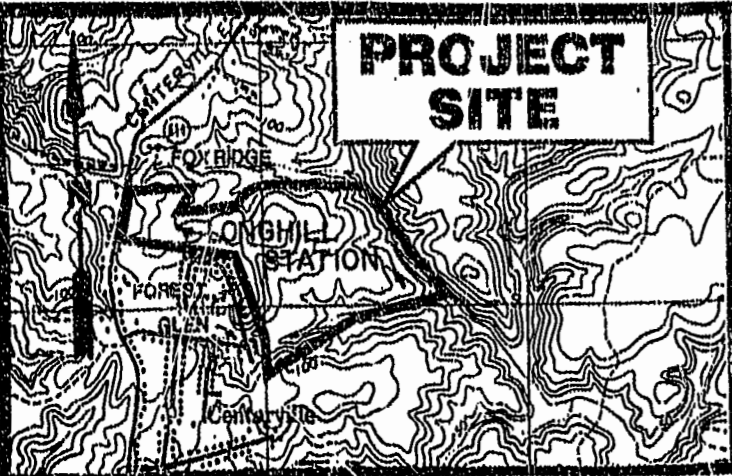


PROJECT SITE

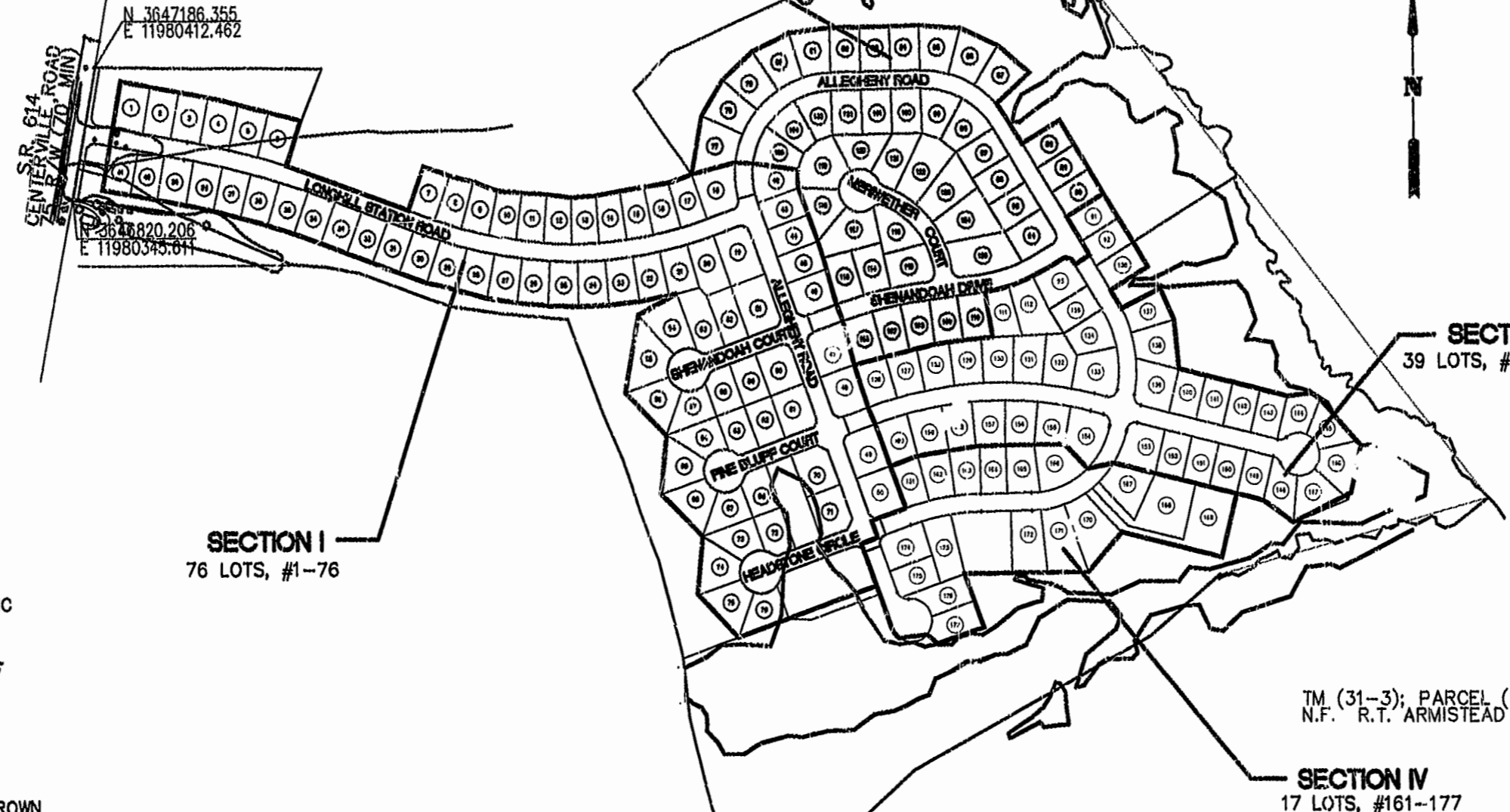


VICINITY MAP

SCALE: 1" = 2000'

SECTION II
44 LOTS, #77-90, 94-110, 113-125

LOCATION MAP
NOT TO SCALE



SECTION III
39 LOTS, #91-93, 111-112, 126-160

SECTION I
76 LOTS, #1-76

TM (31-3); PARCEL (1-29)
N.F. R.T. ARMISTEAD

SECTION IV
17 LOTS, #161-177

- SECTION II:**
- * LOT AREA (44 LOTS) : 533,385 S.F./ 12.25 AC.
 - * R/W DEDICATION: 138,937 S.F./ 3.19 AC.
 - * NATURAL OPEN SPACE/ CONSERVATION EASEMENT : 392,211 S.F./ 9.00 AC.
 - * TOTAL AREA : 1,064,533 S.F./ 24.44 AC.
 - * TAX MAP : MAP (31-1) PARCELS (1-80,81) & (1-59 & 60)
 - * ZONING DISTRICT : R2
 - * BUILDING SETBACK :
FRONT = 25'
REAR = 35'
SIDE = 10'
 - * CORNER LOTS : THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS. NO STRUCTURES SHALL BE LOCATED CLOSER THAN 25' TO THE SIDE STREET. CORNER LOTS SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100'.
 - * ALL LOTS SERVED BY PUBLIC WATER & PUBLIC SEWER.

- NOTES:**
- IN ACCORDANCE WITH SECTION 17-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 - MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 17-34 THROUGH 17-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 - UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
 - ALL EXTERIOR SIGNS SHALL COMPLY WITH THE REGULATIONS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
 - ALL STREETS HEREBY DEDICATED FOR PUBLIC USE.
 - RECORDED REFERENCES:
PLAT BOOK 64, PAGE 24 (BOUNDARY SURVEY)
PLAT BOOK 65, PAGE 92-94 (LONGHILL STATION, SECTION IA & IB)
OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
 - NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
 - ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
 - VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE CAUSED BY FAILURE OF THE DAM AND ITS OUTFLOW STRUCTURE.

LOT AREAS:

NO.	SQUARE FEET	ACRES
77	15,104	0.35
78	12,696	0.29
79	12,696	0.29
80	12,696	0.29
81	12,409	0.28
82	10,732	0.25
83	10,732	0.25
84	10,732	0.25
85	12,370	0.28
86	12,663	0.29
87	12,663	0.29
88	10,000	0.23
89	10,000	0.23
90	10,000	0.23
94	12,315	0.28
95	10,960	0.25
96	10,960	0.25
97	10,960	0.25
98	11,551	0.27
99	11,551	0.27
100	10,732	0.25
101	10,732	0.25
102	10,732	0.25
103	10,449	0.24
104	10,569	0.24
105	10,569	0.24
106	11,317	0.26
107	10,519	0.24
108	10,264	0.24
109	10,048	0.23
110	10,301	0.24
113	10,699	0.25
114	10,931	0.25
115	12,774	0.29
116	11,950	0.27
117	16,384	0.38
118	11,620	0.27
119	16,082	0.37
120	11,521	0.26
121	12,650	0.29
122	16,786	0.39
123	15,696	0.36
124	17,303	0.40
125	18,983	0.44

OWNER'S CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LONGHILL STATION, SECTION II IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
WALLACE ASSOCIATES, L.L.C., BY: ATLANTIC HOMES DEVELOPMENT CORPORATION (ITS MANAGING MEMBER)

2/13/99
DATE
KENNETH L. ALLEN, VICE PRESIDENT
ATLANTIC HOMES DEVELOPMENT CORPORATION

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF Hampton James K. Barber 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 18th DAY OF February, 1999. MY COMMISSION EXPIRES _____.

James K. Barber
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HEIRS OF BELLE BROWN TAYLOR TO WALLACE ASSOCIATES, L.L.C. BY DEED DATED MAY 28, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 789, PAGE 515, AND BY ATLANTIC HOMES CORPORATION TO WALLACE ASSOCIATES, L.L.C. BY DEED DATED MAY 28, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 789, PAGE 523.

ENGINEERS OR 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.

12/22/98
DATE
Nancy Herman-Thompson
NANCY HERMAN-THOMPSON L.S.#002254

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

2-19-99
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION
William Johnson
DATE
VIRGINIA DEPARTMENT OF HEALTH
3/2/99
DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 26 DAY OF Feb, 1999. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 72, PAGE 17-18.

TESTE Helene S. Ward, Clerk of Circuit Court
BY Dawn D. Matthews, Deputy Clerk CLERK

PLAT-1A
2.9.99-9-46
DCS

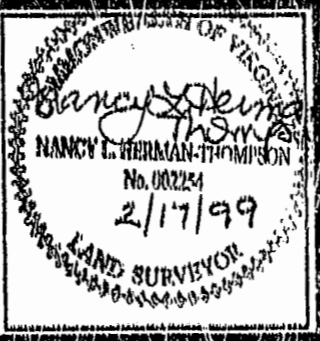
SCALE AS NOTED
DESIGNED DFL
DRAWN DFL
CHECKED NLHT
DATE 12/11/98

SUBDIVISION PLAT
LONGHILL STATION SUBDIVISION, SECTION II
OWNER/DEVELOPER
WALLACE ASSOCIATES L.L.C.

POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA

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NO.	DATE	DESCRIPTION
1	2/8/99	REV. PER VDOT COMMENTS (DATED 2/1/99)
2	2/17/99	OWNER'S CERT. & TITLE BLOCK



Committed to Excellence
ENGINEERS • ARCHITECTS • SURVEYORS
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(757)253-0673 FAX: (757)253-2319 E-MAIL: djginc@via.net
NORFOLK - VIRGINIA BEACH AREA (757)874-5015