89 PAGE 19

#030001587

OWNERS CERTIFICATE

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

12-20-2002 Longhouse Village Associates, LC
DATE OWNER

By: Robert C. Kidd, Gen. Mgr.
DATE OWNER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF YORK I, MATTHEW H. CONNOLLY, 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 20TH DAY OF DECEMBER, 2002.

MY COMMISSION EXPIRES JULY 31ST, 2003.

NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES E. HICKS. TO LONGHOUSE ASSOCIATES, L.L.C. BY A DEED DATED NOVEMBER 12, 2002 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY COUNTY IN INSTRUMENT 020026649.

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.

12-20-02
DATE MATTHEW H. CONNOLLY, L.S. #002053

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES & EASEMENTS AS SHOWN IN P.B. 9, PG. 37. SETBACK LINES ARE SHOWN PER JAMES CITY COUNTY R-2 ZONING ORDINANCE.
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 11/11/02.
9. PROPOSED LOT SHALL BE SERVED BY PUBLIC WATER AND SEWER.
10. COORDINATES DERIVED FROM J.C.C. GIS MAPPING INFORMATION.
11. VDOT DRAINAGE EASEMENT AND RIGHT-OF-WAY ALONG ROUTE 60 SHOWN ON THIS PLAT THIS PLAT PER HIGHWAY PLAN PROJECT #0060-047-113, RW-201, M501(HIGHWAY P.B. 8/217-218)
12. CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO SITE EXCAVATION.
13. 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.
14. LOCATION OF PROPOSED SEWER LINE IS SUBJECT TO CHANGE PER EXISTING SITE CONDITIONS AND THE CONTRACTORS DISCRETION.
15. ANY EXISTING UNUSED WELL SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE
16. UNABLE TO DETERMINE EXACT LOCATION OF SEWER LINE.

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 15th DAY OF JANUARY, 2003.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 89, PAGE 19 @ 1:54PM

TESTE BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

BY _____, CLERK

CERTIFICATE OF APPROVAL

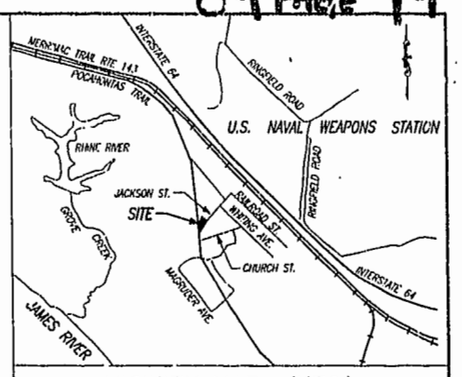
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

12/20/02 VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE

12-23-02 VIRGINIA DEPARTMENT OF HEALTH
DATE

1/10/03 SUBDIVISION AGENT OF JAMES CITY COUNTY
DATE

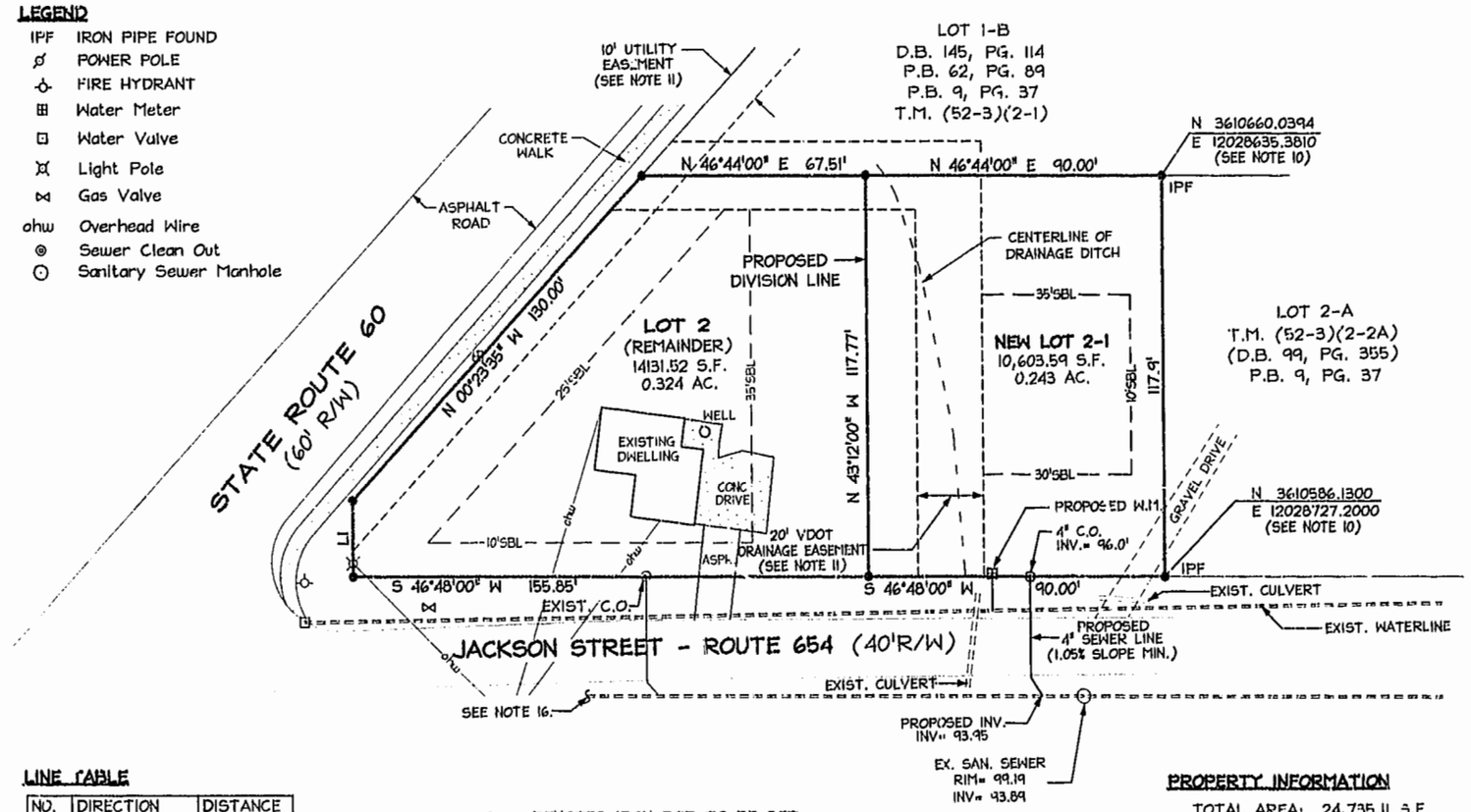
RECORD MERIDIAN P.B. 9, PG. 37



VICINITY MAP (NTS)

LEGEND

IPF	IRON PIPE FOUND
	POWER POLE
	FIRE HYDRANT
	Water Meter
	Water Valve
	Light Pole
	Gas Valve
ohw	Overhead Wire
	Sewer Clean Out
	Sanitary Sewer Manhole



LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 43°12'00" W	22.31'

30 0 30 60 90
Scale: 1" = 30'

—●— DENOTES IRON ROD TO BE SET. ALL LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH SECTION 19-35 OF THE J.C.C. SUBDIVISION ORDINANCE. (UNLESS OTHERWISE NOTED)

EXISTING ADDRESS:
101 JACKSON STREET
JAMES CITY COUNTY, VA

PROPERTY INFORMATION

TOTAL AREA: 24,735.11 S.F.
PARCEL ID: 5230200002
ZONING DISTRICT: R2
BUILDING SETBACK (SBL)
FRONT = 50' FROM CL OF ROAD
REAR = 35'
SIDE = 10'

COMMONWEALTH OF VIRGINIA
MATTHEW H. CONNOLLY
No. 002053
12/20/02
LAND SURVEYOR

DATE: 11/12/2002
DRAWN BY: MHC
PROJECT No. 02-410
FILE NAME: 02-410.DWG
REFERENCES:
INSTR. #980012775
D.B. 99, PG. 355
P.B. 9, PG. 37

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on JAN. 15, 2003
at 1:54 AM/PM PB 89 PG 19
DOCUMENT # 030001587
BETSY B WOOLRIDGE, CLERK
Clerk

PROPOSED LOT SUBDIVISION
JACKSON TERRACE
OWNER/DEVELOPER
LONGHOUSE VILLAGE ASSOCIATES, L.C.
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

LandTech Resources, Inc.
Surveying • Mapping • GPS
5810-F Mooretown Road, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com