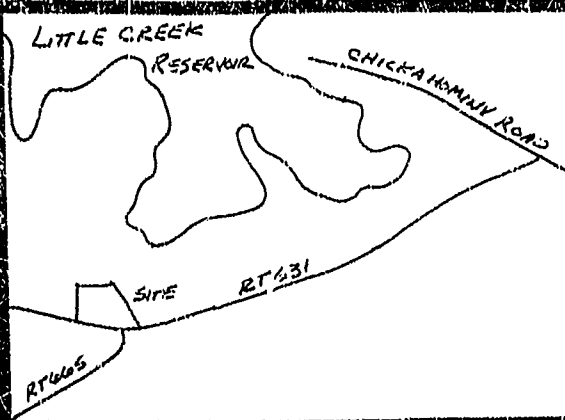
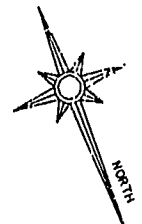


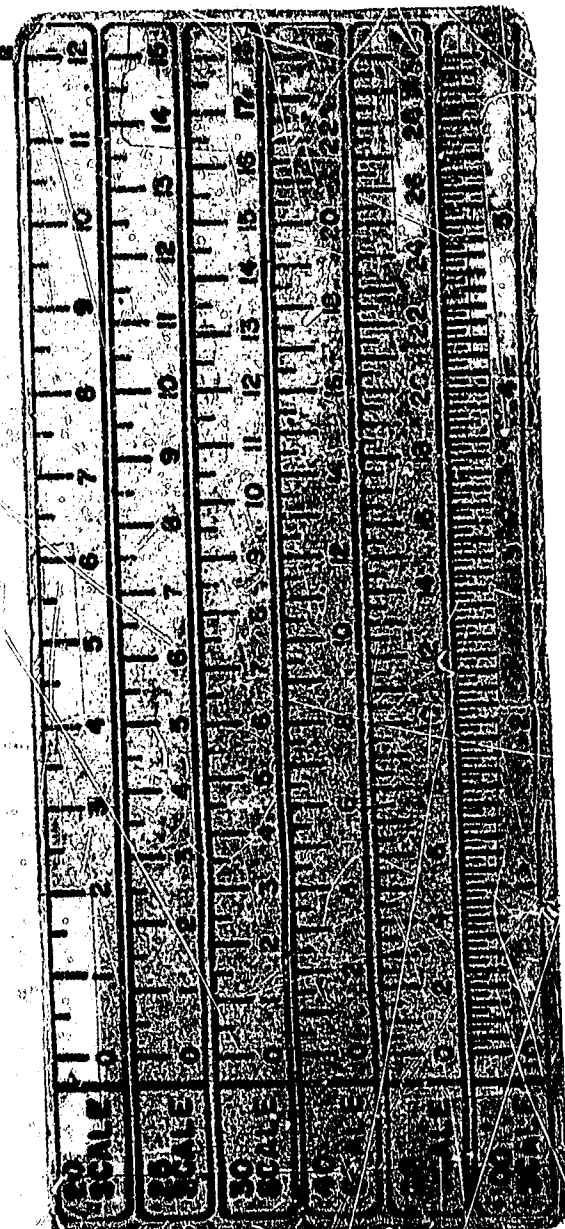


VICINITY MAP

CITY OF NEWPORT NEWS



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	920.77'	289.19'	523.78'	32°35'34"	6°13'21"	518.75'	N 83°27'48"W
C-2	950.00'	30.03'	80.04'	3°37'16"	6°01'52"	80.03'	N 68°58'38"W



- DEVELOPMENT NOTES:
1. ZONING R-8
 2. SETBACKS COUNTY MINIMUMS
FRONT: 35'
SIDE: 15'
REAR: 35'
 3. SETBACKS SHOWN ON THIS PLAT EXCEED COUNTY STANDARDS.
 4. SEWER: INDIVIDUAL SEPTIC
 5. WATER: INDIVIDUAL WATER
 6. TOTAL AREA=8.947 ACRES
 7. NUMBER OF LOTS= 3
 8. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 9. THE PROPOSED SUBDIVISION OF THIS PROPERTY INCLUDING ANY FUTURE SUBDIVISION CANNOT EXCEED FIVE LOTS.
 10. MINIMUM LOT AREA SERVED BY INDIVIDUAL WELL AND SEPTIC IS 40,000 SQUARE FEET.
 11. WIDTH REQUIREMENTS: 100'
 12. HEIGHT LIMITS OF PROPOSED STRUCTURES SHALL FOLLOW THE SPECIFICATIONS OF SECTION 24-364 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
 13. ALL EXTERIOR SIGNS ON THE PROPERTIES SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF COUNTY ORDINANCE.
 14. 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 OWNERS.

SIGNED: *Keith G. Killmon*
SIGNED: *Joanne B. Killmon*
SIGNED:
SIGNED:

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

STATE OF VIRGINIA, COUNTY OF HAMPSHIRE
I, *Margaret M. Stowe*, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE WRITING HEREON HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS *17* DAY OF *SEPT*, 19*98*.
SIGNED: *Margaret M. Stowe*
MY COMMISSION EXPIRES: *Nov. 30, 2000*

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

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

CERTIFICATE OF APPROVAL:

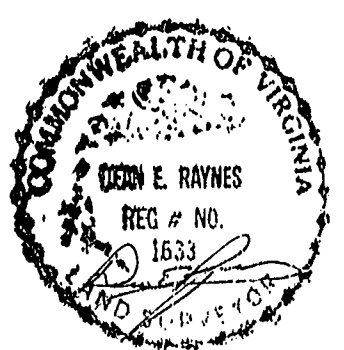
THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE ADMITTED TO RECORD.

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

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)986-7017 FAX(804)986-7140

SOURCE OF TITLE
THE PROPERTY SHOWN HEREON WAS CONVEYED BY WILLIAM A. AND MARTHA A. RANDALL TO KEITH G. AND JOANNE B. KILLMON BY DEED DATED DECEMBER 11, 1995, AND RECORDED IN JAMES CITY COUNTY CLERK OF CIRCUIT COURT IN DEED BOOK 787, PAGE 415 RECORDED ON DECEMBER 10, 1995.

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

(21-4)(1-6)
RANDALL, STEVEN EDWARD
DB.421,PG.656

SUBDIVISION PLAT
ON PROPERTY TO BE KNOWN AS
MAGNOLIA COVE
POWHTAN DISTRICT, JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=100' DATE: 5/11/98
J.N. 124.9

2:52 p.m.
Recorded 21st day of September, 1998
DOCUMENT #: 980017930
Deane Stowe Clerk

