BOOK 37 PAGE 82

BOOK 36 PAGE 69

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 123 AT PAGE 695 & DEED BOOK 104 AT PAGE 194 IN THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA

REVISION 9/3/82

Ralph D. Cobb — DATE: 10/20/82

Joyce E. Cobb — DATE: 10/20/82

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

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

REVISION 9/3/82

STATE OF VIRGINIA

Katherine S. Hawkins — 10/20/82 DATE

I, Katherine S. 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.

REVISION 9/3/82

Teste: Helen S. Ward, Clerk — Oct. 26, 1982 DATE

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

Date 2/10/81 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, P.E., C.L.S.

COMMONWEALTH OF VIRGINIA — PAUL C. SMALL — CERTIFICATE NO. 9220 — 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'

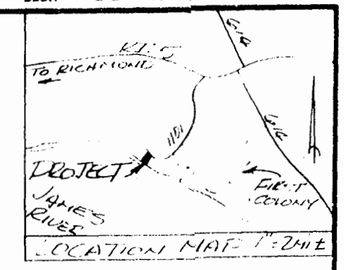
REAR 35'

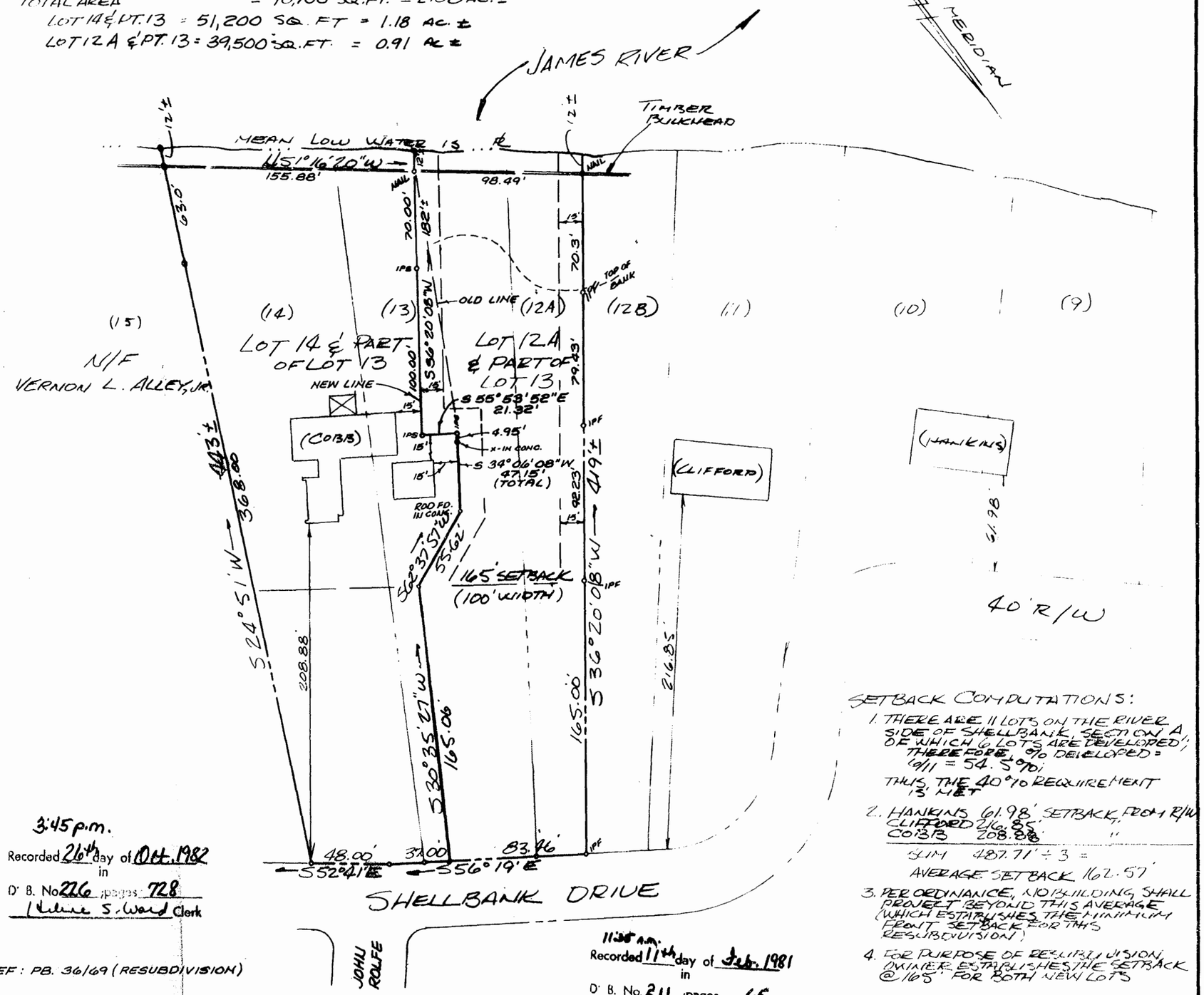
TAX MAP NO. (45-3)(2-12A, 13, 14)

TOTAL AREA = 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'S 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
Helen S. Ward Clerk

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

REF: PB. 36/69 (RESUBDIVISION)

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

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

No	DATE	REVISION COMMENTS	
	9/3/82	Revised Line S36°20'08"W 158'±	WFM
	10/19/82	LOT LINE EXTINGUISHMENT & BOUNDARY ADJUSTMENT	WFM

Hall & McChesney Inc
SYRACUSE, NEW YORK 13221 TELEPHONE 315/422-2131
GREENSBORO, NORTH CAROLINA — PHONE 919/274-8431

1878 our 100th year 1978

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

#691