



VICINITY MAP

- GENERAL NOTES:
1. PROPERTY IS ZONE: A1 & B1
 2. TAX MAP# (12-4)(1-11) & (13-1)(1-3)
 3. ALL UTILITIES SHALL BE PLACED UNDERGROUND
 4. BUILDING SETBACKS (12-4)(1-11)
FRONT B.S.L. = 75'
SIDE B.S.L. = 15'
REAR B.S.L. = 35'
BUILDING SETBACKS (13-1)(1-3)
FRONT B.S.L. = 50'
SIDE B.S.L. = 20'
REAR B.S.L. = 50'
 5. FLOOD CERTIFICATION NOTE:
PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, PER COMMUNITY PANEL 510206 0010 B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: FEBRUARY 6, 1991.
 6. PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER

PLAT OF SUBDIVISION
OF PROPERTY STANDING IN THE NAME OF
GEORGE M. HANKINS
BEING
A PORTION OF TAX MAP # (12-4)(1-11)
AND
R.M. HAZELWOOD, JR.
BEING
A PORTION OF TAX MAP # (13-1)(1-3)
LOCATED: JAMES CITY COUNTY, VIRGINIA
DATE: JULY 15, 1998 SCALE: 1" = 200'
STONEHOUSE MAGISTERIAL DISTRICT

OWNERS 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.
Aug 11, 1998 George M. Hankins Sharon H. Hankins Trustees
DATE GEORGE M. HANKINS POB

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY-COUNTY OF James City Linda Nelson 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 CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 11th DAY OF August 1998. MY COMMISSION EXPIRES Aug 31, 2000
Linda Nelson
SIGNATURE

PARCEL 1
RESIDUE OF TAX MAP # (12-4)(1-11)
AREA =
FORMERLY = 193.584 ACRES
(TAX RECORDS)
NEW = 167.584 ACRES
N/F
GEORGE M. HANKINS
WILL BOOK 13, PAGE 521

A PORTION OF TAX MAP# (12-4)(1-11)
NEW PARCEL 2
AREA = 1132560.00 S.F.
OR 26.00 ACRES

OWNERS 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.
Aug 5, 1998 R.M. Hazelwood, Jr.
DATE R.M. HAZELWOOD, JR.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY-COUNTY OF James City Dorothy Hecht 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 CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 5th DAY OF August 1998. MY COMMISSION EXPIRES August 31, 2000
Dorothy Hecht
SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAM EDWIN HANKINS HANKINS TO GEORGE M. HANKINS BY WILL, DATED APRIL 22, 1975 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN WILL BOOK 13 PAGE 521. THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ELIZABETH H. FOWLER AND WILLIAM C. FOWLER TO R.M. HAZELWOOD, JR. BY DEED, DATED DECEMBER 12, 1986 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 324 PAGE 95.

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 SUBDIVISION WITHIN THE COUNTY.
7-15-98
DATE JAMES E. MITCHELL, LAND SURVEYOR

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
7-28-98 Donald C. Brink
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
7-27-98 R.R. Davis, Esq.
DATE VIRGINIA DEPARTMENT OF HEALTH
8/13/98
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY



Recorded 19 day of July 1998
DOCUMENT # 980315630
Walter Smith Clerk

PLAT RECORDED IN
BOOK NO. 70 PAGE 34

MITCHELL-WILSON ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
720 MAIN STREET, SUITE 112
P.O. BOX 1289
WEST POINT, VIRGINIA 23181
(804) 843-9744

