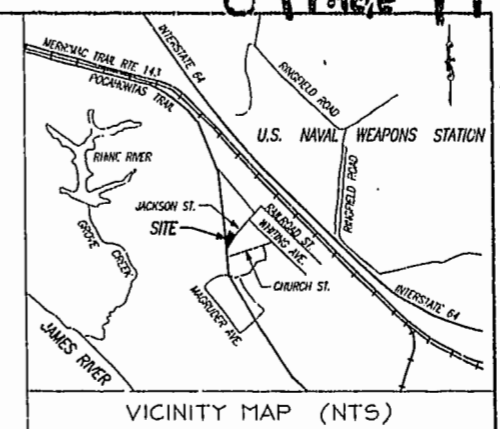


# 030001587



**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS JACKSON TERRACE IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

12-20-2002 DATE Longhouse Village Associates, L.C. OWNER  
 By: Robert C. Kidd, Gen. Mgr. OWNER

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 15th DAY OF JANUARY, 2003.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 89, PAGE 19 @ 1:54 PM  
 TESTE BETSY B. WOOLDRIDGE, CLERK OF CIRCUIT COURT  
 BY: *Betsy Wooldridge*, CLERK

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF YORK, I, MATTHEW H. CONNOLLY, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 20th DAY OF DECEMBER, 2002. MY COMMISSION EXPIRES JULY 31st, 2003.

*Matthew H. Connolly*  
 NOTARY PUBLIC

**CERTIFICATE OF APPROVAL**

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

12/20/02 DATE *[Signature]* VIRGINIA DEPARTMENT OF TRANSPORTATION  
 12-23-02 DATE *[Signature]* VIRGINIA DEPARTMENT OF HEALTH  
 1/10/03 DATE *[Signature]* SUBDIVISION AGENT OF JAMES CITY COUNTY

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES E. HICKS TO LONGHOUSE ASSOCIATES, L.L.C. BY A DEED DATED NOVEMBER 12, 2002 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY COUNTY IN INSTRUMENT 020026649.

**ENGINEER'S OR 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.

12-20-02 DATE *[Signature]* MATTHEW H. CONNOLLY, L.S. #002053

**GENERAL NOTES**

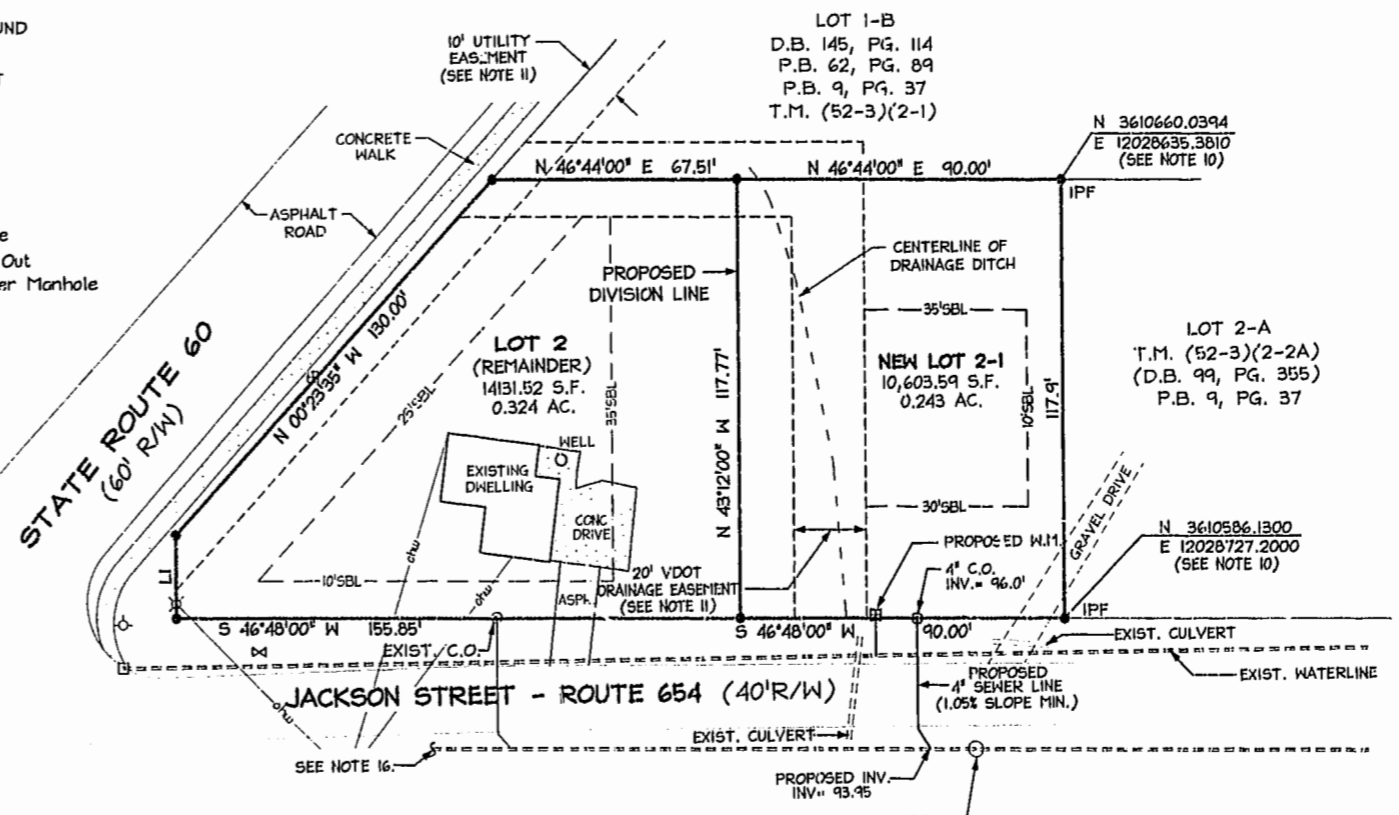
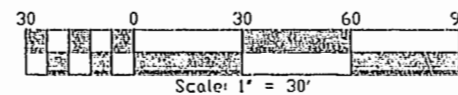
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES & EASEMENTS AS SHOWN IN P.B. 9, PG. 37. SETBACK LINES ARE SHOWN PER JAMES CITY COUNTY R-2 ZONING ORDINANCE.
- THE PERIMETER PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON PLATS AND DEEDS FOUND IN THE JAMES CITY COUNTY COURTHOUSE AS NOTED. THEY DO NOT REFLECT ANY ADVERSE RIGHTS BY ADJOINERS THAT MAY HAVE BEEN GAINED BUT NOT PERFECTED.
- THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
- WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- THIS SUBDIVISION LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #510201 0050 B DATED FEBRUARY 6, 1991.
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED 11/10/02.
- PROPOSED LOT SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- COORDINATES DERIVED FROM J.C.C. GIS MAPPING INFORMATION.
- VDOT DRAINAGE EASEMENT AND RIGHT-OF-WAY ALONG ROUTE 60 SHOWN ON THIS PLAT THIS PLAT PER HIGHWAY PLAN PROJECT #0060-047-113, RM-201, M501(HIGHWAY P.B. 8/217-218)
- CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO SITE EXCAVATION.
- CONTRACTOR SHALL REFER TO THE STANDARDS AND SPECIFICATIONS OF WATER AND SEWER SYSTEMS FOR THE JAMES CITY COUNTY SERVICE AUTHORITY AND THE CITY OF NEWPORT NEWS.
- LOCATION OF PROPOSED SEWER LINE IS SUBJECT TO CHANGE PER EXISTING SITE CONDITIONS AND THE CONTRACTOR'S DISCRETION.
- ANY EXISTING UNUSED WELL SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE
- UNABLE TO DETERMINE EXACT LOCATION OF SEWER LINE.

**LEGEND**

- IPF IRON PIPE FOUND
- ⚡ POWER POLE
- ⊕ FIRE HYDRANT
- ⊗ Water Meter
- ⊠ Water Valve
- ⊙ Light Pole
- ⊕ Gas Valve
- ohw Overhead Wire
- ⊙ Sewer Clean Out
- ⊙ Sanitary Sewer Manhole

**LINE TABLE**

| NO. | DIRECTION     | DISTANCE |
|-----|---------------|----------|
| LI  | N 43°12'00" W | 22.31'   |



**PROPERTY INFORMATION**  
 TOTAL AREA: 24,735.11 S.F.  
 PARCEL ID: 5230200002  
 ZONING DISTRICT: R2  
 BUILDING SETBACK (SBL)  
 FRONT = 50' FROM CL OF ROAD  
 REAR = 35'  
 SIDE = 10'

EXISTING ADDRESS:  
 101 JACKSON STREET  
 JAMES CITY COUNTY, VA



DATE: 11/12/2002  
 DRAWN BY: MHC  
 PROJECT No. 02-410  
 FILE NAME: 02-410.DWG  
 REFERENCES:  
 INSTR. #1980012775  
 D.B. 99, PG. 355  
 P.B. 9, PG. 37

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 JAN. 15, 2003  
 at 1:54 AM P.M. P.B. 89, PG. 19  
 DOCUMENT # 030001587  
 BETSY B. WOOLDRIDGE, CLERK  
*Betsy Wooldridge* Clerk

PROPOSED LOT SUBDIVISION  
**JACKSON TERRACE**  
 OWNER/DEVELOPER  
**LONGHOUSE VILLAGE ASSOCIATES, L.C.**  
 ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

LandTech Resources, Inc.  
 Surveying • Mapping • GPS  
 5810-F Mooretown Road, Williamsburg, Virginia 23188  
 Telephone: 757-565-1677 Fax: 757-565-0782  
 Web: landtechresources.com