

**OWNERS CERTIFICATE**

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

2/5/01 DATE Longhouse Village Associates, L.C. Ry: Robert C. Kill, President OWNER

DATE OWNER

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF James City, Barbara R. Zych, 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 5th DAY OF February, 2001. MY COMMISSION EXPIRES 3/31/03

Barbara R. Zych NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BANK OF AMERICA, N.A. TO LONGHOUSE VILLAGE ASSOCIATES, L.C. BY A DEED DATED AUGUST 25, 2000 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY COUNTY IN INSTRUMENT 000016678

**ENGINEERS OR SURVEYORS 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.

2-05-01 DATE Matthew H. Connolly MATTHEW H. CONNOLLY, L.S. #002053

**CERTIFICATE OF APPROVAL**

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

2/5/01 DATE Virginia Department of Transportation
2/5/01 DATE Virginia Department of Health
3/16/01 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 7 DAY OF March, 2001.

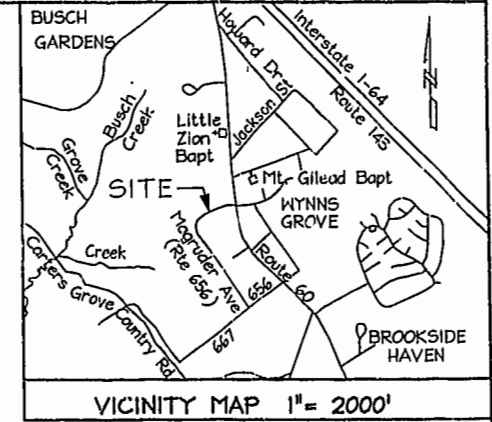
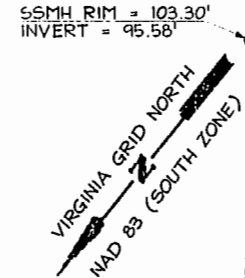
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 80, PAGE 52

TESTE Robert C. Kill, Clerk BY JESSE B. WOODRIDGE, CLERK OF CIRCUIT COURT

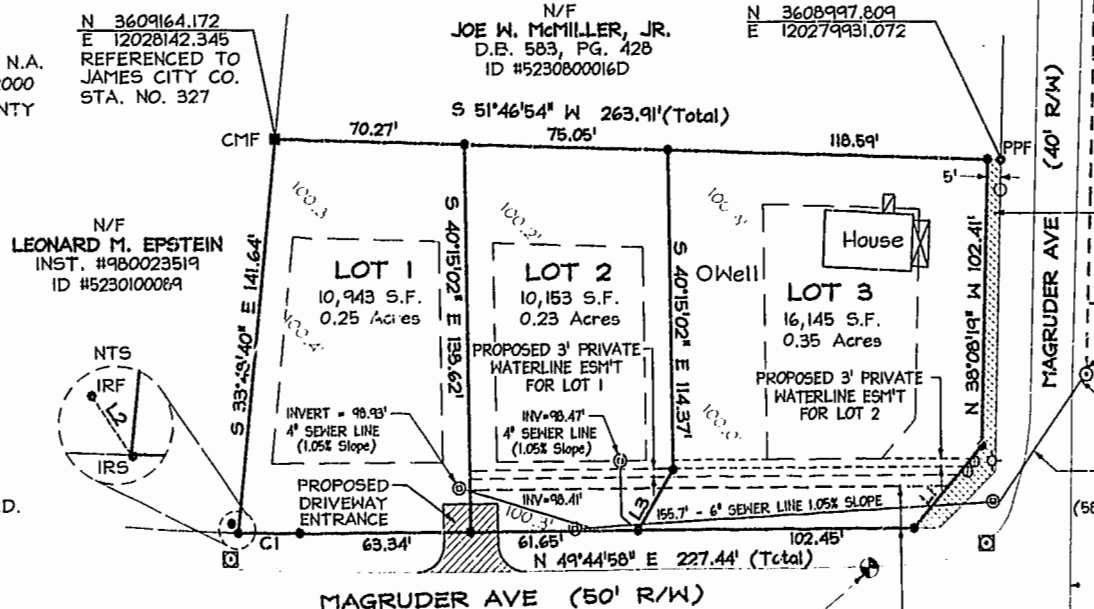
Williamsburg/James City County

**GENERAL NOTES**

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN F.B. 9, PG. 35, AND DEED BOOK 225, PAGE 124 (RIGHT-OF-WAY TAKE)
2. THE PERIMETER PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON PLATS AND 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.
3. THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
4. WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
5. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
6. THIS SUBDIVISION LIES IN F.I.R.M. ZONE 'X' ACCORDING TO COMMUNITY PANEL #510201 0050 B DATED FEBRUARY 6, 1991.
7. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
8. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED 9/15/2000.
9. PROPOSED LOTS SHALL BE SERVED BY PUBLIC WATER AND SEWER.
10. CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO SITE EXCAVATION.
11. CONTRACTOR TO INSTALL CULVERT PIPE AT DRIVEWAY ENTRANCE.
12. 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.
13. LOCATION OF PROPOSED SEWER LINE IS SUBJECT TO CHANGE PER EXISTING SITE CONDITIONS AND THE CONTRACTORS DISCRETION



LINE TABLE
NO. DIRECTION DISTANCE
L1 N 00°50'24" E 39.01'
L2 N 75°45'30" W 4.03'
L3 S 08°31'22" E 25.38'



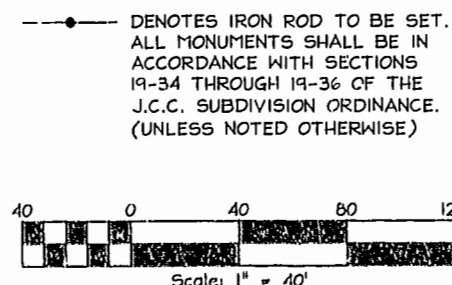
AREA HEREBY DEDICATED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (818 S.F. OR .02 ACRES)

EXISTING 8" SANITARY SEWER SSMH RIM = 101.55' INVERT = 96.11'

PROPOSED INVERT = 96.16'

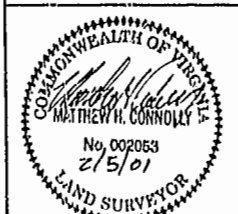
LEGEND
IRF IRON PIPE FOUND
IPS IRON PIPE RESET
PPF PINCH PIPE FOUND
IRS IRON ROD SET
P POWER POLE
S PROPOSED SEWER CLEAN OUT
O EXISTING SEWER CLEAN OUT
SM STORM SEWER MANHOLE
SWM SANITARY SEWER MANHOLE
FH FIRE HYDRANT
CMF CONCRETE MONUMENT FOUND
WPM PROPOSED WATER METER
HVAC HVAC UNIT
EGE EXISTING GROUND ELEVATION
EL EASEMENT LINE

CURVE TABLE
NO. DELTA CHORD BEARING TAN. Radius Arc CHORD
CI 01°49'20" N 50°39'38" E 11.39 716.03 22.77 22.77



**PROPERTY INFORMATION**

TOTAL AREA: 36,423 S.F. / 0.83 Ac.
PARCEL ID: (5230800017)
ZONING DISTRICT: R2
BUILDING SETBACK (SBL)
FRONT = 25'
REAR = 35'
SIDE = 10'
EXISTING ADDRESS: 166 MAGRUDER AVENUE, JAMES CITY COUNTY, VA



DATE: 9/15/2000
DRAWN BY: MHC
PROJECT No 00-0137
FILE NAME: 00-0137.DWG
REFERENCES: D.B. 733, PG. 629; D.B. 629, PG. 621; P.B. 9, PG. 35

SUBDIVISION PLAT
MAGRUDER WOODS
OWNER/DEVELOPER
LONGHOUSE VILLAGE ASSOCIATES, L.C.
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

CONNOLLY & ASSOCIATES, INC.
Surveying • Mapping
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