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 120 AT PAGE 695 & DEED BOOK 61 AT PAGE 108 IN THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA

REVISION 9/3/82 Ralph D. Cobb — Joyce E. Cobb

DATE: 10/20/82 DATE: 10/20/82

BY Ralph D. Cobb — BY Joyce E. Cobb

RALPH D. COBB — JOYCE E. COBB

DATE: 2/10/81 DATE: 2-10-81

REVISION 9/3/82 STATE OF VIRGINIA Katherine S. Hawthorne 10/20/82 DATE

I, Katherine S. Hawthorne, 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.

REVISION 9/3/82 Helene S. Ward Oct. 26, 1982 DATE

Teste: Fred M. Flanary, Clerk

Plate Book 36 Page 69

PLAT BOOK 37 Page 82 REVISION 9/3/82

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

REVISION 9/3/82 10-25-82 Henry L. Stephens

Date 2/10/81 Henry L. Stephens 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.

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'

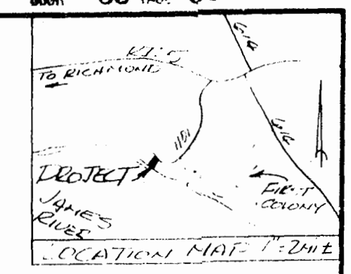
REAR 35'

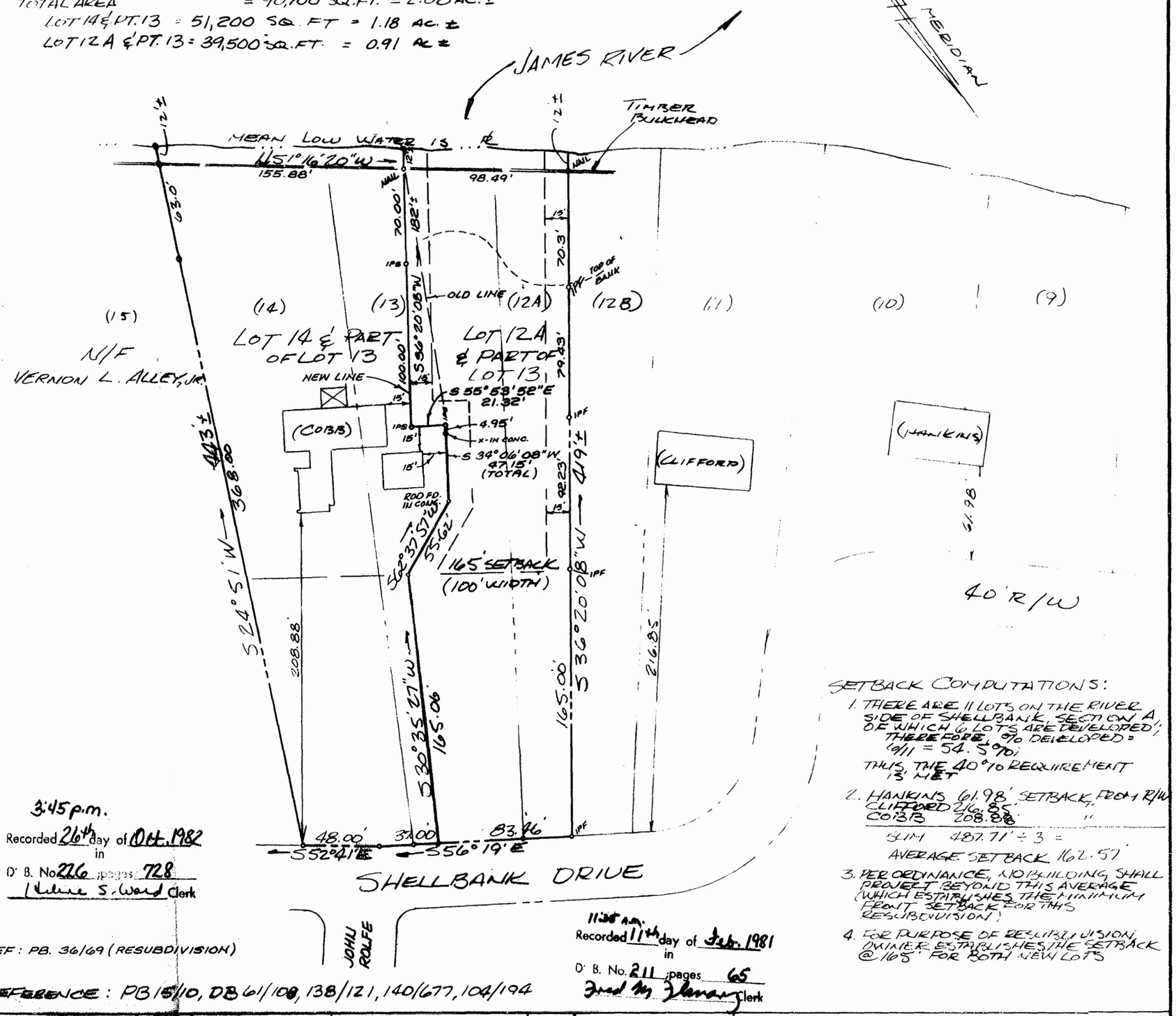
TAX MAP NO. (45-3)(2-12A, 13, 14)

TOTAL AREA = 90,700 SQ. FT. = 2.08 AC. ±

LOT 14 & PT. 13 = 51,200 SQ. FT = 1.18 AC. ±

LOT 12A & PT. 13 = 39,500 SQ. FT. = 0.91 AC ±





SETBACK COMPUTATIONS:

1. THERE ARE 11 LOTS ON THE RIVER SIDE OF SHELLBANK, SECTION A, OF WHICH 6 LOTS ARE DEVELOPED; THEREFORE, % 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

3:45 p.m.

Recorded 26th day of Oct. 1982 in

D. B. No. 226 pages 728

Helene S. Ward Clerk

REF: PB. 36/69 (RESUBDIVISION)

11:38 A.M.

Recorded 11th day of Feb. 1981 in

D. B. No. 211 pages 65

Fred M. Flanary Clerk

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

No.	DATE	REVISION COMMENTS	
	9/3/82	Revised Line S36°20'08"N 158'±	WFM
	10/6/82	LOT LINE EXTINGUISHMENT & BOUNDARY ADJUSTMENT	WFM

COMMONWEALTH OF VIRGINIA — PAUL C. SMALL — CERTIFICATE NO. 9420 — CERTIFIED PROFESSIONAL ENGINEER

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

SHELLBANK, SECTION A

LOT LINE EXTINGUISHMENT & BOUNDARY ADJUSTMENT

LOT 14 & PART OF LOT 13

LOT 12A & PART OF LOT 13

JAMES CITY CO. VIRGINIA

AES A PROFESSIONAL CORPORATION

Architecture Engineering Surveying

1" = 50'

OCT. 6, 1982

7691

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