

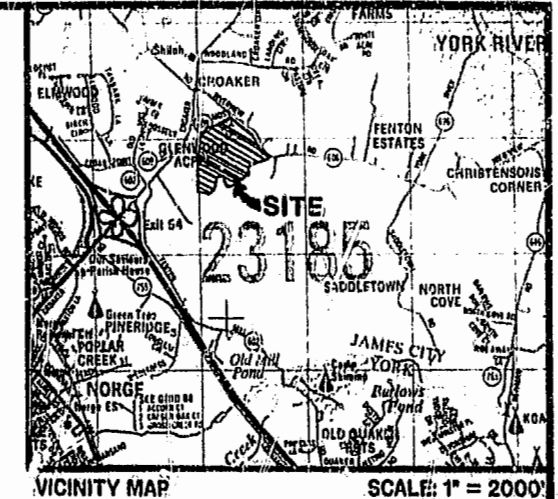
**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT IS VESTED IN THE NAME OF HANKINS LAND TRUST.  
 PER DEED BOOK 114, PAGE 529  
 THE PROPERTY SHOWN ON THIS PLAT IS VESTED IN THE NAME OF HANKINS LAND TRUST.  
 PER DEED BOOK 165, PAGE 580.  
 THE PROPERTY SHOWN ON THIS PLAT IS VESTED IN THE NAME OF HOWARD H. HANKINS.  
 PER DEED BOOK 210, PAGES 132, 156 & 188.

**CURVE DATA**

MARK	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
A	26°37'53"	501.00'	232.81'	118.58'	230.78'	N83°54'08"E
B	35°13'48"	340.00'	212.76'	109.88'	209.41'	N79°38'12"E
C	57°10'54"	178.00'	178.84'	97.58'	171.32'	S89°24'23"E
D	63°52'23"	3475.45'	419.93'	210.22'	410.88'	S55°16'22"E
E	35°05'54"	500.35'	308.83'	158.29'	301.88'	S41°11'07"E
F	18°49'06"	1378.00'	452.92'	228.52'	450.89'	S33°02'48"E
G	29°42'04"	684.00'	354.57'	181.37'	350.82'	S57°18'19"E

NOTE: R/W IS BASED UPON LOCATION OF EXISTING ROAD



**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.  
Donald N. Bowen 3/21/96  
 FOR HANKINS LAND TRUST DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF NEWPORT NEWS  
Carolyn P. Dow A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 21st DAY OF MARCH 1996. MY COMMISSION EXPIRES 10/31/99.  
Carolyn P. Dow  
 SIGNATURE

**OWNER'S CERTIFICATE**

THE PLAT OF SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.  
Howard Bowen Hankins 3/22/96  
 HOWARD BOWEN HANKINS DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF NEWPORT NEWS  
Carolyn P. Dow A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 22nd DAY OF MARCH 1996. MY COMMISSION EXPIRES 10/31/99.  
Carolyn P. Dow  
 SIGNATURE

**SURVEYOR'S CERTIFICATE**

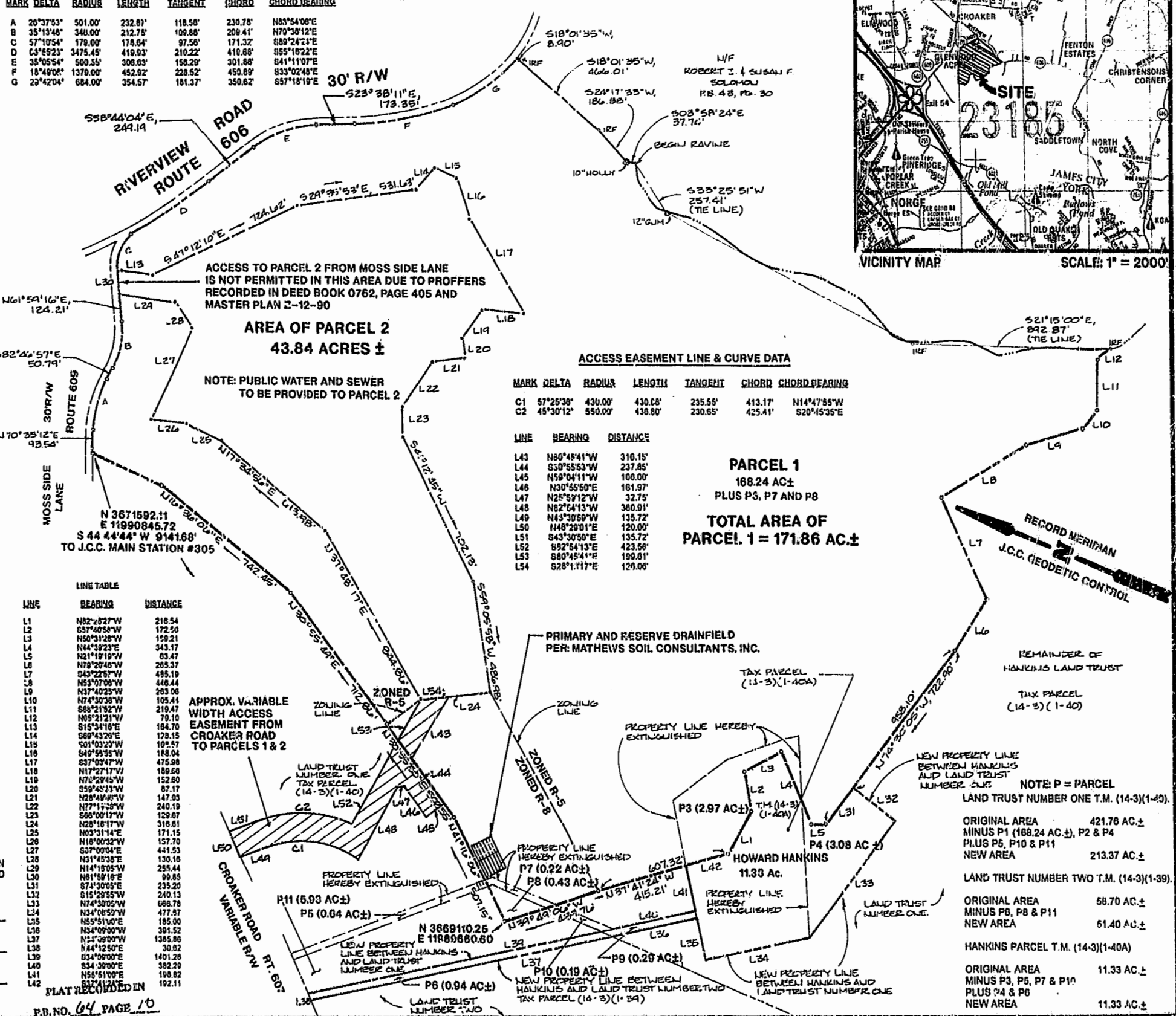
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.  
G. T. Wilson, Jr., C.L.S. 3-22-96  
 G. T. WILSON, JR., C.L.S. DATE

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
David S. Felber 4-5-96  
 VIRGINIA DEPARTMENT OF HEALTH DATE  
William J. ... 4/1/96  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N82°28'27"W	218.54
L2	S37°45'58"W	172.20
L3	N50°12'28"W	159.21
L4	N44°38'23"E	343.17
L5	N21°18'19"W	83.47
L6	N78°20'48"W	285.37
L7	S43°22'57"W	485.19
L8	N53°07'08"W	448.44
L9	N37°40'25"W	283.08
L10	N74°30'38"W	105.41
L11	S68°21'52"W	219.47
L12	N85°21'21"W	79.10
L13	S15°34'18"E	184.70
L14	S69°43'20"E	178.15
L15	S91°02'29"W	109.57
L16	S49°58'55"W	184.04
L17	S37°03'47"W	475.98
L18	N17°27'17"W	189.50
L19	N70°29'45"W	152.60
L20	S59°42'33"W	87.17
L21	N28°48'48"W	147.03
L22	N77°15'58"W	240.19
L23	S66°00'17"W	129.87
L24	N28°18'17"W	318.81
L25	N03°31'14"E	171.15
L26	N18°00'29"W	157.70
L27	S91°02'29"W	441.53
L28	N51°45'38"E	130.18
L29	N14°18'05"W	255.44
L30	N81°58'18"E	99.85
L31	S74°30'09"E	235.20
L32	S15°29'55"W	240.13
L33	N74°30'05"W	688.78
L34	N34°08'59"W	477.87
L35	N55°51'02"E	185.00
L36	N34°09'00"W	391.52
L37	N55°59'00"W	1385.88
L38	N44°12'50"E	30.82
L39	S34°18'02"E	1401.28
L40	S34°30'00"E	382.29
L41	N55°51'00"E	198.82
L42	S37°18'24"E	192.11



**ACCESS EASEMENT LINE & CURVE DATA**

MARK	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	57°25'38"	430.00'	430.08'	235.55'	413.17'	N14°47'55"W
C2	45°30'12"	550.00'	438.80'	230.85'	425.41'	S20°15'35"E

**LINE BEARING DISTANCE**

LINE	BEARING	DISTANCE
L43	N86°45'41"W	310.15'
L44	S30°55'53"W	237.85'
L45	N59°04'11"W	108.00'
L46	N30°55'50"E	181.97'
L47	N25°57'12"W	32.75'
L48	N82°54'13"W	360.01'
L49	N43°30'50"W	135.72'
L50	N48°28'01"E	120.00'
L51	S43°30'50"E	135.72'
L52	S92°54'13"E	423.58'
L53	S80°45'41"E	199.01'
L54	S28°11'17"E	129.06'

**PARCEL 1**  
 168.24 AC ±  
 PLUS P3, P7 AND P8  
**TOTAL AREA OF PARCEL 1 = 171.86 AC ±**

APPROX. VARIABLE WIDTH ACCESS EASEMENT FROM CROAKER ROAD TO PARCELS 1 & 2

PRIMARY AND RESERVE DRAINFIELD PER: MATHEWS SOIL CONSULTANTS, INC.



REMAINDER OF HANKINS LAND TRUST  
 TAX PARCEL (14-3)(1-40)  
 TAX PARCEL (14-3)(1-40)

LAND TRUST NUMBER ONE T.M. (14-3)(1-40).	NEW AREA
ORIGINAL AREA MINUS P1 (168.24 AC ±), P2 & P4 PLUS P5, P10 & P11	213.37 AC ±
LAND TRUST NUMBER TWO T.M. (14-3)(1-39).	
ORIGINAL AREA MINUS P6, P8 & P11	58.70 AC ±
NEW AREA	51.40 AC ±
HANKINS PARCEL T.M. (14-3)(1-40A)	
ORIGINAL AREA MINUS P3, P5, P7 & P10 PLUS P4 & P8	11.33 AC ±
NEW AREA	11.33 AC ±



Recorded 25 APR 11 1996  
 DB No. 782  
 5248 Chickadee Road, Suite 1  
 Williamsburg, Virginia 23188  
 (804) 253-0640  
 Fax (804) 220-8994

**PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT OF LANDS OWNED BY HANKINS LAND TRUST AND HOWARD BOWEN HANKINS**  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	4/96	REVISED PER COUNTY COMMENTS	AW
2	3/96	ADD ALL PARCELS WITH AREAS	AW
1	2/96	ADD BOUNDARY LINE ADJUSTMENT	AW

Designed ADS	Drawn (AMR/RM)
Scale 1" = 300'	Date 1/28/96
Project No. 8181	Drawing No. 1 OF 1