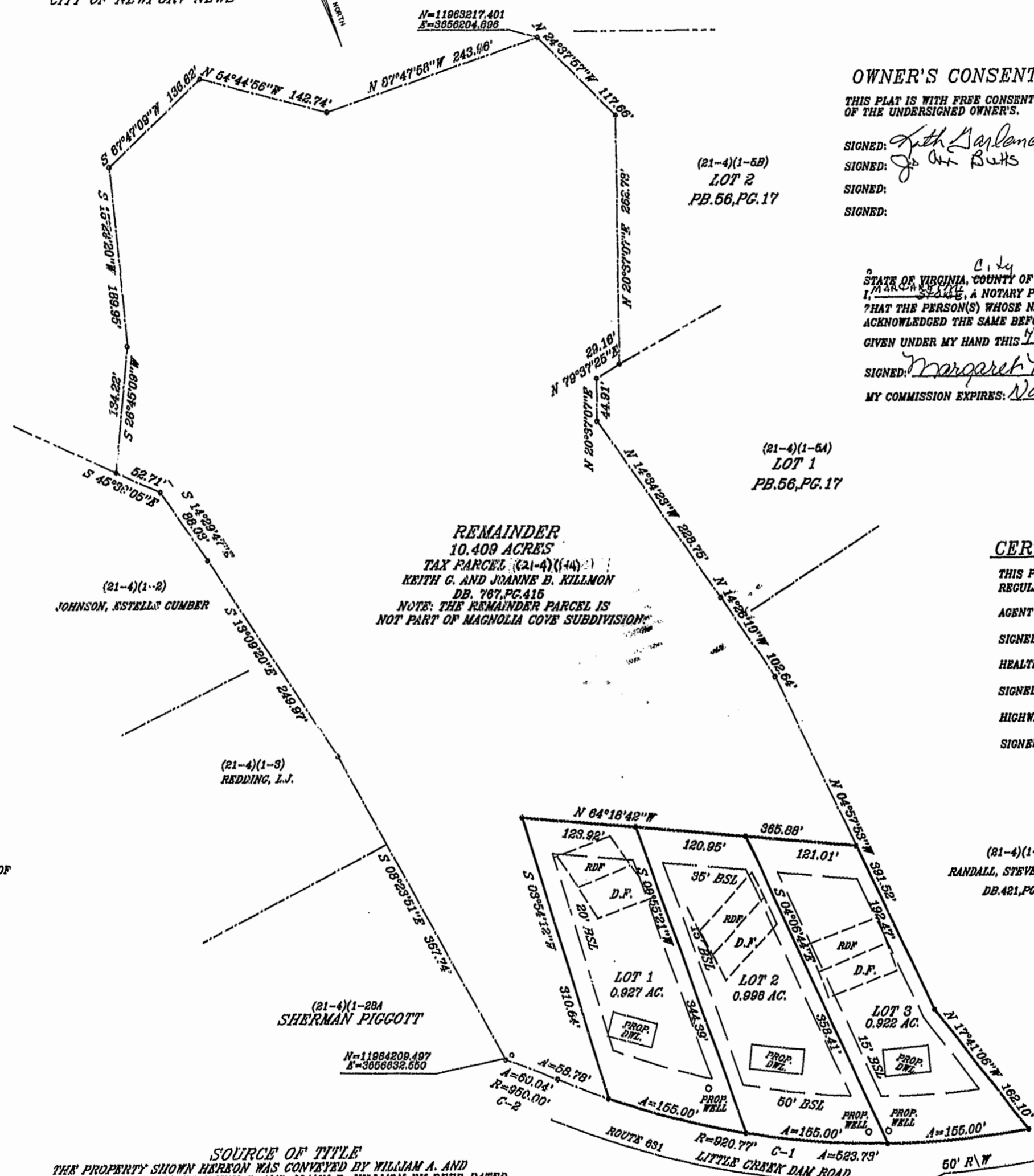


VICINITY MAP

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	920.77'	269.19'	623.78'	32°35'34"	6°13'21"	516.75'	N 83°27'49"W
C-2	950.00'	30.03'	60.04'	3°37'16"	6°01'52"	60.03'	N 88°58'30"W

CITY OF NEWPORT NEWS



- DEVELOPMENT NOTES:**
1. ZONING R-8
 2. SETBACKS COUNTY MINIMUMS
FRONT: 35'
SIDE: 15'
REAR: 35'
SETBACKS SHOWN ON THIS PLAT EXCEED COUNTY STANDARDS.
 3. SEWER: INDIVIDUAL SEPTIC
 4. WATER: INDIVIDUAL WATER
 5. TOTAL AREA=8847 ACRES
 6. NUMBER OF LOTS= 3
 7. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 8. THE PROPOSED SUBDIVISION OF THIS PROPERTY INCLUDING ANY FUTURE SUBDIVISION CANNOT EXCEED FIVE LOTS.
 9. MINIMUM LOT AREA SERVED BY INDIVIDUAL WELL AND SEPTIC IS 40,000 SQUARE FEET.
 10. WIDTH REQUIREMENTS: 100'
 11. HEIGHT LIMITS OF PROPOSED STRUCTURES SHALL FOLLOW THE SPECIFICATIONS OF SECTION 24-354 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
 12. ALL EXTERIOR SIGNS ON THE PROPERTIES SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF COUNTY ORDINANCE.
 13. PROPERTY IS TAX PARCEL (21-4)(1-4)

OWNER'S CONSENT:

THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER'S.

SIGNED: *Keith Killmon*
SIGNED: *Joanne Killmon*
SIGNED:
SIGNED:

(21-4)(1-5B)
LOT 2
PB.56, PG.17

(21-4)(1-5A)
LOT 1
PB.56, PG.17

REMAINDER
10.409 ACRES
TAX PARCEL (21-4)(1-4)
KEITH G. AND JOANNE E. KILLMON
DB. 787, PG. 415
NOTE: THE REMAINDER PARCEL IS NOT PART OF MAGNOLIA COVE SUBDIVISION.

STATE OF VIRGINIA, COUNTY OF Hampton
I, *Margaret M. Stone*, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE WRITING HERON HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 1st DAY OF Sept, 1998.
SIGNED: *Margaret M. Stone*
MY COMMISSION EXPIRES: Nov. 30, 2000

CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY:
SIGNED: *[Signature]* 9/17/98
HEALTH OFFICER:
SIGNED: *L.A. Davis* 9-8-98
HIGHWAY DEPT. VIRGINIA DEPARTMENT OF TRANSPORTATION
SIGNED: *Ronald C. Brooks* 9-8-98

(21-4)(1-6)
RANDALL, STEVEN EDWARD
DB.421, PG.666

SURVEYOR'S 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.

[Signature] 9/14/98
DEAN E. RAYNES, C.L.S. #1633 DATE



HIS LAND SURVEYING INC.
P.O. BOX 100
PROVIDENCE FORGE, VIRGINIA 23140
(804)966-7017 FAX(804)966-7140

SOURCE OF TITLE
THE PROPERTY SHOWN HERON WAS CONVEYED BY WILLIAM A. AND MARTHA A. RANDALL TO KEITH G. AND JOANNE E. KILLMON BY DEED DATED DECEMBER 11, 1995, AND RECORDED IN JAMES CITY COUNTY CLERK OF CIRCUIT COURT IN DEED BOOK 767, PAGE 415 RECORDED ON DECEMBER 16, 1995.

PLAT RECORDED IN
P.B. NO. 70 PAGE 68

SUBDIVISION PLAT
ON PROPERTY TO BE KNOWN AS
MAGNOLIA COVE
POWHEATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=100'
J.N. 124.9

2:52 p.m.
Recorded 21st day of September, 1998
DOCUMENT # 980017930
[Signature] Clerk

