#0700018174

JAMES CITY COUNTY GEODETIC CONTROL MERIDIAN

GRAPHIC SCALE
20' 0' 20' 40'
SCALE: 1" = 20'

N OR F
LONGHILL GROVE, L.P.
INST. #030010239
P.B. 32, PG. 81
T.M.# (31-3)(1-12)

PHASE 2 LEGEND
- COMMON ELEMENT
- LIMITED COMMON ELEMENT
- ADDITIONAL LAND
- UNITS

PROPERTY LINE (TYP.)

S64°41'43"E 656.57'

254.37'

245.50'

35' BUILDING SETBACK

20' PRIVATE UTILITY EASEMENT (WATER)

PHASE LINE ONLY

WATER VALVE (TYP.)

10' COX COMMUNICATIONS EASEMENT DOC. #060019396

20' PRIVATE UTILITY EASEMENT (WATER)

40' PARKING SETBACK

SPIGOT

FENCE

TRASH

FIRE HYD. (TYP.)

S25°18'17"W 77.63'

PAVEMENT

PHASE 1
AREA= 1.26 AC.±
(DOC. #060029873)

S25°18'17"W 208.13'

WATER METER (TYP.)

10' VIRGINIA NATURAL GAS ESMT. DOC. #060016749

PAVEMENT

10' COX COMMUNICATIONS EASEMENT DOC. #060019396

PHASE 2
AREA= 1.06 AC.±

N64°41'43"W 38.50'

ADDITIONAL LAND
AREA= 1.38 AC.±

10' COX COMMUNICATIONS EASEMENT DOC. #060019396

BUILDING # 1
(EXISTING)

20' PRIVATE UTILITY EASEMENT (SEWER)

*17.3'

BUILDING # 2

S25°18'17"W 130.50'

20' PRIVATE UTILITY EASEMENT (SEWER)

SEWER CLEANOUT (TYP.)

SEWER MANHOLE (TYP.)

10' COX COMMUNICATIONS EASEMENT DOC. #060019396

35' TRANSITIONAL BUFFER

50.0'

*58.0'

PHASE LINE ONLY

20' COX COMMUNICATIONS EASEMENT DOC. #060019396

10' VIRGINIA NATURAL GAS ESMT. DOC. #060016749

*50.0'

50' BUILDING SETBACK

PHASE LINE ONLY

276.76'

207.00'

N64°41'43"W 749.55'

N OR F
CORA LEE GREEN
D.B. 17, PG. 514
T.M.# (31-3)(1-35)

*ALL BUILDING TIES ARE TO FACE OF FOUNDATION WALL

2 Large/Small Plat(s) Recorded herewith as # 0700018174

"EXHIBIT B"

PLAT OF CONDOMINIUM

WAR HILL GREEN

CONDOMINIUM

PHASE 2

POWHATAN DISTRICT COUNTY OF JAMES CITY VIRGINIA

ES CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

COMMONWEALTH OF VIRGINIA
6/12/07
THOMAS C. SUBLETT
Lic. No. 1886
LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 25 June 2007
at 10:57 AM/PM. PB — PG —
DOCUMENT # 0700018174
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
			TCS

Designed	Drawn
AES	JFS
Scale	Date
1"=20'	6/12/07
Project No.	
9427	
Drawing No.	
2 of 2	