

VICINITY MAP 1" = 2000'

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT OF LOT 76, LONGHILL STATION, SECTION 1B IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

7/13/98 DATE  
 KENNETH L. ALLEN, VICE PRESIDENT

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF Hampton Francis Barbe 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 13th DAY OF July, 1998. MY COMMISSION EXPIRES \_\_\_\_\_  
Francis Barbe  
 NOTARY PUBLIC My Commission Expires Nov. 30, 1998

**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.  
 7/19/98 DATE  
 G. ALAN KILLINGSWORTH L.S.#1502

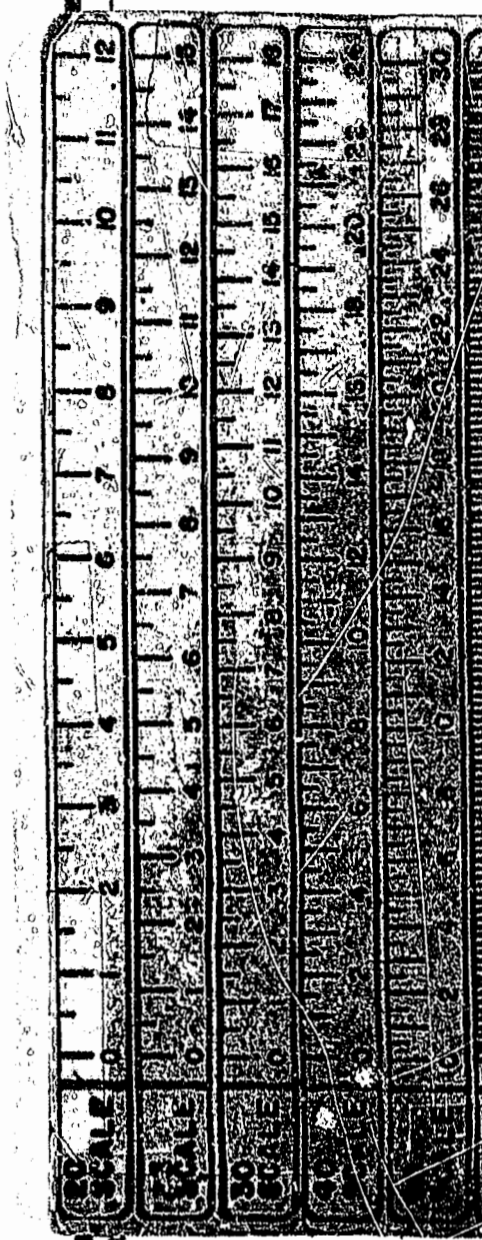
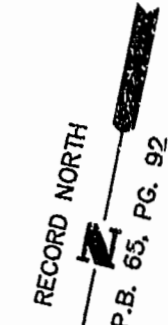
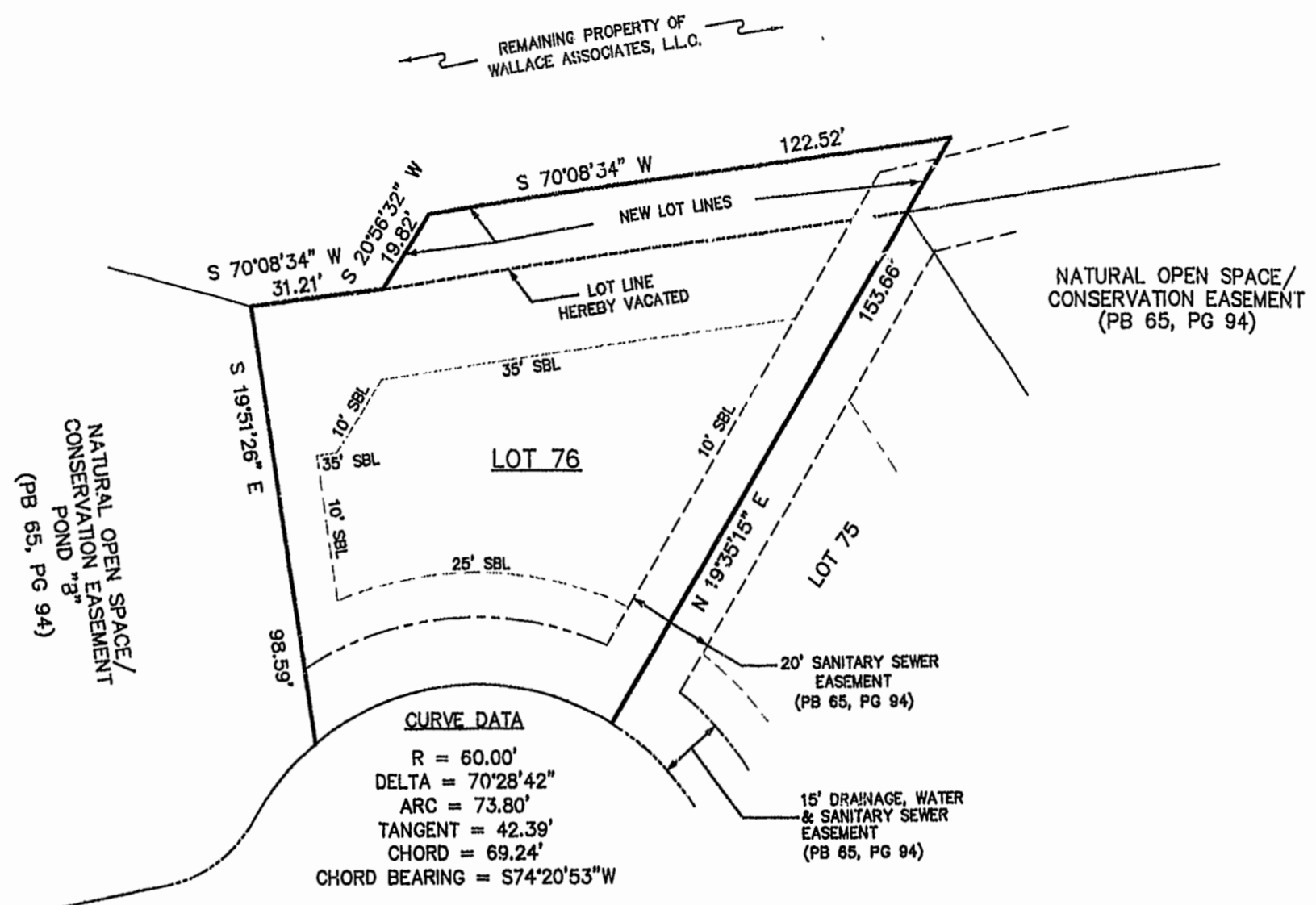
**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
 7/20/98 DATE  
 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 22 DAY OF July, 1998  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 70, PAGE 15  
 TESTE \_\_\_\_\_  
 BY \_\_\_\_\_, CLERK

**SECTION 1B STATISTICS:**

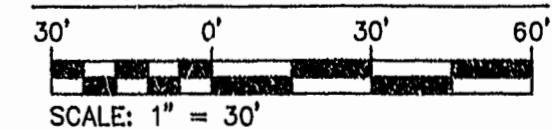
- \* ORIGINAL LOT 76 AREA: 10,886 S.F./ 0.25 AC.
- \* REVISED LOT 76 AREA: 12,728 S.F./ 0.29 AC.
- \* ORIGINAL LOT AREA TOTAL: 408,586 S.F./ 9.38 AC.
- \* REVISED LOT AREA TOTAL: 410,428 S.F./ 9.42 AC.
- \* PUBLIC R/W DEDICATION: 129,892 S.F./ 2.98 AC.
- \* NATURAL OPEN SPACE/ CONSERVATION AREA (ORIGINAL): 177,054 S.F./ 4.06 AC.
- \* NATURAL OPEN SPACE/ CONSERVATION AREA (REVISED): 175,211 S.F./ 4.02 AC.
- \* TOTAL AREA: 717,374 S.F./ 16.47 AC.
- \* TAX MAP: MAP (31-1) PARCEL (9-76)
- \* 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 19-33 OF THE SUBVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
2. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-35 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 ORDINANCE.
5. REMAINING AREA OF PROPERTY OF WALLACE ASSOCIATES, L.L.C.:
  - PREVIOUS = 2,791,266 S.F. / 64.08 ACRES
  - REVISED = 2,789,423 S.F. / 64.04 ACRES

**GRAPHIC SCALE**



1 OF 1  
 COMMISSION NO.  
 1960670  
 0076

**DJG** ENGINEERS • ARCHITECTS • SURVEYORS  
 INTERIOR DESIGNERS PLANNERS  
 P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187  
 (757)253-0673 (757)874-5015

DATE 6-29-1998 DESIGNED DRAWN GAK SCALE 1"=30'



REF. 1:43 pm  
 Recorded 22 day of July 1998  
 DOCUMENT # 99013549  
 FB 159/68  
 FB 165/1

BOUNDARY LINE ADJUSTMENT PLAT  
**LOT 76, LONGHILL STATION, SECTION 1B**  
 OWNER/DEVELOPER:  
**ATLANTIC HOMES DEVELOPMENT CORP.**  
 POWHATAN DISTRICT, JAMES CITY COUNTY VIRGINIA