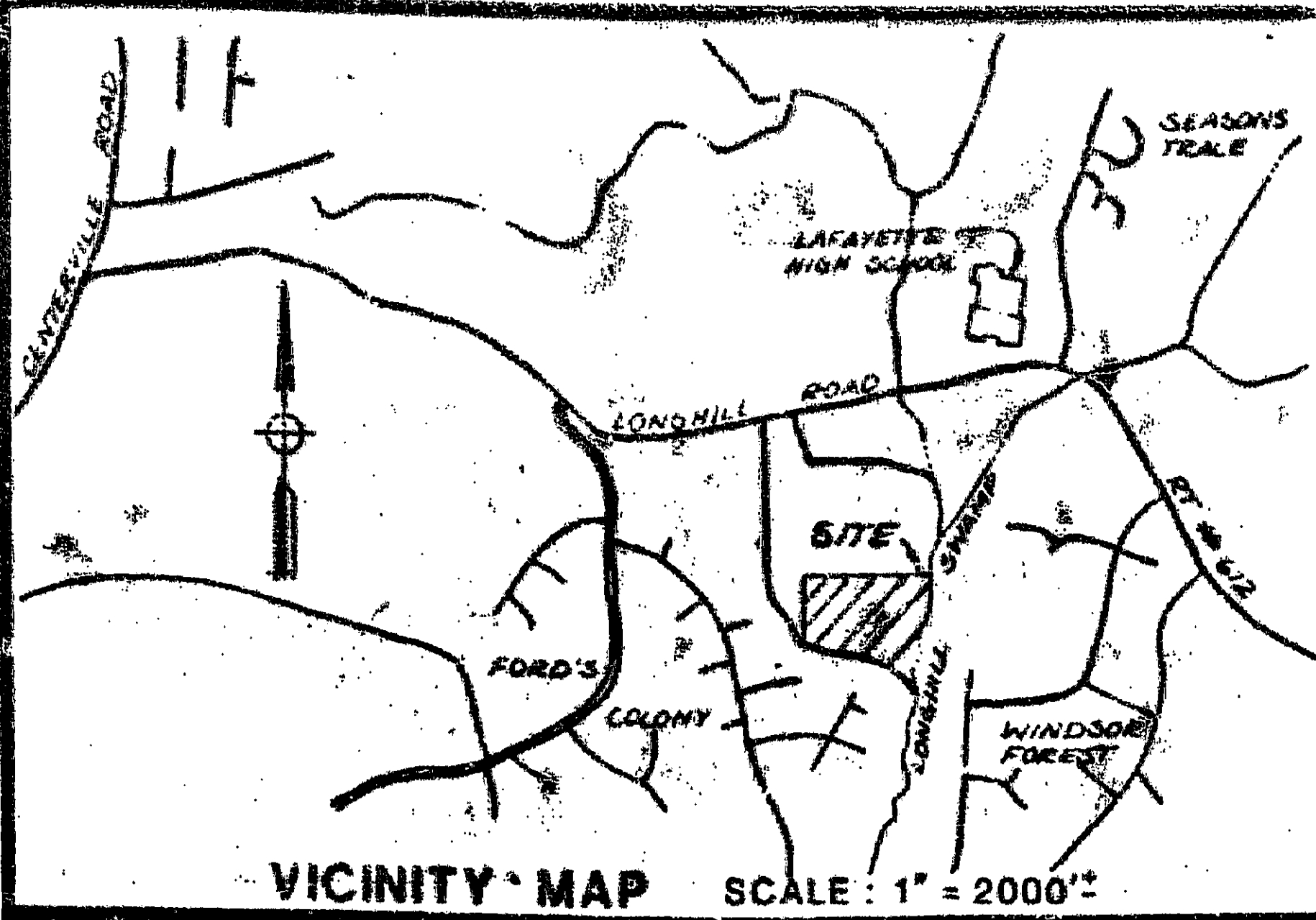




SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CHARLES T. & ANNIS B. LEWIS TO LONGHILL GATE ASSOCIATES BY DEED DATED SEPT. 11, 1985 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 281 PAGE 357.

DEVELOPMENT NOTES:

1. TOTAL AREA = 18.241 ACRES +/-
2. PROPERTY IS ZONED "R-3" (CONDITIONAL 2-2-85)
3. AREA IN LOTS = 180,737.02 S.F. OR 4.149 ACRES +/-
4. MINIMUM LOT SIZE = NONE
5. AVERAGE LOT SIZE = 1,614.24 S.F. OR 0.036 AC.
6. BUILDING SETBACKS:
 - a.) 35' ALONG ALL EXTERIOR BOUNDARIES.
 - b.) NONE ALONG INTERIOR BOUNDARIES.
7. MINIMUM BUILDING SEPARATION IS 10'
8. TAX MAP # IS (31-4) (1-12)
9. ALL UTILITIES ARE TO BE UNDERGROUND.
10. PUBLIC WATER AND SEWER IS AVAILABLE.
11. DEVELOPER: LONGHILL GATE ASSOCIATES
645 PENNINGTON ROAD
WILLIAMSBURG, VIRGINIA
12. THE MAIN ACCESS ROAD "LONGHILL GATE" SHALL BE CONSTRUCTED TO V.D.H. & T. STANDARDS AND HAS PREVIOUSLY BEEN OFFERED FOR DEDICATION TO THE COUNTY OF JAMES CITY AND/OR V.D.H. & T. FOR INCLUSION INTO THEIR SECONDARY ROAD SYSTEM.

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, JEFFREY K. ROBINSON A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 23 DAY OF DECEMBER 1992.

MY COMMISSION EXPIRES: 3-28-93

Jeffrey K. Robinson

OWNER'S CONSENT:

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS:

SIGNED: 205, De Grand Partner

SIGNED: by James H. Carter, Jr. President

SIGNED: _____

SIGNED: _____

CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY:

SIGNED: Allen J. Smith 1/10/92

HEALTH OFFICER:

SIGNED: _____

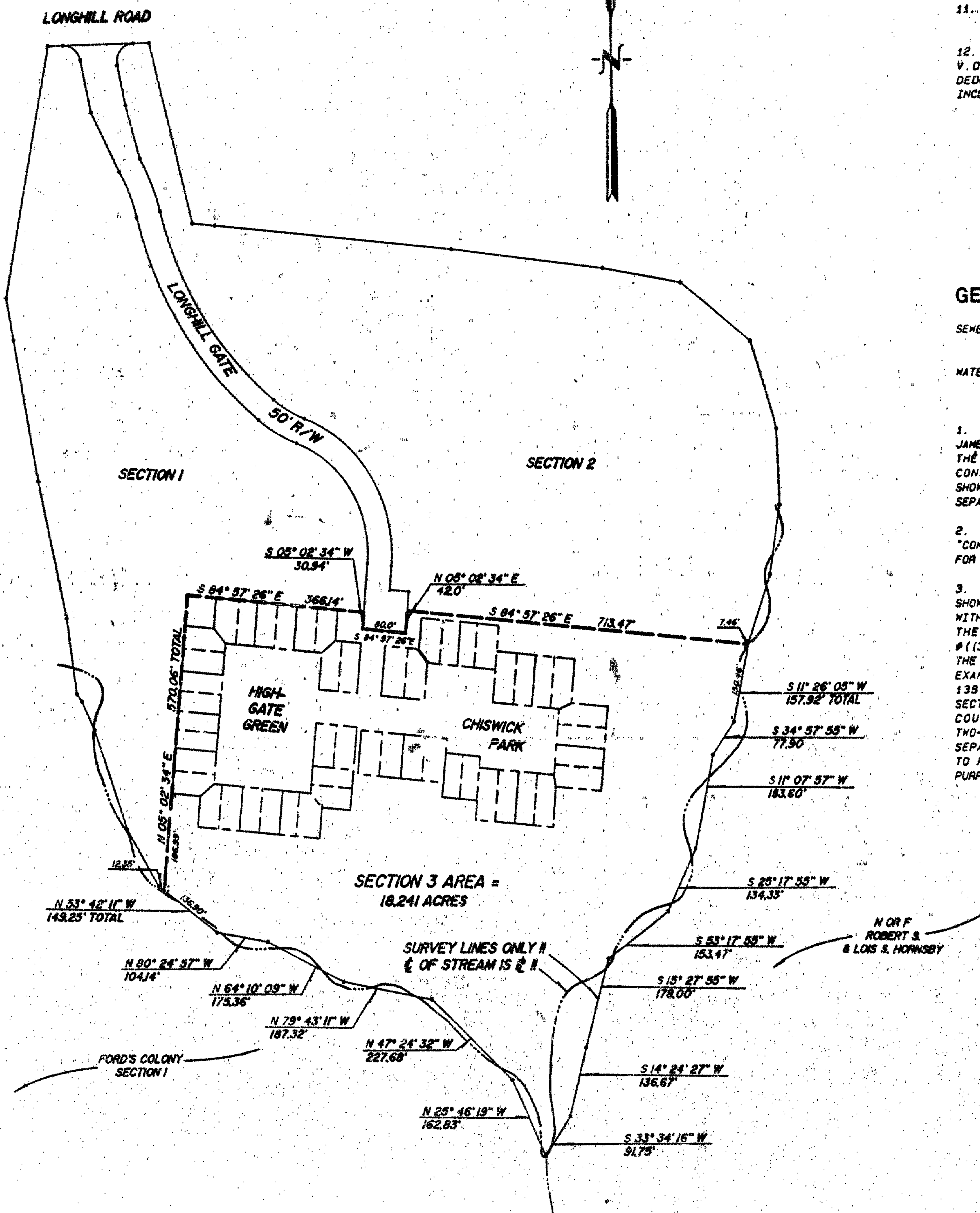
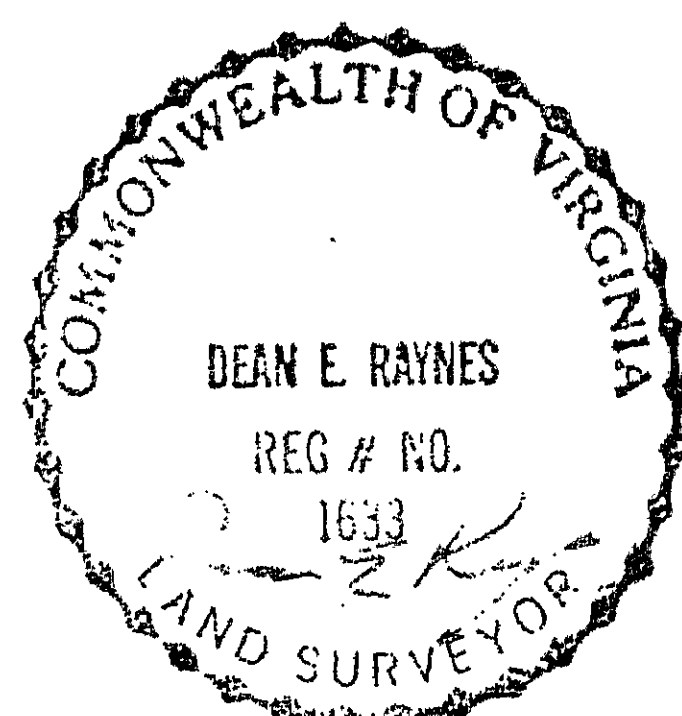
HIGHWAY DEPT.:

SIGNED: _____

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: 12/11/92 Dean E. Ray



GENERAL NOTES:

SEWER EASEMENTS SHOWN THUS: _____

WATER LINE EASEMENTS SHOWN THUS: _____

1. ALL UTILITY EASEMENTS ARE HEREBY CONVEYED 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.

2. ALL AREAS NOT IN LOTS AND/OR ROADS & SHOWN AS "COMMON AREA" MAY BE USED FOR THOSE EASEMENTS & ALSO FOR DRAINAGE PURPOSES.

3. ADDRESS FOR EACH LIVING UNIT IS A 4 DIGIT NUMBER SHOWN THUS: (5303) ETC. EACH CLUSTER'S SYSTEM STARTS WITH NUMBER (5300). THE TAX 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 57A WOULD BE (31-4) (04-0-0057-A). LOT 13B WOULD BE (31-4) (04-0-0013-B). 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.

REFERENCES:

PLAT BOOK 49, PAGE 86
PLAT BOOK 15, PAGE 47
PLAT BOOK 19, PAGE 46
PLAT BOOK 22, PAGE 59
PLAT BOOK 31, PAGE 80 & 81
PLAT BOOK 32, PAGE 19
PLAT BOOK 36, PAGE 51
PLAT BOOK 37, PAGE 3
DEED BOOK 59, PAGE 300
DEED BOOK 141, PAGE 611
DEED BOOK 138, PAGE 799
DEED BOOK 148, PAGE 453
DEED BOOK 146, PAGE 717
DEED BOOK 153, PAGE 719
DEED BOOK 163, PAGE 309
DEED BOOK 180, PAGE 655
DEED BOOK 186, PAGE 729
DEED BOOK 196, PAGE 437
DEED BOOK 204, PAGE 1
DEED BOOK 245, PAGE 185
WILL BOOK 14, PAGE 612

V.D.H. & T. PROJECT #0612-047-105-C-501
SHEET # 7

INDIVIDUAL BOUNDARY LINE ADJUSTMENTS:

LOT 63-DEED BOOK 435, PAGE 545-547
LOTS 49-51-DEED BOOK 438, PAGE 99
LOT 62-DEED BOOK 439, PAGE 706 & 707
LOT 72-DEED BOOK 442, PAGE 750

H. I. S. LAND SURVEYING
ROUTE #60
LANEXA, VIRGINIA 23089
(804) 966 - 7017

NOTE:
ORIGINAL PLAT PREPARED BY SPEARMAN & ASSOC., P. C.

REVISIONS DONE BY H.I.S. LAND SURVEYING

AMENDED SUBDIVISION PLAT
FOR THE CLUSTER DEVELOPMENT
LONGHILL GATE

SECTION 3

LOCATED

JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 200'

DATE: AUGUST 4, 1989

REV'D: OCTOBER 1, 1991

REV'D: JAN 9, 1992