

VICINITY MAP 1" = 2000'

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LONGHILL STATION, SECTION 1A & 1B IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE 12/13/96 NAME KENNETH L. ALLEN, PRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF HAMPSHIRE, 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 18th DAY OF DECEMBER 1996. MY COMMISSION EXPIRES NOV 30, 1998.

Francisco Barber, NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HEIRS OF BELLE BROWN TAYLOR TO WALLACE ASSOCIATES, L.L.C. BY DEED DATED MAY 28, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 789, PAGE 515, AND BY ATLANTIC HOMES CORPORATION TO WALLACE ASSOCIATES, L.L.C. BY DEED DATED MAY 28, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 789, PAGE 523.

ENGINEERS 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.

DATE 12-19-96 THOMAS C. SUBLETT L.S.#1886

CERTIFICATE OF APPROVAL

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

DATE 12-19-96 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE 12-19-96 VIRGINIA DEPARTMENT OF HEALTH DATE 12-19-96 SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 24th DAY OF DECEMBER 1996 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 65, PAGE 92-94. TESTE BY CLERK

14' DEDICATION TO VDOT FOR ROAD WIDENING 5,224 S.F./0.12 AC.

- SECTION IA: \* RECREATION AREA : 24,220 S.F./ 0.56 AC. \* LOT AREA : 438,362 S.F./ 10.06 AC. \* PRIVATE R/W : 8,972 S.F./ 0.21 AC. \* NATURAL OPEN SPACE/ CONSERVATION AREA : 311,939 S.F./ 7.16 AC. \* TOTAL AREA : 885,100 S.F./ 20.32 AC.

- SECTION IB: \* LOT AREA : 408,586 S.F./ 9.38 AC. \* PUBLIC R/W DEDICATION: 129,892 S.F./ 2.98 AC. \* NATURAL OPEN SPACE/ CONSERVATION AREA : 177,054 S.F./ 4.06 AC. \* TOTAL AREA : 715,532 S.F./ 16.43 AC.

TOTAL AREA OF SEC IA & IB = 1,600,632 S.F./ 36.75 AC.

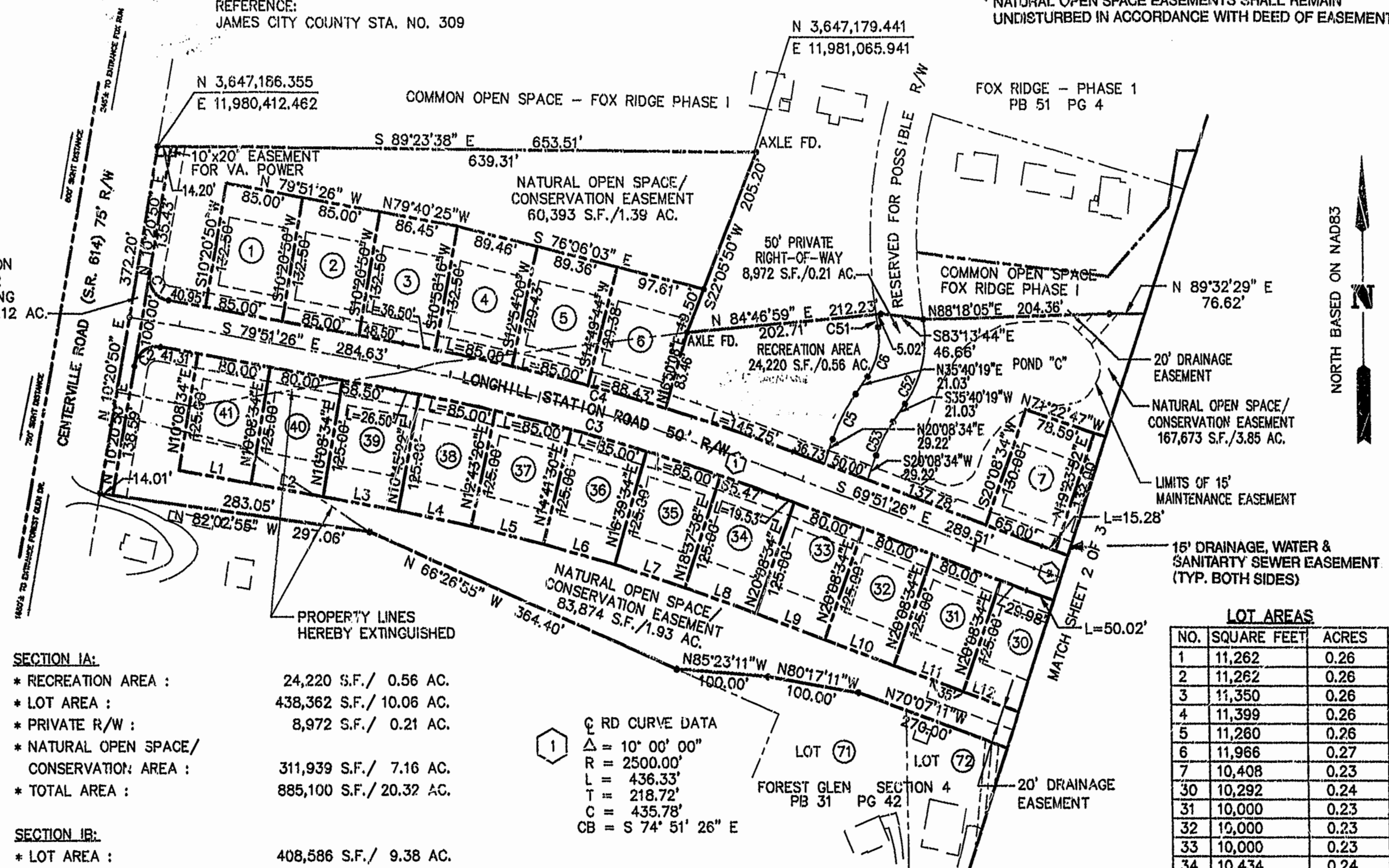
- \* TAX MAP : MAP (31-1) PARCELS (1-80,81) & (1-59 & 60) \* ZONING DISTRICT : R2 \* BUILDING SETBACK : FRONT = 25' REAR = 35' SIDE = 10'

\* ALL LOTS SERVED BY PUBLIC WATER & PUBLIC SEWER.

- NOTES: 1. IN ACCORDANCE WITH SECTION 17-33 OF THE SUBVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND. 2. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 17-34 THROUGH 17-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. 3. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE. 4. ALL EXTERIOR SIGNS SHALL COMPLY WITH THE REGULATIONS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING CRDINANCE. 5. ALL STREETS HEREBY DEDICATED FOR PUBLIC USE.

REFERENCE: JAMES CITY COUNTY STA. NO. 309

\* NATURAL OPEN SPACE EASEMENTS SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH DEED OF EASEMENTS

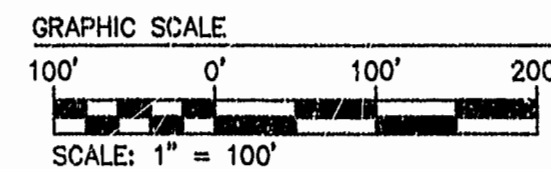


LOT AREAS table with columns: NO., SQUARE FEET, ACRES. Lists 41 lots with their respective areas.

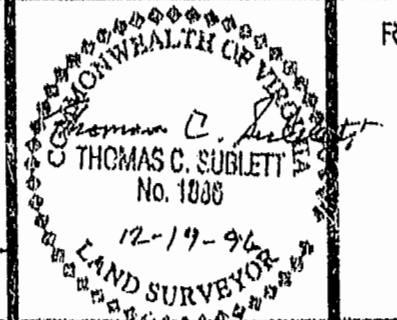
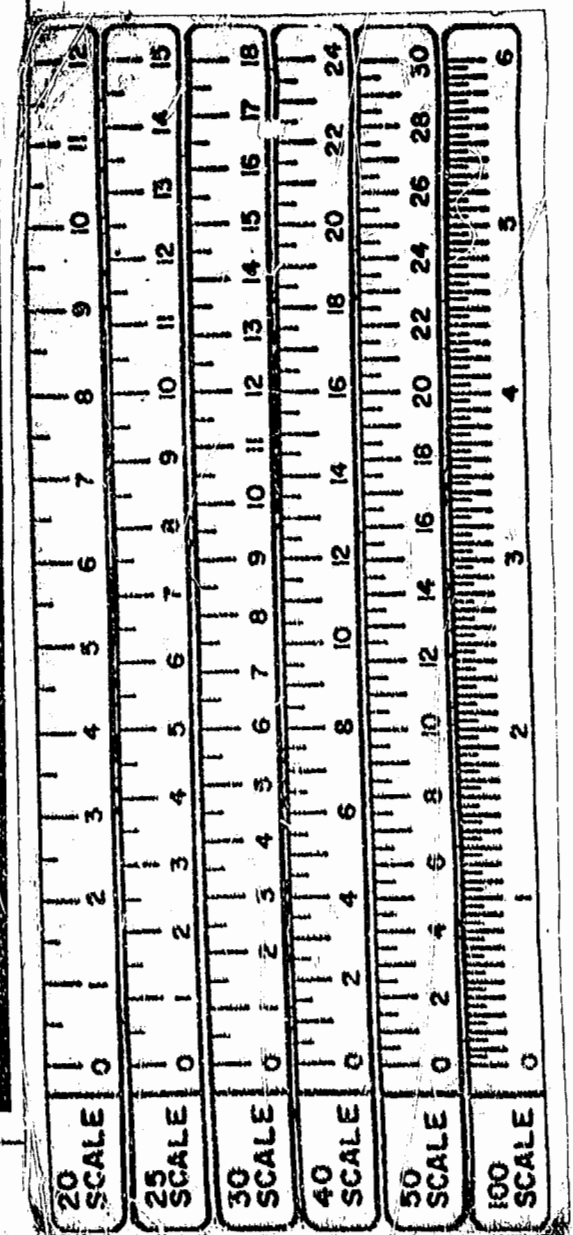
LINE TABLE with columns: NO., DIRECTION, DISTANCE. Lists 12 line segments with bearings and distances.

RD CURVE DATA table for Lot 1: Delta = 10° 00' 00", R = 2500.00', L = 436.33', T = 218.72', C = 435.78', CB = S 74° 51' 26" E.

RD CURVE DATA table for Lot 2: Delta = 40° 00' 00", R = 1200.00', L = 837.76', T = 436.76', C = 820.85', CB = S 89° 51' 26" E.



CURVE TABLE with columns: NO., DELTA, RADIUS, ARC, TAN, CHORD, CHORD BEARING. Lists 12 curve segments.



SUBDIVISION PLAT LONGHILL STATION, SECTION 1A & 1B OWNER/DEVELOPER: ATLANTIC HOMES DEVELOPMENT CORP. POWHATAN DISTRICT, JAMES CITY COUNTY VIRGINIA

Commission No. 1940220, ENGINEERS ARCHITECTS SURVEYORS INTERIOR DESIGNERS PLANNERS, DATE 12-19-1996, DESIGNED TCS, DRAWN MHC, SCALE 1"=100'

REF. PLAT RECORDED IN P.B. NO. 65 PAGE 92-94 FB 159/68 FB 165/1