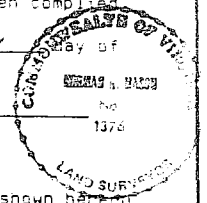


LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	375.00	19° 32' 39"	127.92	127.30	N 37° 34' 53" W
C2	100.00	91° 35' 55"	159.87	143.38	N 73° 36' 31" W
C3	325.00	19° 37' 23"	111.31	110.77	S 50° 46' 50" W
C4	30.00	58° 58' 00"	30.87	29.53	S 11° 29' 09" W
C5	60.00	284° 11' 41"	297.61	73.72	N 55° 54' 01" W
C6	30.00	47° 05' 58"	24.66	23.97	N 62° 38' 51" E
C7	375.00	21° 29' 40"	140.68	139.86	N 49° 50' 42" E
C8	150.00	91° 35' 55"	239.80	215.07	S 73° 36' 31" E
C9	325.00	19° 32' 39"	110.86	110.32	S 37° 34' 53" E
C10	375.00	14° 13' 41"	93.12	92.88	S 54° 28' 02" E
C11	100.00	35° 17' 46"	61.60	60.63	N 45° 27' 26" W
C12	60.00	36° 57' 33"	38.70	38.04	S 00° 28' 55" W
C13	60.00	54° 33' 33"	57.13	55.00	S 46° 14' 28" W
C14	60.00	23° 52' 24"	25.00	24.82	S 85° 27' 27" W
C15	60.00	28° 38' 52"	30.00	29.69	N 68° 16' 55" W
C16	60.00	51° 05' 50"	53.51	51.75	N 28° 24' 34" W
C17	60.00	24° 37' 28"	25.79	25.59	N 09° 27' 05" E
C18	80.00	64° 26' 01"	67.47	63.98	N 53° 58' 49" E
C19	375.00	02° 23' 45"	15.68	15.68	N 40° 17' 44" E
C20	375.00	04° 35' 01"	30.00	29.99	N 58° 18' 01" E
C21	150.00	22° 50' 37"	59.80	59.41	N 72° 00' 50" E
C22	150.00	17° 11' 19"	45.00	44.83	S 87° 58' 11" E
C23	150.00	13° 22' 08"	35.00	34.92	S 34° 29' 37" E

LABEL	BEARING	DISTANCE
T1	N 64° 37' 42" W	124.16
T2	N 48° 27' 08" E	120.00
T3	S 21° 24' 47" E	54.78
T4	S 53° 40' 07" E	89.58
T5	S 32° 21' 28" E	52.00
T6	S 42° 38' 45" W	50.00
T7	S 33° 21' 09" E	116.14
T8	N 68° 14' 11" W	100.00
T9	N 51° 33' 51" W	44.94
T10	N 10° 37' 28" E	65.00
T11	S 53° 40' 07" E	12.65
T12	S 48° 30' 23" E	115.35

**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 4<sup>TH</sup> DAY OF APRIL, 1988.  
Thomas H. Nelson  
 State Certified Land Surveyor



**OWNER'S CERTIFICATE**  
 This subdivision of property as shown hereon is with the free consent and in accordance with the desires of the undersigned Owner,  
**BULL-BROOKS A VIRGINIA PARTNERSHIP**  
 By: William J. Bell

STATE OF Virginia  
 COUNTY OF James City TO WIT:

I, Thomas H. Nelson, a Notary Public in and for the City and State aforesaid do hereby certify that William J. Bell

whose names are signed to the foregoing writing bearing date of the 22 day of April, 1988, have acknowledged the same before me in my City and State aforesaid.  
 Given unto my hands this 22 day of April, 1988.

Thomas H. Nelson  
 Notary Public  
 My commission expires May 3, 1992

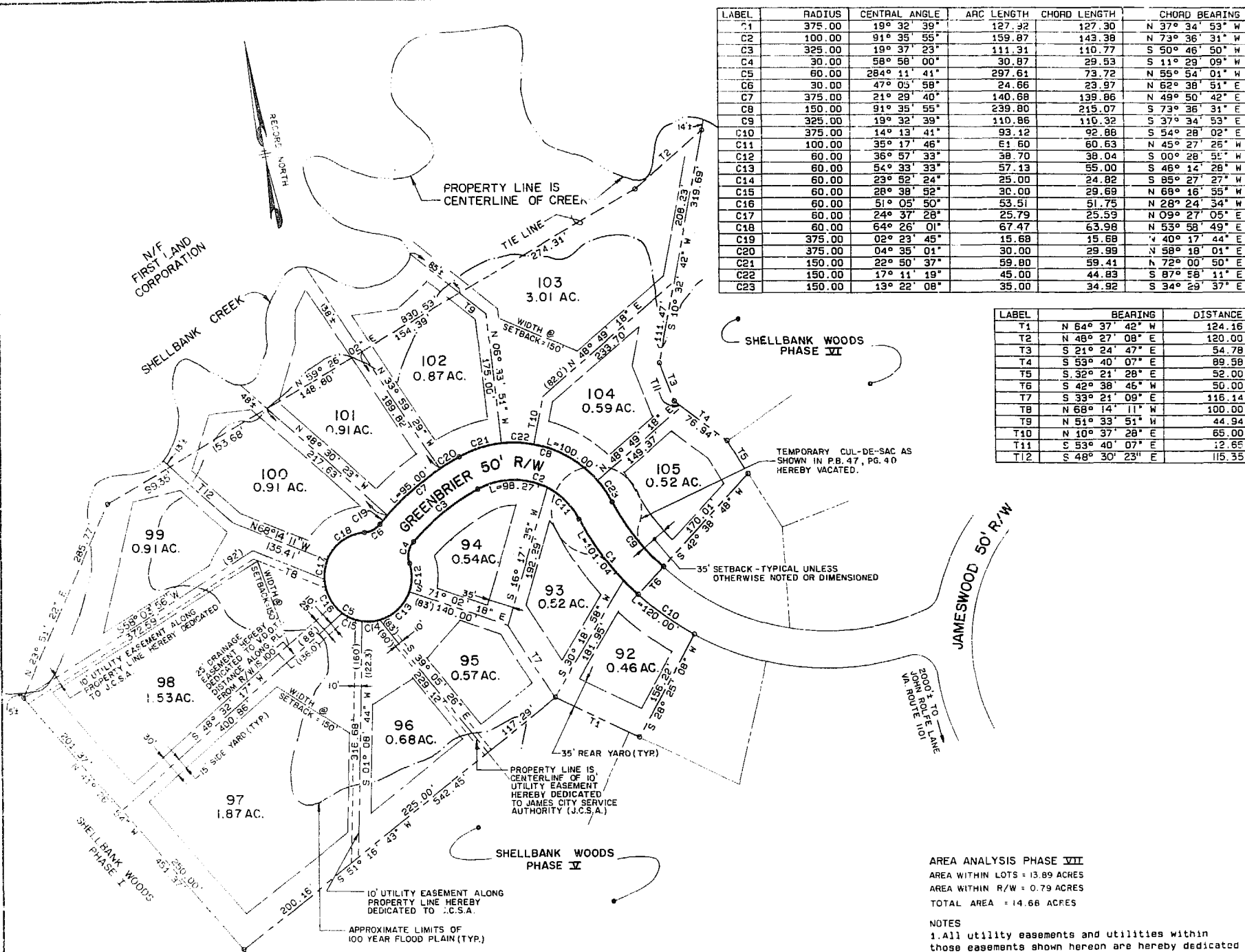
STATE OF VIRGINIA, COUNTY OF JAMES CITY  
 In the clerk's office of the circuit court of the County of James City this 22 day of April, 1988. The map shown hereon was presented and admitted to the record as the law directs.

Teste: William J. Bell, Clerk  
 Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_

**CERTIFICATE OF APPROVAL**  
 This subdivision known as SHELLBANK WOODS PHASE VII Subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

4-22-88 S. H. Hall  
 Date Highway Engineer  
5/3/88 William J. Bell  
 Date Health Officer  
 Date Agent or Representative of Governing Body

PLAT OF  
**SHELLBANK WOODS PHASE VII**  
 A SUBDIVISION OF PROPERTY OF  
**BULL-BROOKS A VIRGINIA PARTNERSHIP**  
 JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1"=100' APRIL 5, 1988  
Langley and McDonald  
 A PROFESSIONAL CORPORATION  
 ENGINEERS PLANNERS SURVEYORS  
 VIRGINIA BEACH - WILLIAMSBURG, VIRGINIA

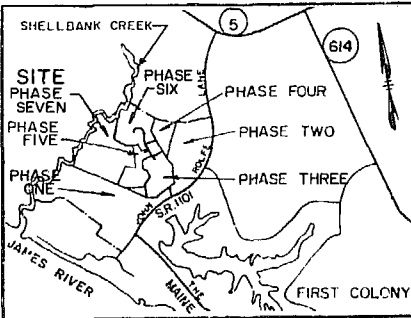


**AREA ANALYSIS PHASE VII**  
 AREA WITHIN LOTS = 13.89 ACRES  
 AREA WITHIN R/W = 0.79 ACRES  
 TOTAL AREA = 14.68 ACRES

**NOTES**  
 1. All utility easements and utilities within those easements shown hereon are hereby dedicated to James City Service Authority.  
 2. A 15 foot utility and drainage easement (unless greater width is noted) centered on all property lines is hereby dedicated to Shellbank Woods Corp..

**FLOOD PLAIN NOTES**  
 1. The elevation of the One Hundred Year Flood Plain as determined by the Director of Public Works of James City County is 8.5 feet above mean sea level.  
 2. The limits of this elevation for the purposes of this plat were determined from aerial topography.  
 3. The location of the limits of the One Hundred Year Flood Plain as shown on this plat are approximate only and in no way relieve individuals of compliance with the James City County Flood Plain Ordinance when establishing finished floor elevations.

NOTE: THE EXISTING 20' DRAINAGE EASEMENT WHICH BEGINS AT EXISTING TEMPORARY CUL-DE-SAC AND RUNS PARALLEL TO TO THE PROPOSED R/W AS SHOWN IN P.B. 47, PG. 40 IS HEREBY VACATED.  
 THE MINIMUM WIDTH AT THE SETBACK IS 100' UNLESS OTHERWISE NOTED.  
 DISTANCES SHOWN IN PARENTHESES ARE DISTANCES FROM THE R/W ALONG Sidelines TO SETBACKS GREATER THAN 35'



VICINITY MAP  
 1"=2000'

Recorded: May 11, 1988  
 B & T