallas

Before me, LINDA NEAL, on this day personally appeared DAVID A. LAWE 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 12th day of November, 2020.

Linda A. Neal
(Notary's Signature)
Notary Public, State of Texas

CERTIFICATE OF SOURCE OF TITLE:

The property shown on this plat was conveyed by GS Stonehouse Green Land Sub 3, LLC to SCP-JTL Stonehouse Owner 1 LLC by Special Warranty Deed, dated April 28, 2016 and recorded in the Office of the Clerk of the Circuit Court of the County of James City in Instrument 160007744.

SURVEYOR'S 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.

7/22/2020
Date

W.R. Herx
William R. Herx, Commonwealth of Virginia LS 2947

CERTIFICATE OF APPROVAL:

This subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

7/22/20
Date

Glen Bush
Virginia Department of Transportation

11 Dec 2020
Date

[Signature]
Subdivision Agent of James City County

2 Large/Small Plat(s) Recorded
herewith as # 210005035

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

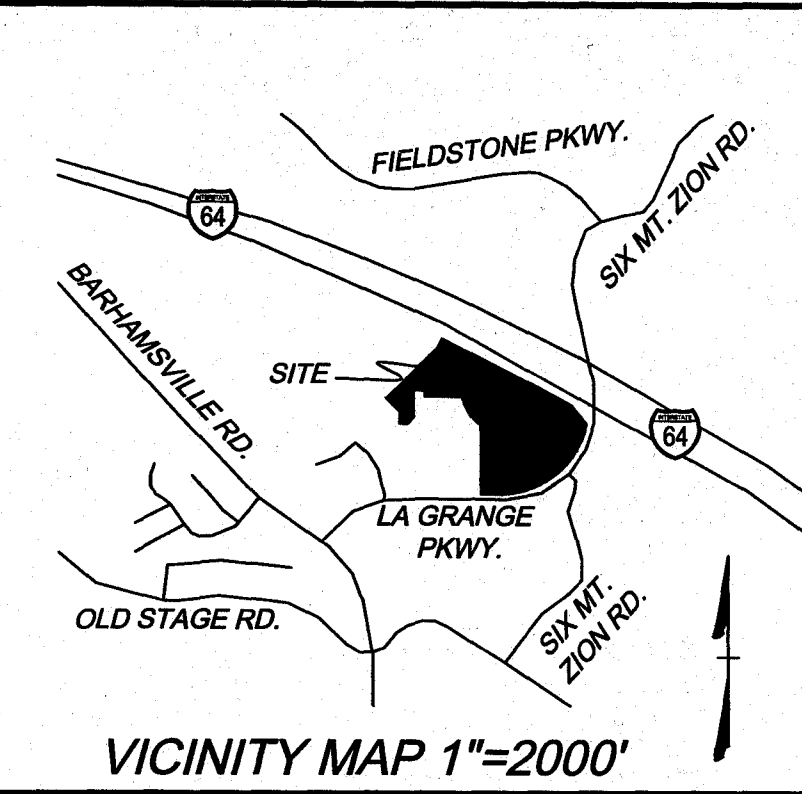
IN THE CLERKS OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 17 DAY OF March 2021 AS THE LAW DIRECTS. @ 1:24pm

TESTE: MONA A. FOLEY, CLERK, CLERK

DOCUMENT NO. 210005035

NOTES:

1. PROPERTY OWNER: SCP-JTL Stonehouse Owner 1 LLC
2. PROPERTY ADDRESS: 8915 Barhamsville Road
3. ZONING: PUD-C, with Proffers associated with Case No. Z-19-0010.
4. All new utilities shall be placed underground.
5. All new signs shall be in accordance with Article II, Division 3 of the James City County Zoning Ordinance.
6. All new monuments shall be set in accordance with Sec. 19-34 through 19-36 of the James City County Subdivision Ordinance.
7. VDOT shall not be responsible for the maintenance of any stormwater management facility or outfall structure located outside of State maintained right of way limits and shall be absolved from all responsibilities, damages and liabilities as a result of such.
8. The property shown is a portion of James City Tax Parcel 0640100001.
9. All distances are horizontal ground distances in U.S. Survey feet unless otherwise noted.
10. The area shown hereon was computed using the coordinated computation method.
11. Meridian Source: Horizontal datum is based on the Virginia Coordinate System of 1983, South Zone, NAD83. Coordinate values are shown in U.S. Survey Feet.
12. Subject property is in Flood Zone "X" from Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 51095C0041D dated December 16, 2015.
13. Any existing unused wells shall be vacated in accordance with State Private Well Regulations and James City County Code.
14. Unless otherwise noted, all drainage easements designated on this plat shall remain private.
15. The boundary shown hereon is based on a field run boundary survey performed by Timmons Group on May 21, 2020.
16. Wetlands and land within resource protection areas shall remain in a natural undisturbed state except for those activities permitted by section 23-7 of the James City County Code.
17. Natural open space easements shall remain in a natural undisturbed state except for those activities referenced on the deed of easement.
18. Total acreage of Parcel 0640100001 is 91.06 Acres.

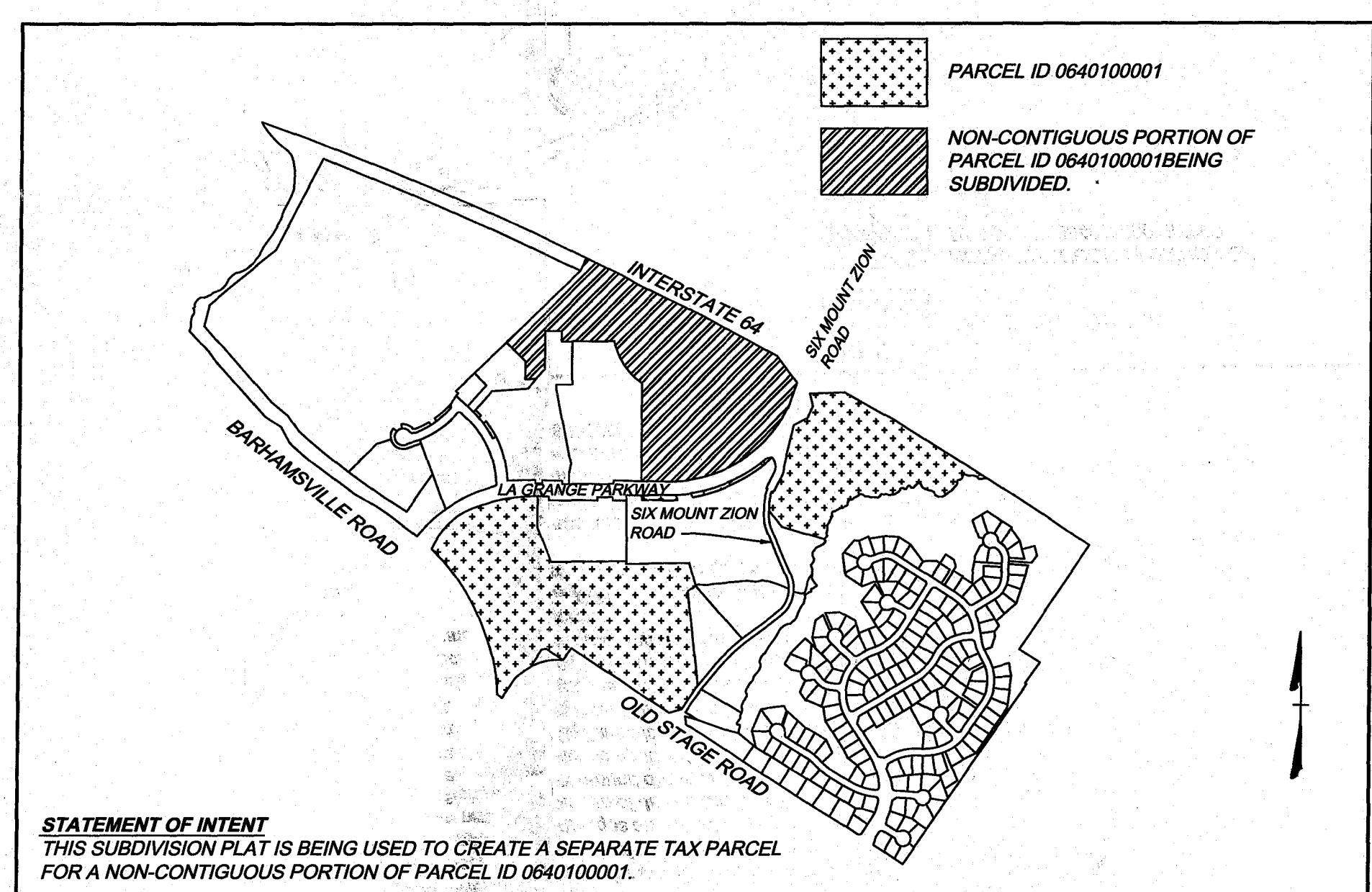


LOT AREA SUMMARY:
Parcel 34.964 Acres

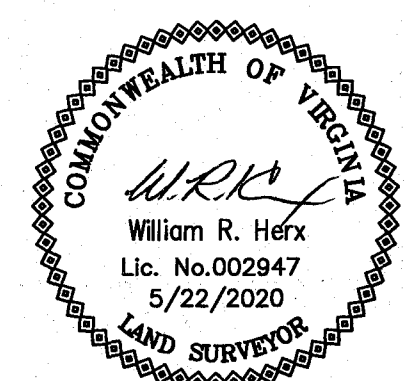
EASEMENT AREA SUMMARY:
no submitted easements

SURVEY CONTROL:

	Northing	Easting
1	3677378.7230	11975127.0320
2	3677426.0420	11975606.0090
3	3677729.3375	11976112.5531
4	3678180.9535	11976320.6933
5	3678384.1339	11976143.2952
6	3678469.2860	11975957.4257
7	3678575.0831	11975719.0061
8	3678680.5224	11975570.6522
9	3678750.0648	11975313.5933
10	3678904.0448	11975099.1637
11	3679075.4779	11974744.4588
12	3678864.0441	11974545.6844
13	3678579.5136	11974257.0440
14	3678432.3021	11974300.6555
15	3678189.3460	11974388.0408
16	3678346.5761	11974445.7971
17	3678499.2951	11974451.9984
18	3678500.3674	11974769.2200
19	3678464.9893	11974956.3713
20	3678274.8315	11975083.1125
21	3678018.4307	11975010.9140
22	3677698.0706	11975098.6820



STATEMENT OF INTENT
THIS SUBDIVISION PLAT IS BEING USED TO CREATE A SEPARATE TAX PARCEL FOR A NON-CONTIGUOUS PORTION OF PARCEL ID 0640100001.



Subdivision Plat Showing
34.964 Acres Lying Along
La Grange Parkway

Stonehouse District	James City County, VA
Date: May 22, 2020	Scale: 1"=150'
Sheet 1 of 1	J.N.: 37258.002
Drawn by: W.R. Herx	Checked by: G. Delano
Revised: July 15, 2020 - County Comments	

THIS DRAWING PREPARED AT THE CORPORATE OFFICE
 1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
 TEL: 804.200.6500 FAX: 804.560.1016 www.timmons.com
 YOUR VISION ACHIEVED THROUGH OURS.
TIMMONS GROUP