OWNER'S CONSENT & DEDICATION

This subdivision is with free consent and in accordance with the wishes and desires of the undersigned owners and proprietors.

Title to the land shown hereon is vested in

RALPH D. & JOYCE E. COBB, BY DEEDS RECORDED IN DEED BOOK 140, AT PAGE 695, & DEED BOOK 61, AT PAGE 108, IN THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA

BY Ralph D. Cobb — RALPH D. COBB — DATE: 2/10/81

BY Joyce E. Cobb — JOYCE E. COBB — DATE: 2-10-81

STATE OF VIRGINIA,

I, Katherine E. Hawkins, a Notary Public do certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in my city and state aforesaid.

Given under my hand this 10th day of February 1981.

My commission expires February 21, 1984.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

In the clerk's office of the circuit court for the county of James City the 11th day of Feb. 1981, this map was presented and admitted to the record as the law directs.

Teste: Fred M. Flannery, Clerk

Plate Book 36 Page 69

CERTIFICATE OF APPROVAL

This subdivision known as RESUBDIVISION, LOTS 12A, 13 & 14, SHELLBANK, SEC. A, is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date _____ N/A Highway Engineer

Date _____ N/A Health Officer

Date 2/10/81 Henry H. Stiff Agent of Governing Body

ENGINEER'S & SURVEYOR'S 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.

Given under my hand this 10th day of February 1981.

BY Paul C. Small

Paul C. Small, P.E., C.L.S.

COMMONWEALTH OF VIRGINIA — PAUL C. SMALL — CERTIFICATE NO. 04220 — CERTIFIED PROFESSIONAL ENGINEER

NOTES:

CURRENT ZONING IS R-1, W/ PUBLIC WATER & SEWER.

MINIMUM REQUIRED LOT AREA IS 15,000 SQ. FT.

MINIMUM REQUIRED SETBACKS ARE:

FRONT 162.57' (PER ZONING ORDINANCE PARA. 20-45(a) & COMPUTATIONS LOWER RIGHT)

SIDE 15'

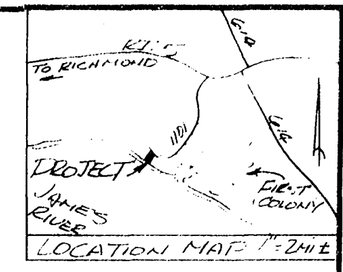
REAR 35'

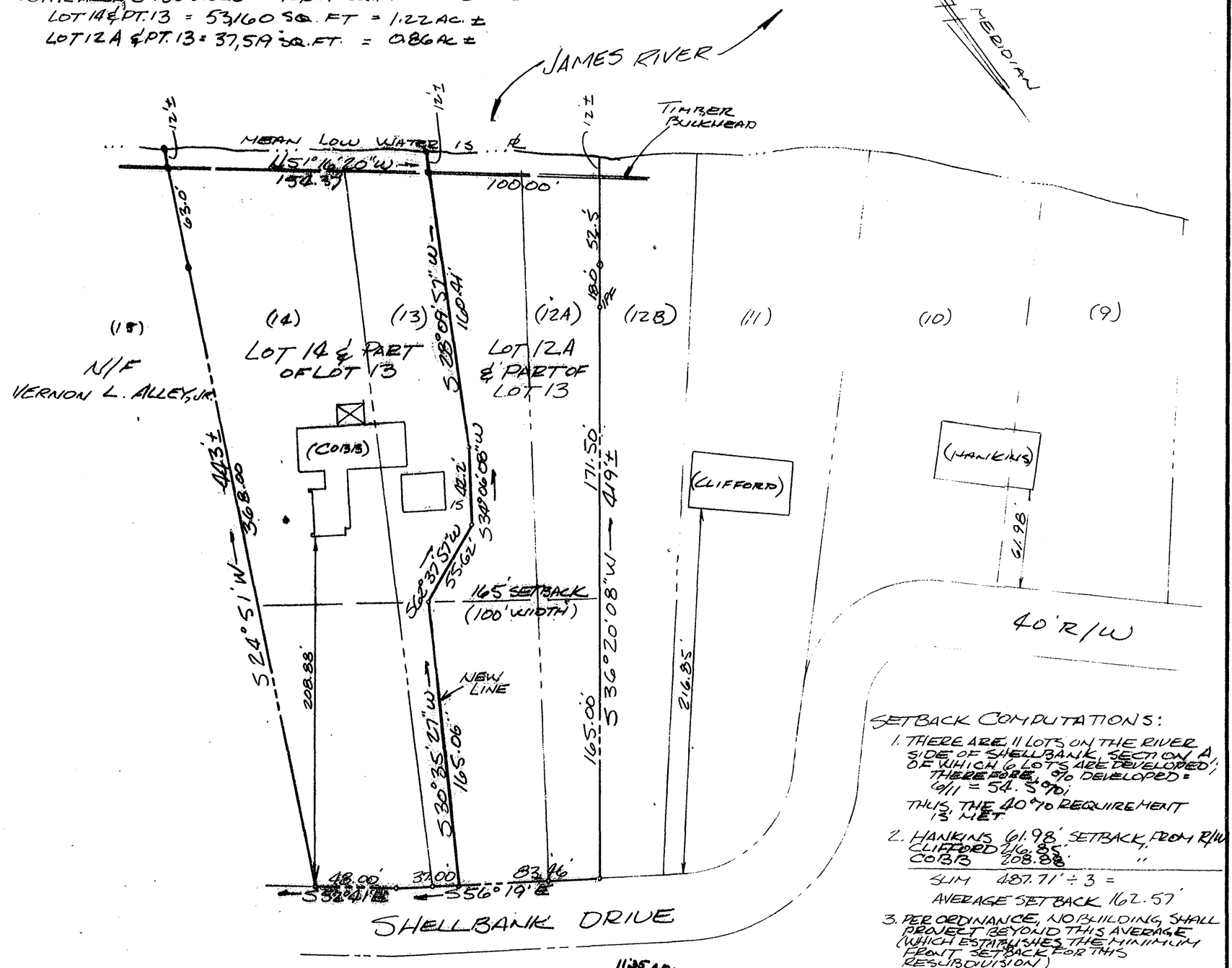
TAX MAP NO. (45-3)(2-12A, 13, 14)

TOTAL AREA SUBDIVIDED = 90,679 SQ. FT. = 2.08 AC. ±

LOT 14 & PT. 13 = 53,160 SQ. FT = 1.22 AC. ±

LOT 12A & PT. 13 = 37,519 SQ. FT. = 0.86 AC ±





SETBACK COMPUTATIONS:

1. THERE ARE 11 LOTS ON THE RIVER SIDE OF SHELLBANK, SECTION A, OF WHICH 6 LOTS ARE DEVELOPED; THEREFORE, 60% DEVELOPED = 6/11 = 54.5%; THUS, THE 40% REQUIREMENT IS MET.
2. HANKINS 61.98' SETBACK FROM R/W
   CLIFFORD 216.85' "
   COBB 208.88' "
   SUM 487.71' ÷ 3 =
   AVERAGE SETBACK 162.57'
3. PER ORDINANCE, NO BUILDING SHALL PROJECT BEYOND THIS AVERAGE (WHICH ESTABLISHES THE MINIMUM FRONT SETBACK FOR THIS RESUBDIVISION)
4. FOR PURPOSE OF RESUBDIVISION, OWNER ESTABLISHES THE SETBACK @ 165' FOR BOTH NEW LOTS

Recorded 11:35 a.m. 11th day of Feb. 1981 in D. B. No. 211 pages 65

Fred M. Flannery Clerk

REFERENCE: PB 15/10, DB 61/108, 138/121, 140/677, 104/194

NO.	DATE	REVISION COMMENT NOTE

COMMONWEALTH OF VIRGINIA — PAUL C. SMALL — No. 1247

RESUBDIVISION
LOTS 12A, 13, & 14, SHELLBANK, SECTION A,
FORMING: LOT 14 & PART OF LOT 13
LOT 12A & PART OF LOT 13
JAMES CITY CO. VIRGINIA

AES A PROFESSIONAL CORPORATION
Architecture Engineering Surveying
804 253 0041

1" = 50'
FEB. 7, 1981
3691