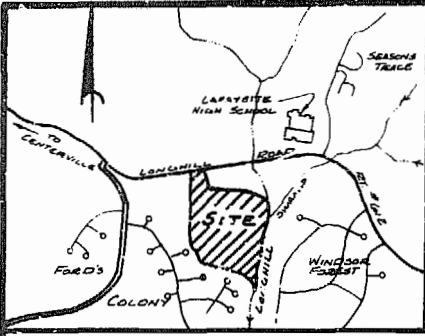


LONGHILL ROAD S. R. # 612

CURVE	ARC	CHORD	ANGLE	CHORD BEARING	TAN LENGTH
C1	118.00	19.00	10.00	S 22° 34' 50" E	66.00
C2	192.00	36.00	18.00	S 45° 09' 00" E	132.00
C3	372.00	72.00	36.00	S 67° 33' 00" E	264.00
C4	72.00	12.00	6.00	S 89° 57' 00" E	36.00
C5	80.77	13.45	6.73	S 92° 30' 00" E	40.25
C6	80.25	13.37	6.69	S 92° 30' 00" E	40.13
C7	529.18	88.19	44.09	S 60° 48' 00" E	42.70
C8	120.00	20.00	10.00	S 80° 00' 00" E	60.00
C9	60.85	10.17	5.09	S 90° 00' 00" E	30.55
C10	509.83	84.64	42.32	S 37° 58' 00" E	41.45
C11	436.76	71.15	35.58	S 22° 34' 50" E	35.21
C12	74.40	12.40	6.20	S 45° 09' 00" E	37.20
C13	361.34	72.27	36.14	S 67° 33' 00" E	144.54
C14	80.00	16.00	8.00	S 89° 57' 00" E	24.00
C15	84.38	13.73	6.87	S 92° 30' 00" E	25.19
C16	285.83	47.64	23.82	S 60° 48' 00" E	23.82
C17	97.04	19.41	9.70	S 80° 00' 00" E	28.51
C18	492.53	82.09	41.05	S 45° 09' 00" E	41.05
C19	80.18	16.04	8.02	S 67° 33' 00" E	24.04
C20	49.11	9.82	4.91	S 89° 57' 00" E	14.72
C21	49.11	9.82	4.91	S 92° 30' 00" E	14.72

SOURCE OF TITLE:

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



VICINITY MAP - SCALE: 1" = 2000'

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, CATHERINE B. HULL, a NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS (ARE) SIGNED TO THE WRITING BELOW HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 16th DAY OF APRIL 1986.

SIGNED: _____

MY COMMISSION EXPIRES: _____

OWNER'S CONSENT:

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S).

Small text area for owner consent details.

CERTIFICATE OF APPROVAL:

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

Approval signatures and dates:

DATE: 4/1/87

DATE: 4/1/87

DATE: 10-7-86

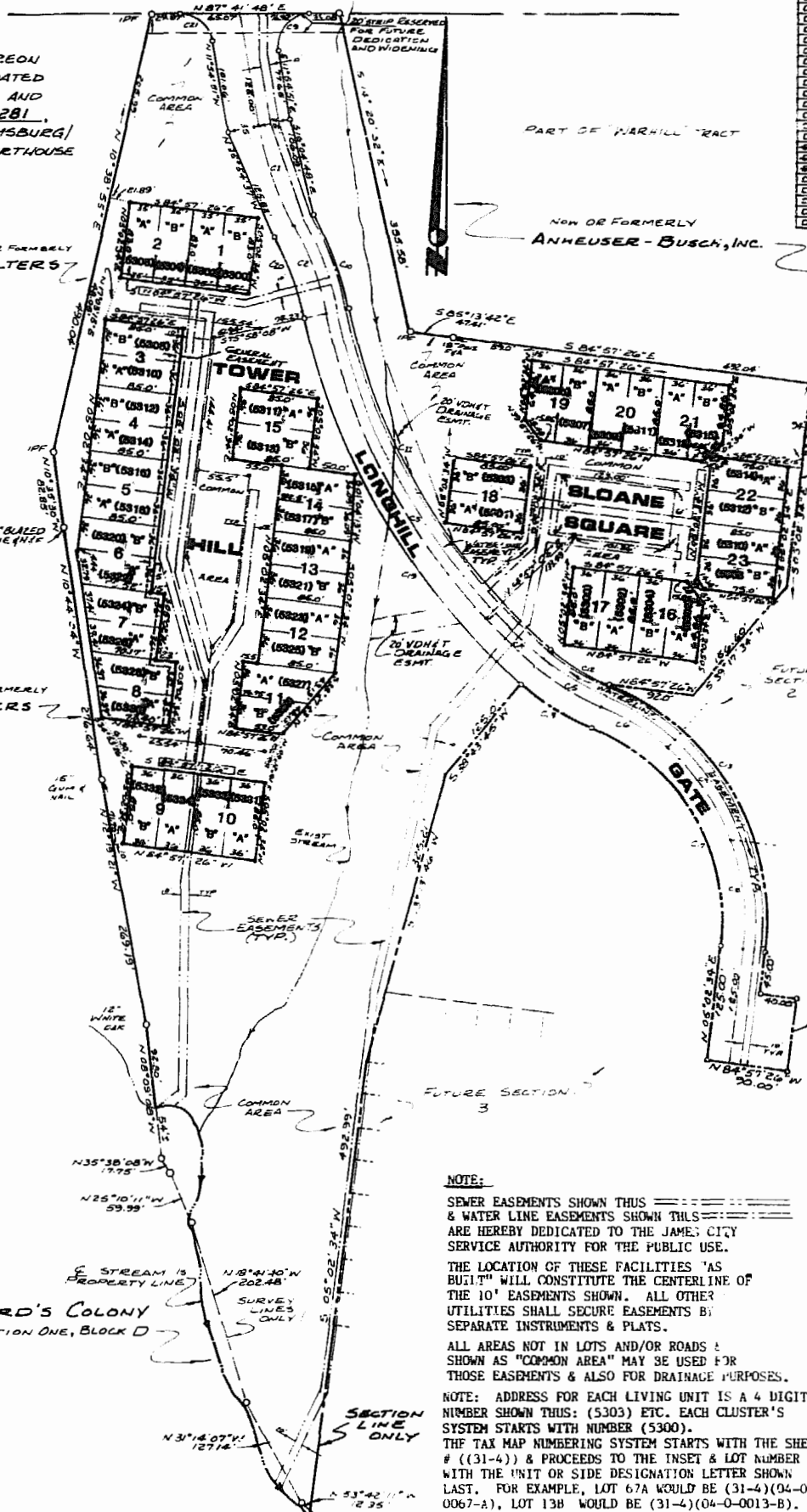
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT 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 16th DAY OF APRIL 1986.



PREPARED BY SPEARMAN & ASSOC., INC. - LAND SURVEYING P.O. BOX 1244 WILLIAMSBURG, VIRGINIA



REFERENCES:

- PLAT BOOK 15, PAGE 47
- PLAT BOOK 19, PAGE 46
- PLAT BOOK 22, PAGE 59
- PLAT BOOK 31, PAGE 80 & 61
- PLAT BOOK 32, PAGE 19
- PLAT BOOK 35, PAGE 62
- PLAT BOOK 37, PAGE 3
- DEED BOOK 59, PAGE 300
- DEED BOOK 141, PAGE 613
- DEED BOOK 139, PAGE 759
- DEED BOOK 140, PAGE 453
- DEED BOOK 146, PAGE 717
- DEED BOOK 153, PAGE 309
- DEED BOOK 163, PAGE 685
- DEED BOOK 186, PAGE 729
- DEED BOOK 156, PAGE 437
- DEED BOOK 201, PAGE 1
- DEED BOOK 240, PAGE 185
- WILL BOOK 14, PAGE 122

V.D.H. & T PROJECT # 0212-267-005-008 SHEET # 7

DEVELOPMENT NOTES:

- TOTAL AREA = 14.858 ACRES
- PROPERTY IS ZONED "R-3" (CONDITIONAL 2-2-85)
- AREA IN LOTS = 130,297.9 Sq. Ft. OR 3.175 +/- ACRES.
- AREA IN R.O.M. = 73,956 +/- Sq. Ft. OR 1.70 +/- ACRES.
- MINIMUM LOT SIZE = NONE.
- AVERAGE LOT SIZE = 3005.5 +/- Sq. Ft.
- BUILDINGS SETBACKS:
 - a.) 35' ALONG ALL EXTERIOR BOUNDARIES.
 - b.) NONE ALONG INTERIOR BOUNDARIES.
- MINIMUM BUILDING SEPARATION IS 10'.
- TAX MAP # IS (31-4) (1-12)
- ALL UTILITIES ARE TO BE UNDERGROUND.
- PUBLIC WATER AND SEWER IS AVAILABLE.
- DEVELOPER: LONGHILL GATE ASSOCIATES 645 PENNINGAN ROAD WILLIAMSBURG, VIRGINIA
- THE MAIN ACCESS ROAD, "LONGHILL GATE," SHALL BE CONSTRUCTED TO V.D.H. & T STANDARDS AND IS HEREBY OFFERED FOR DEDICATION TO THE COUNTY OF JAMES CITY AND/OR VDOT FOR INCLUSION INTO THEIR SECONDARY ROAD SYSTEM.

NOTE:

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 WALL SEPARATING THE UNITS THEREBY CREATING SEPARATE LOTS TO PERMIT SEPARATE DEED DESCRIPTIONS FOR CONVEYANCE PURPOSES.

NOTE:

SEWER EASEMENTS SHOWN THUS [---] & WATER LINE EASEMENTS SHOWN THUS [---] ARE HEREBY DEDICATED 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. ALL AREAS NOT IN LOTS AND/OR ROADS & SHOWN AS "COMMON AREA" MAY BE USED FOR THOSE EASEMENTS & ALSO FOR DRAINAGE PURPOSES. NOTE: ADDRESS FOR EACH LIVING UNIT IS A 4 DIGIT NUMBER SHOWN THUS: (5303) ETC. EACH CLUSTER'S SYSTEM STARTS WITH NUMBER (5300). THE TAX MAP 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).



SUBDIVISION PLAT FOR THE CLUSTER DEVELOPMENT LONGHILL GATE SECTION 1 LOCATED

JAMES CITY COUNTY, VIRGINIA

SCALE 1" = 100' DATE: APRIL 16, 1986

Recorded 214 day of April 1987 P. B. No. 337-0000-03