

Owner's Certificate

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS HANKINS LAND TRUST NUMBER ONE PARCEL ID: 1430100040 AND HANKINS LAND TRUST NUMBER TWO PARCEL ID: 1430100039 (DEED BOOK 736, PAGE 622 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Donald N Patten 11/17/2017

FOR HANKINS LAND TRUST NUMBER ONE AND HANKINS LAND TRUST NUMBER TWO DATE:

PRINTED NAME: DONALD N. PATTEN

TITLE: Trustee

Certificate Of Notarization

STATE OF VIRGINIA

COUNTY/CITY OF NEWPORT NEWS, TO WIT:

I, TERESA S. POWELL A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT DONALD N. PATTEN, WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17th DAY OF NOVEMBER, 2017.

MY COMMISSION EXPIRES 9/30/19

Teresa S Powell 275803

NOTARY PUBLIC NOTARY REGISTRATION NUMBER



Owner's Certificate

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS HOWARD BOWEN HANKINS PARCEL ID: 1430100040A (DEED BOOK 210, PAGE 192) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Howard Bowen Hankins 11/17/17

BY: HOWARD BOWEN HANKINS

Certificate Of Notarization

STATE OF VIRGINIA

COUNTY/CITY OF NEWPORT NEWS, TO WIT:

I, Karen Walden Stephens A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT HOWARD BOWEN HANKINS, WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17th DAY OF NOVEMBER, 2017.

MY COMMISSION EXPIRES 12/31/18

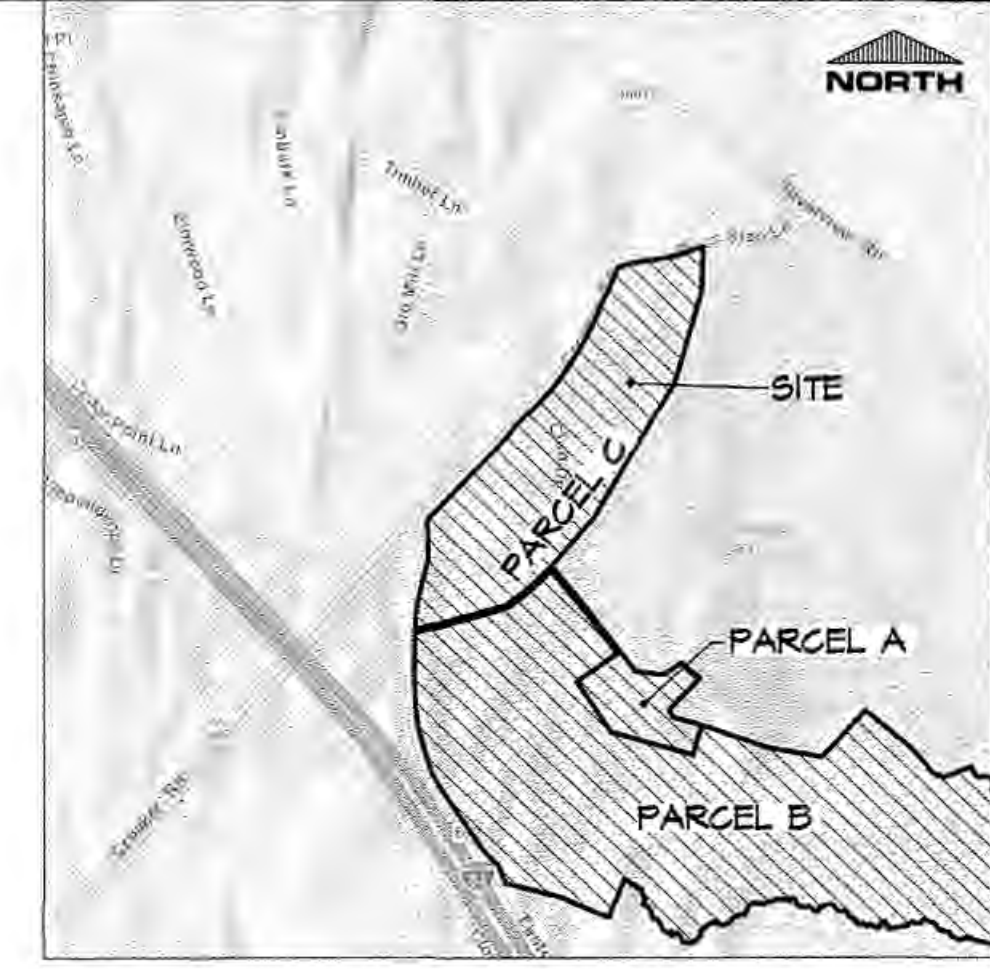
Karen Walden Stephens 7622735

NOTARY PUBLIC NOTARY REGISTRATION NUMBER



General Notes

- 1. PROPERTY LINES SHOWN BASE ON DEED AND PLAT OF RECORD. P.B. 21, PG. 25, P.B. 25, PG. 32, P.B. 36, PG. 63, P.B. 64, PG. 10, P.B. 69, PG. 5, SHP.B. 2, PG. 62, SHP.B. 3, PGS. 86 AND 88 AND SHP.B. 4. PGS. 255 AND 256.
2. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
3. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
4. MERIDIAN: VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83)(1986), BASED ON JAMES CITY COUNTY GEODETIC CONTROL SYSTEM MONUMENTS "STATION 306" AND "STATION 308".
5. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
6. THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONES "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA, MAP NUMBER 51095C0044D EFFECTIVE DATE DECEMBER 16, 2015.
7. PROPERTY ADDRESSES AND ZONING ARE: TAX ID: 1430100040A= 8212 CROAKER ROAD ZONED M1 TAX ID: 1430100040= 8220 CROAKER ROAD ZONED M1 TAX ID: 1430100039= 8196 CROAKER ROAD ZONED M1
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
10. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
11. REF: JCC CASES NO. Z-13-95 AND SUP-0004-2015 WITH PROFFERS.
12. IN ADDITION TO THE PARCEL ACREAGE CHANGES NOTED IN THE AREA TABLE BELOW, SHEET 2 ALSO IDENTIFIES ACREAGE TRANSFERS BETWEEN HANKINS LAND TRUSTS NUMBER ONE AND NUMBER TWO.



VICINITY MAP 1"=1,500'

Certificate Of Source Of Title

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY UNITED VA BANK (PARCEL ID: 1430100039 AND PARCEL ID: 1430100040) BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY AS DEED BOOK 736, PAGE 622 DATED MAY 2, 1995.

Surveyor's Certificate

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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 A SUBDIVISIONS WITHIN THE COUNTY.

Stephen Romeo 11/1/17

BY: STEPHEN A. ROMEO, L.S. #001448-B DATE:



Certificate Of Approval

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

Blaine Beahm 21 Nov 2017

VIRGINIA DEPARTMENT OF TRANSPORTATION DATE:

N/A DATE:

Ellen Cook 11/22/17

SUBDIVISION AGENT OF JAMES CITY COUNTY DATE:

State of Virginia, James City County

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY. THIS DAY OF 2017.

THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS. @ AM/PM INSTRUMENT NO. TESTE: BY:

Area Table

Table with columns: PARCEL C, PARCEL B, PARCEL A, OLD AREA, TO PARCEL B, TO PARCEL A, FROM PARCEL B, FROM PARCEL C, NEW AREA. Includes total area of 276.09± AC.

2 Large/Small Plat(s) Recorded herewith as # 170022504

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Dec. 1, 2017 at 9:28 AM/PM, PG Document # 170022504 MONA A. FOLEY, CLERK

SUBDIVISION OF PROPERTY OF HOWARD BOWEN HANKINS TAX ID: 1430100040A AND HANKINS LAND TRUST NUMBER ONE TAX ID: 1430100040 AND HANKINS LAND TRUST NUMBER TWO TAX ID: 1430100039 (D.B. 736, PG. 622) JAMES CITY COUNTY, VIRGINIA DATE: 11/1/17 SHEET 1 OF 2



Transportation Land Development Environmental Services 351 McLaws Circle, Suite 3 Williamsburg, Virginia 23185 757 220 0500 • FAX 757 903 2794

Vertical text on the left edge: Saved Tuesday, October 31, 2017 11:23:40 AM CORBORNE Plotted Wednesday, November 01, 2017 9:40:47 AM Orsbome, Christopher || VHE\PROJ\WILLIAMSBURG\34141-00 HANKINS_CROAKER\CAD\SR\PLANS\SET\34141-00-PLAT-REV4