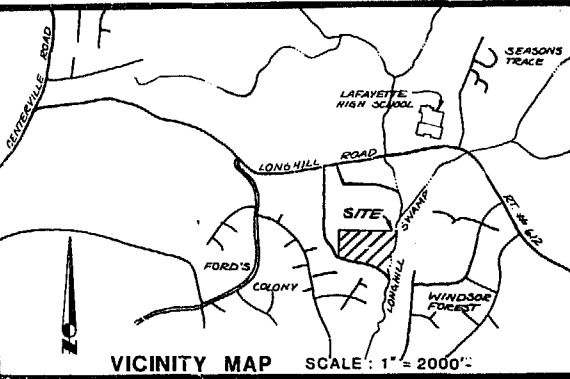


SOURCE OF TITLE:

TITLE TO THE LAND SHOWN HEREON WAS GRANTED BY DEED DATED SEPT. 17, 1985 AND RECORDED IN DEED BOOK 281, PAGE 357 AT THE CLERK OF THE CIRCUIT COURT'S OFFICE IN THE WILLIAMSBURG/JAMES CITY COUNTY COURTHOUSE AS REQUIRED BY LAW.



STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, Catherine Rutledge, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS (ARE) SIGNED TO THE WRITING HEREON HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 20th DAY OF August, 1988.

SIGNED: Catherine B. Rutledge

MY COMMISSION EXPIRES: 2-22-91

OWNER'S CONSENT:

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS:

SIGNED: James D. Carter III, president

SIGNED: _____

SIGNED: _____

SIGNED: _____

CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY:

SIGNED: [Signature] 4/2/88

HEALTH OFFICER:

SIGNED: [Signature] 4/2/88

HIGHWAY DEPT.:

SIGNED: J. M. Hill 11/1/88

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE REQUIREMENTS FOR THE PLATTING OF SUBDIVISIONS IN THE COUNTY OF JAMES CITY HAVE BEEN COMPLIED WITH.

ALSO, THAT THIS PLAT IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

GIVEN UNDER MY HAND THIS 20th DAY OF July, 1988



SPEARMAN & ASSOC., INC. - LAND SURVEYING

#489 McLAWS CIRCLE - BUSCH CORPORATE CENTER

WILLIAMSBURG, VIRGINIA - 23185

(804)253-8720 - PENNSULA 888-9571

PLAT RECORDED IN P.B. NO. 49 PAGE 86

GENERAL NOTES:

SEWER EASEMENTS SHOWN THUS: [Symbol]

WATER LINE EASEMENTS SHOWN THUS: [Symbol]

1. ALL UTILITY EASEMENTS ARE HEREBY CONVEYED TO THE JAMES CITY SERVICE AUTHORITY FOR THE PUBLIC USE. THE LOCATION OF THESE FACILITIES "AS BUILT" WILL CONSTITUTE THE CENTERLINE OF THE 10' EASEMENTS SHOWN. ALL OTHER UTILITIES SHALL SECURE EASEMENTS BY SEPARATE INSTRUMENTS & PLATS.

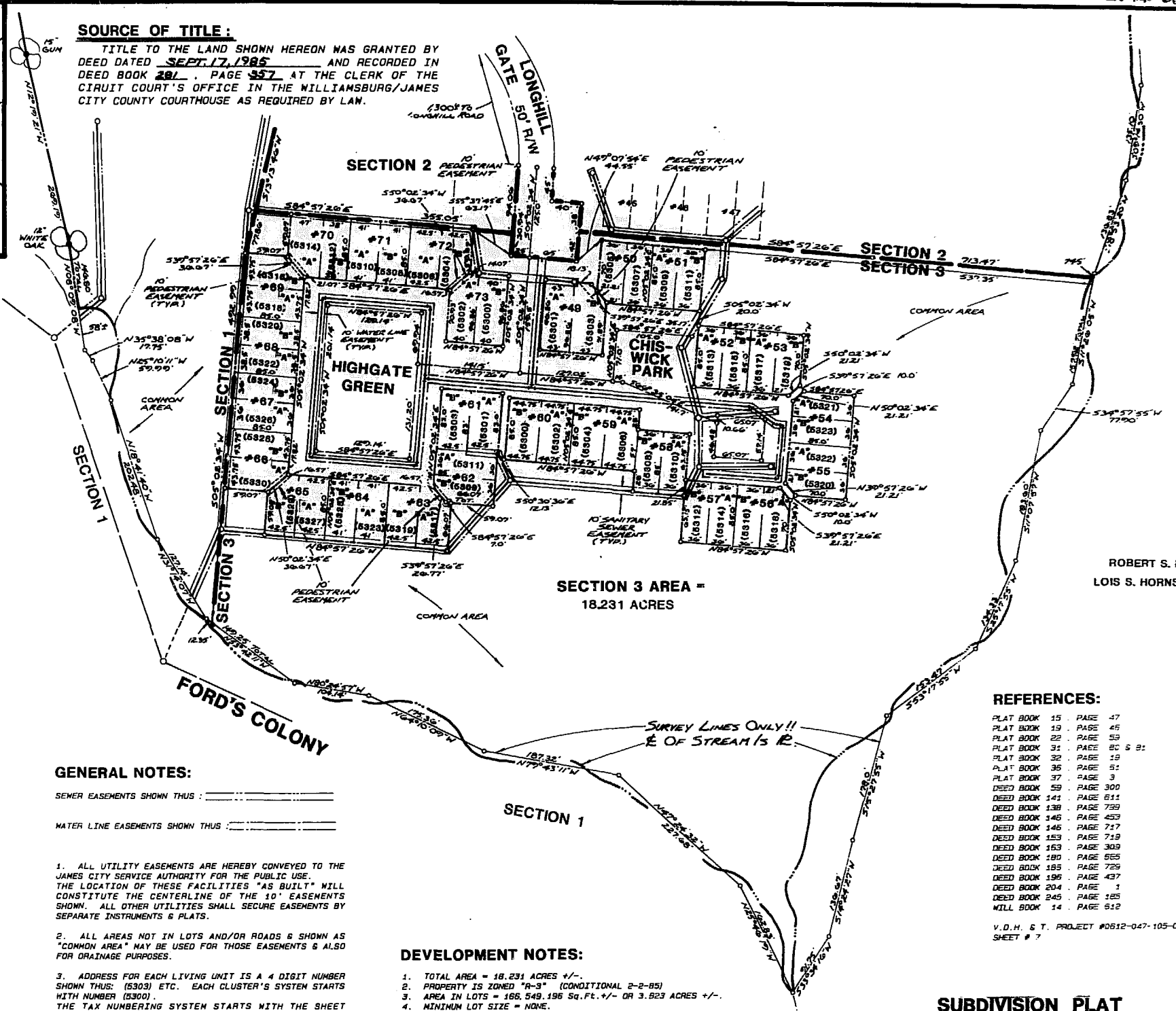
2. ALL AREAS NOT IN LOTS AND/OR ROADS & SHOWN AS "COMMON AREA" MAY BE USED FOR THOSE EASEMENTS & ALSO FOR DRAINAGE PURPOSES.

3. ADDRESS FOR EACH LIVING UNIT IS A 4 DIGIT NUMBER SHOWN THUS: (5303) ETC. EACH CLUSTER'S SYSTEM STARTS WITH NUMBER (5300). THE TAX NUMBERING SYSTEM STARTS WITH THE SHEET # ((31-4)) & PROCEEDS TO THE INSET & LOT NUMBER WITH THE UNIT OR SIDE DESIGNATION LETTER SHOWN LAST. FOR EXAMPLE, LOT 67A WOULD BE (31-4) (04-0-0067-A), LOT 13B WOULD BE (31-4) (04-0-0013-B). PURSUANT TO SECTION 20-503 OF THE ZONING ORDINANCE OF JAMES CITY COUNTY, VIRGINIA, ADOPTED APRIL 8, 1985, ALL TWO-FAMILY LOTS ARE SUBDIVIDED ALONG THE COMMON MALL SEPARATING THE UNITS THEREBY CREATING SEPARATE LOTS TO PERMIT SEPARATE DEED DESCRIPTIONS FOR CONVEYANCE PURPOSES.

DEVELOPMENT NOTES:

- 1. TOTAL AREA = 18.231 ACRES +/-
2. PROPERTY IS ZONED "R-3" (CONDITIONAL 2-2-85)
3. AREA IN LOTS = 168,549.196 Sq. Ft. +/- OR 3.823 ACRES +/-
4. MINIMUM LOT SIZE = NONE
5. AVERAGE LOT SIZE = 3330.98 Sq. Ft. +/- OR 0.08 ACRES +/-
6. BUILDING SETBACKS:
a.) 35' ALONG ALL EXTERIOR BOUNDARIES.
b.) NONE ALONG INTERIOR BOUNDARIES.
7. MINIMUM BUILDING SEPARATION IS 10'.
8. TAX MAP # IS (31-4) (1-12)
9. ALL UTILITIES ARE TO BE UNDERGROUND.
10. PUBLIC WATER AND SEWER IS AVAILABLE.
11. DEVELOPER: LONGHILL GATE ASSOCIATES
545 PENNINGAN ROAD
WILLIAMSBURG, VIRGINIA

13. THE MAIN ACCESS ROAD "LONGHILL GATE" SHALL BE CONSTRUCTED TO V.D.H. & T. STANDARDS AND HAS PREVIOUSLY BEEN OFFERED FOR DEDICATION TO THE COUNTY OF JAMES CITY AND/OR V.D.H. & T. FOR INCLUSION INTO THEIR SECONDARY ROAD SYSTEM.



SECTION 3 AREA = 18.231 ACRES

REFERENCES:

- PLAT BOOK 15 PAGE 47
PLAT BOOK 19 PAGE 46
PLAT BOOK 22 PAGE 53
PLAT BOOK 31 PAGE 80 & 81
PLAT BOOK 32 PAGE 19
PLAT BOOK 35 PAGE 52
PLAT BOOK 37 PAGE 3
DEED BOOK 59 PAGE 300
DEED BOOK 141 PAGE 811
DEED BOOK 138 PAGE 739
DEED BOOK 146 PAGE 433
DEED BOOK 146 PAGE 717
DEED BOOK 153 PAGE 719
DEED BOOK 163 PAGE 309
DEED BOOK 180 PAGE 565
DEED BOOK 185 PAGE 729
DEED BOOK 196 PAGE 437
DEED BOOK 204 PAGE 1
DEED BOOK 245 PAGE 185
WILL BOOK 14 PAGE 512

V.D.H. & T. PROJECT #0612-047-105-C-501 SHEET # 7

SUBDIVISION PLAT FOR THE CLUSTER DEVELOPMENT LONGHILL GATE

SECTION 3 LOCATED JAMES CITY COUNTY, VIRGINIA SCALE: 1" = 100' DATE: JULY 20, 1988

2/14/88
20th of December, 1988
414 523
[Signatures]

