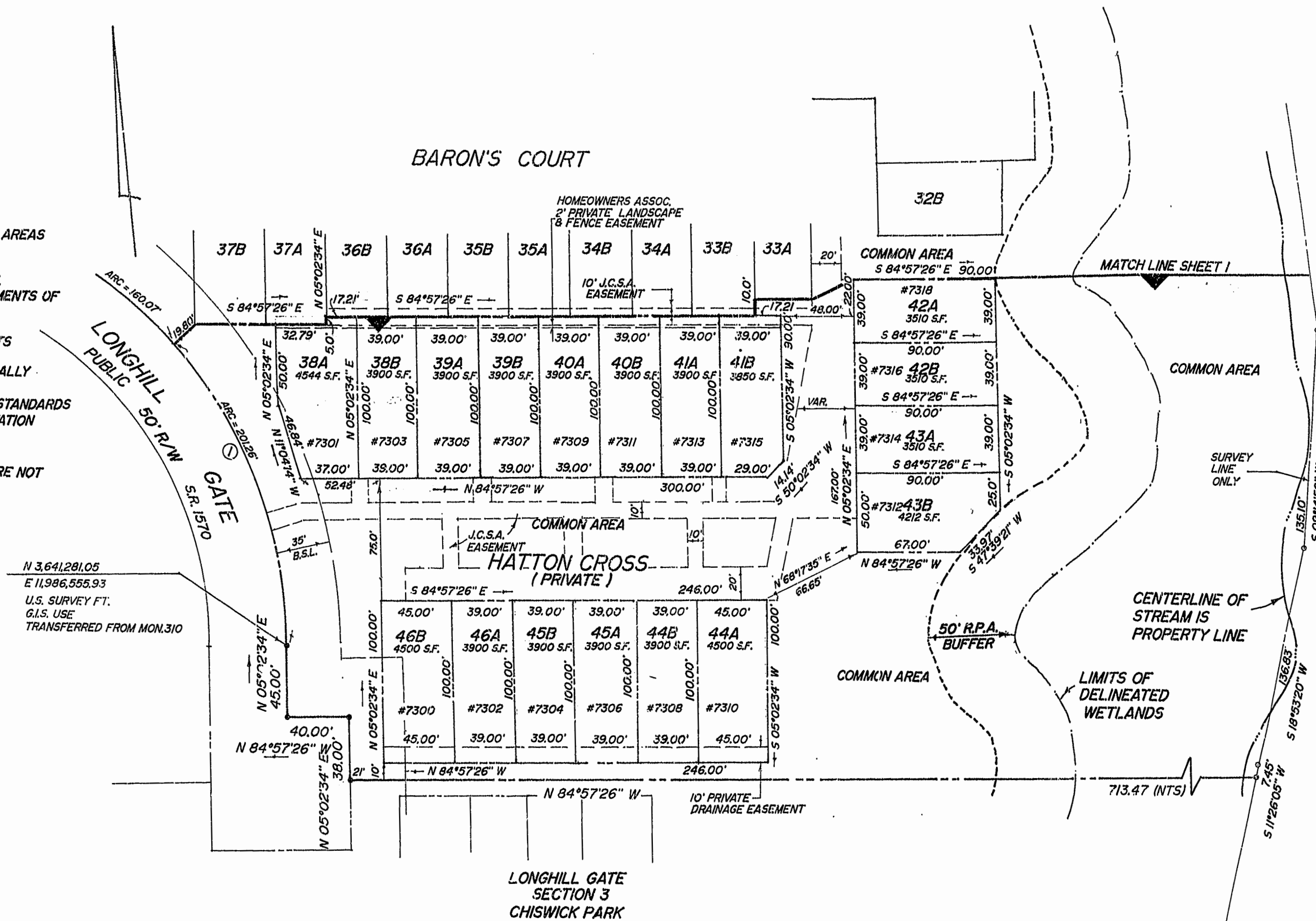


NOTES:

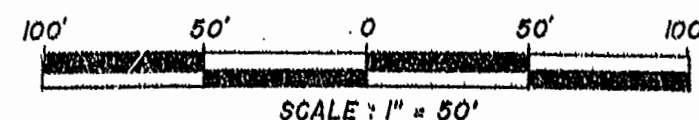
- TOTAL AREA OF SUBDIVISION: 12.5819 AC.
- LONGHILL GATE IS A PUBLIC R/W
- AREA OF LOTS: 4.1891 AC.
- AREA OF COMMON AREA: 8.3828 AC.
- BUILDING SETBACKS: INTERIOR - NONE
EXTERIOR BOUNDARY - 35'
- MINIMUM BUILDING SEPARATION: 10'
- TAX MAP: 31-4, 1-12
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND
- ALL LOTS TO BE SERVED BY PUBLIC WATER & SEWER
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
- MONUMENTS SHALL BE INSTALLED PER THE REQUIREMENTS OF SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- PROPERTY CURRENTLY ZONED R-2; PROPERTY ORIGINALLY ZONED R-3 UNDER CASE NO. Z-2-85.
- ALL PRIVATE STREETS DO NOT MEET STATE DESIGN STANDARDS AND SHALL NOT BE MAINTAINED BY THE TRANSPORTATION DEPARTMENT OR THE COUNTY.
- EXISTING VIRGINIA POWER, BELL ATLANTIC, VIRGINIA NATURAL GAS AND COX CABLEVISION EASEMENTS ARE NOT SHOWN.



LEGEND

- — — — — PROPERTY LINE
- — — — — IRON PIPE FOUND
- — — — — BUILDING SETBACK LINE
- — — — — J.C.S.A. EASEMENT FOR WATER & SEWER

CURVE	RADIUS	DELTA	ARC	TAN	CHORD	CHRD. BRG.
1	275.00'	75°16'57"	361.33'	212.09'	335.89'	S32°35'54"E



2:08 PM
Recorded 16 OCT 1998
DOCUMENT # 980219830
dele 8/10/98



PLAT RECORDED
P.D. NO. 20-111-95-96

SUBDIVISION PLAT
FOR THE CLUSTER DEVELOPMENT
LONGHILL GATE
SECTION 2
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 50' JUNE 1, 1998
CAMPBELL LAND SURVEYING, INC.
P.O. BOX 855
YORKTOWN, VIRGINIA 23692-0855
757-890-0837

SHEET 2 OF 2