

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS MAGRUDER WOODS IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

2/5/01 DATE
Longhouse Village Associates, L.C. Ry. Robert C. Kill, President OWNER

DATE OWNER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City, Barbara R. Zych, 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 5th DAY OF February, 2001.
MY COMMISSION EXPIRES 3/31/03

Barbara R. Zych NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BANK OF AMERICA, N.A. TO LONGHOUSE VILLAGE ASSOCIATES, L.C. BY A DEED DATED AUGUST 25, 2000 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY COUNTY IN INSTRUMENT 000016678

ENGINEERS OR SURVEYORS 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.

2-05-01 DATE
Matthew H. Connolly, L.S. #002053

CERTIFICATE OF APPROVAL

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

2/5/01 DATE Virginia Department of Transportation
2/5/01 DATE Virginia Department of Health
3/6/01 DATE Subdivision Agent of James City County

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 7 DAY OF March, 2001.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 80, PAGE 52

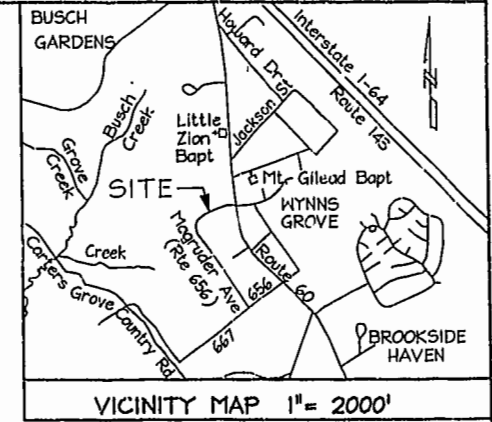
TESTE Robert C. Kill, Clerk
BY JESSE B. WOODRIDGE, CLERK OF CIRCUIT COURT

Williamsburg/James City County

GENERAL NOTES

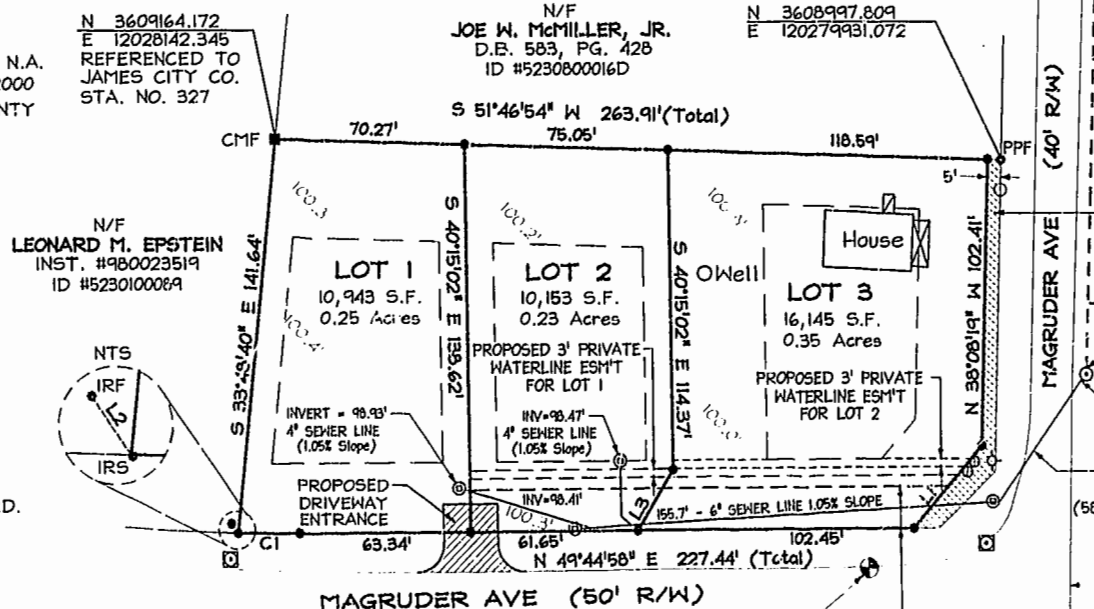
- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 9, PG. 35, AND DEED BOOK 225, PAGE 124 (RIGHT-OF-WAY TAKE)
- 2. THE PERIMETER PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON PLATS AND AND DEEDS FOUND IN THE JAMES CITY COUNTY COURTHOUSE AS NOTED. THEY DO NOT REFLECT ANY ADVERSE RIGHTS BY ADJOINERS THAT MAY HAVE BEEN GAINED BUT NOT PERFECTED.
- 3. THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
- 4. WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
- 5. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- 6. THIS SUBDIVISION LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #510201 0050 B DATED FEBRUARY 6, 1991.
- 7. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 8. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED 9/15/2000.
- 9. PROPOSED LOTS SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- 10. CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO SITE EXCAVATION.
- 11. CONTRACTOR TO INSTALL CULVERT PIPE AT DRIVEWAY ENTRANCE.
- 12. CONTRACTOR SHALL REFER TO THE STANDARDS AND SPECIFICATIONS OF WATER AND SEWER SYSTEMS FOR THE JAMES CITY COUNTY SERVICE AUTHORITY AND THE CITY OF NEWPORT NEWS.
- 13. LOCATION OF PROPOSED SEWER LINE IS SUBJECT TO CHANGE PER EXISTING SITE CONDITIONS AND THE CONTRACTORS DISCRETION

SSMH RIM = 103.30'
INVERT = 95.58'



LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 00°50'24" E	39.01'
L2	N 75°45'30" W	4.03'
L3	S 08°31'22" E	25.38'



AREA HEREBY DEDICATED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (818 S.F. OR .02 ACRES)

EXISTING 8" SANITARY SEWER
SSMH RIM = 101.55'
INVERT = 96.11'

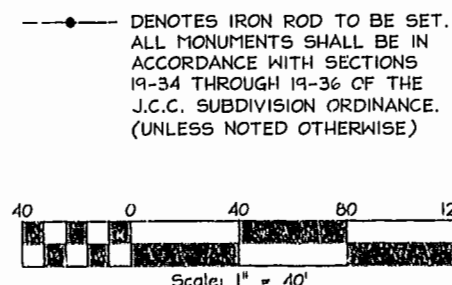
PROPOSED INVERT = 96.16'

LEGEND

IRF	IRON PIPE FOUND
IPS	IRON PIPE RESET
PPF	PINCH PIPE FOUND
IRS	IRON ROD SET
⊕	POWER POLE
⊙	PROPOSED SEWER CLEAN OUT
○	EXISTING SEWER CLEAN OUT
⊠	STORM SEWER MANHOLE
⊙	SANITARY SEWER MANHOLE
⊖	FIRE HYDRANT
CMF	CONCRETE MONUMENT FOUND
⊕	PROPOSED WATER METER
⊠	HVAC UNIT
---	EXISTING GROUND ELEVATION
- - - -	EASEMENT LINE

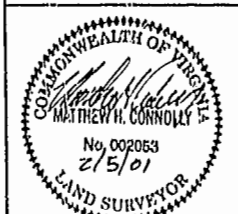
CURVE TABLE

NO.	DELTA	CHORD BEARING	TAN. Radius	Arc	CHORD
CI	01°49'20"	N 50°39'38" E	11.39	716.03	22.77



PROPERTY INFORMATION

TOTAL AREA: 36,423 S.F. / 0.83 Ac.
PARCEL ID: (5230800017)
ZONING DISTRICT: R2
BUILDING SETBACK (SBL)
FRONT = 25'
REAR = 35'
SIDE = 10'
EXISTING ADDRESS:
166 MAGRUDER AVENUE
JAMES CITY COUNTY, VA



DATE: 9/15/2000
DRAWN BY: MHC
PROJECT No 00-0137
FILE NAME: 00-0137.DWG
REFERENCES:
D.B. 733, PG. 629
D.B. 629, PG. 621
P.B. 9, PG. 35

SUBDIVISION PLAT
MAGRUDER WOODS
OWNER/DEVELOPER
LONGHOUSE VILLAGE ASSOCIATES, L.C.
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

CONNOLLY & ASSOCIATES, INC.
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