

VICINITY MAP  
SCALE: 1"=2000'

SUBDIVISION PLAT OF  
**LONGHILL STATION**  
SECTION 4  
POWhatan DISTRICT, JAMES CITY COUNTY, VIRGINIA  
JANUARY 24, 2000 SCALE: 1"=50'

SECTION FOUR  
LOT AREA (16 LOTS) 221,256 S.F. / 5.079 ACRE  
STREET AREA: 57,516 S.F.  
NATURAL OPEN SPACE EASEMENT/  
CONSERVATION EASEMENT: 647,526 S.F./14.865 ACRES  
TOTAL AREA: 926,238 SF. OR 21.265 AC.  
PROPERTY IS CURRENTLY ZONED: 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'.

CURVE DATA

No.	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
1	675.00	223.84	191°00"	112.96	N 79°38'34" E	222.81
2	30.00	27.25	52°02'42"	14.65	N 63°07'13" E	26.32
3	60.00	298.09	284°39'33"	46.32	S 00°34'22" E	73.33
4	30.00	27.55	52°38'50"	14.63	N 64°33'01" W	26.59
5	625.00	207.26	19°00'00"	104.59	N 79°38'34" E	208.31
6	30.00	40.40	77°09'37"	23.93	S 58°26'15" E	37.42
7	60.00	269.30	297°09'37"	75.21	S 31°33'45" W	93.81

NOTES

- 1) IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 2) MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 3) UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- 4) ALL EXTERIOR SIGNS SHALL COMPLY WITH THE REGULATIONS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- 5) ALL STREETS HEREBY DEDICATED FOR PUBLIC USE.
- 6) RECORDED REFERENCES:  
PLAT BOOK 64, PAGE 24 (BOUNDARY SURVEY)  
PLAT BOOK 65, PAGE 92-94 (LONGHILL STATION, SECTION 1A & 1B)  
PLAT BOOK 72, PAGE 17 (LONGHILL STATION, SECTION ...)
- 7) NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- 8) ANY OLD WELLS THAT MAY BE ON THIS PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
- 9) 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.
- 10) THIS SUBDIVISION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT SHOW ANY ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE PROPERTY SHOWN HEREON.
- 11) ALL LOTS ARE TO BE SERVED BY PUBLIC WATER & PUBLIC SEWER.

OWNERS CERTIFICATE

THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.  
WALLACE ASSOCIATES, L.L.C., BY: ATLANTIC HOMES DEVELOPMENT CORPORATION (ITS MANAGING PARTNER)

BY: Levin McMurran, III  
LEVIN McMURRAN, III, PARTNER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA,  
COUNTY OF WIT: **NEWPORT NEWS**  
**JOAN W. SMITH**, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND AND SEAL THIS 22<sup>ND</sup> DAY OF August 2000.  
NOTARY PUBLIC: Joan W. Smith  
MY COMMISSION EXPIRES: 6/30/02

STATE OF VIRGINIA,  
COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: Bertie B. Washburn, Clerk 31 Aug 2000  
By Claudia A. Washburn, Dep. Clerk

PLAT BOOK 78, PAGE 54-55

SOURCE OF TITLE

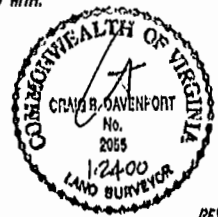
I CERTIFY THAT THIS PLAT OF SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNER, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEED DULY OF RECORD IN CLERK'S OFFICE OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DB 789, PG. 515 & DB. 789, PG. 523.

124.00  
CRAIG B. DAVENPORT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, 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 HAVE BEEN COMPLIED WITH.

124.00  
CRAIG B. DAVENPORT



CERTIFICATE OF APPROVAL

THIS SUBDIVISION AS SHOWN HEREON IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 8/29/00  
SUBDIVISION AGENT, JAMES CITY COUNTY DATE

Colin L. Hume 8/23/00  
VIRGINIA DEPARTMENT OF HEALTH DATE  
(THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.)

John P. Meyer 8/23/00  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

**Rickmond Engineering, Inc.**  
ENGINEERING SURVEYING LAND PLANNING  
1643 MERRIMAC TRAIL WARRENTON, VA 20187  
PHONE: (757)229-1776 FAX: (757)220-4683  
www.rickmond.com

CHECKED BY: CBD	DRAWN BY: CBD	SCALE: N/A	DATE: 1-24-00	JOB# 00102
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Williamsburg/James City County  
3:03 pm  
Recorded 31 day to Aug 2000  
DOCUMENT # 000016561  
Bertie B. Washburn, Clerk  
By Claudia A. Washburn, Dep. Clerk