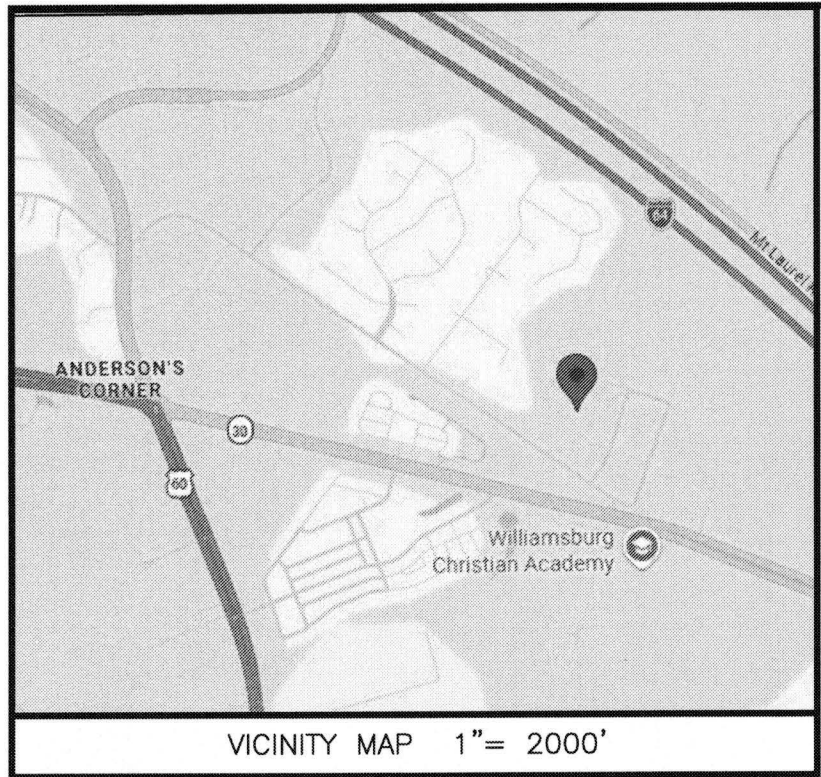


202612041



SITE INFORMATION

7 WATER OAK CT
GREAT WOODS - SECTION 2 - LOT 7
PARCEL ID: 1220500007
EXISTING AREA: 31,660 S.F. / X.XXX AC.
ZONING DISTRICT: A1 - GENERAL AGRICULTURE
OWNER: GILBERT, SHELLEY N

9 WATER OAK CT
GREAT WOODS - SECTION 2 - LOT 6
PARCEL ID: 1220500006
EXISTING AREA: 62,480 S.F. / X.XXX AC.
ZONING DISTRICT: A1 - GENERAL AGRICULTURE
OWNER: GILBERT, SHELLEY N

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS, AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0043D DATED DECEMBER 16, 2015.
5. LOT 6 & LOT 7 ARE SERVED BY EXISTING PUBLIC WATER. LOT 6 IS SERVED BY AN EXISTING ON-SITE SYSTEM.
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED MAY 6, 2026.
7. THIS PROPERTY DOES FALL WITHIN THE RPA. RPA SHOWN PER JCC GIS MAPPING.
8. ANY EXISTING *UNUSED* WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH JAMES CITY COUNTY CODE ORDINANCES.
11. APPROVAL OF THE PROPOSED BOUNDARY LINE ADJUSTMENT DOES NOT RESULT IN A CHANGE OF THE ADOPTED ZONING DISTRICT BOUNDARY.
12. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
13. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
14. NOTE THAT RECORDING THIS BOUNDARY LINE ADJUSTMENT WILL AFFECT GRANDFATHERING OF THE EXISTING LOTS WITHIN THE RESOURCE PROTECTION AREA REQUIREMENTS.
15. EXISTING WATER METER SERVICE LOCATED ON LOT 6 SHALL BE ABANDONED PER SECTION 2.36 OF THE JCSA DESIGN AND ACCEPTANCE CRITERIA. A JCSA INSPECTOR SHALL INSPECT THE WORK.
 - a. THE WATER SERVICE PIPE SHALL BE DISCONNECTED FROM THE WATER MAIN WHICH SHALL INVOLVE REMOVAL OF THE SERVICE SADDLE AND INSTALLING A FULL CIRCLE STAINLESS STEEL REPAIR BAND, WITH ALL STAINLESS-STEEL HARDWARE, ON THE EXISTING WATER MAIN.

AREA TABULATION

PARCEL ID:	OLD AREA	NEW AREA
1220500006	62,480 S.F. / 1.4343 AC.	
1220500007	31,660 S.F. / 0.7268 AC.	
1220500006A		94,140 S.F. / 2.1612 AC.

CERTIFICATE OF SOURCE OF TITLE - LOT 6

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE EXTINGUISHMENT IS IN THE NAME OF SHELLEY GILBERT, BY THAT CERTAIN DEED OF GIFT DATED FEBRUARY 26, 2025 AND DULY RECORDED ON MARCH 5, 2025 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #202503088.

CERTIFICATE OF SOURCE OF TITLE - LOT 7

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE EXTINGUISHMENT IS IN THE NAME OF SHELLEY GILBERT, BY THAT CERTAIN DEED PURSUANT TO DIVORCE DATED APRIL 8, 2025 AND DULY RECORDED ON APRIL 23, 2025 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #202505438.

OWNERS CERTIFICATE: (BOTH PARCELS)

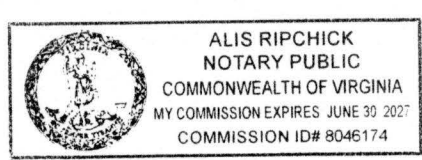
THE BOUNDARY LINE EXTINGUISHMENT OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Shelley Gilbert 9/4/26
SIGNATURE DATE
Shelley Gilbert
PRINTED NAME

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF York, I, Alis Ripchick, 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 HAND THIS 4 DAY OF September, 2026.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES June 30, 2027
NOTARY REGISTRATION NO. 8046174



ENGINEERS OR SURVEYORS 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 JAMES CITY COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN JAMES CITY COUNTY, VA.

08/26/2026 W. Chase Grogg
DATE W. CHASE GROGG, L.S. 3645

CERTIFICATE OF APPROVAL

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

09/08/2026 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 18 DAY OF September, 2026.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:59pm

INSTRUMENT # 202612041
TESTE ELIZABETH E. O'CONNOR, CLERK

2 Large/Small Plat(s) Recorded
herewith as # 202612041

	DATE: 05/22/2026 DRAWN BY: MG PROJECT No. 26-241 FILE NAME: 26-241.DWG REFERENCES: P.B. 39 PG. 37	JCCS-25-0034 BOUNDARY LINE ADJUSTMENT OF LOTS 6 & 7, SECTION 2 GREAT WOODS S-25-0034	NO.	DATE	REVISION / COMMENT / NOTE	
	STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA	1.	8/26/2026	REVISED PER COMMENTS RECEIVED		

202612041

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.62'	60.00'	46°25'38"	N 88°19'46" W	47.30'
C2	64.24'	60.00'	61°20'25"	S 37°47'13" W	61.21'
LINE BEARING		DISTANCE			
L1		N 23°16'29" E 26.26'			

N/F
GRAY, TIMOTHY M TRUSTEE
PIN: 1220300018
INST#202510118 (DEED)
D.B. 816, PG. 244 (PLAT)

LOT 18

LOT 17

LOT 16

NEW LOT 6
PIN: 1220500006A
94,140 S.F.
2.1612 AC.



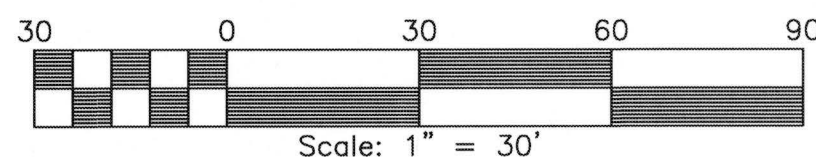
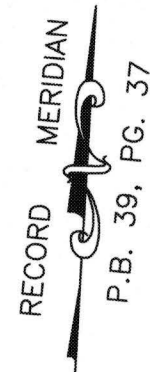
100' RPA PER
JCC GIS MAPPING

LOT 6
PIN: 1220500006
62,480 S.F.
1.4343 AC.

LOT 7
PIN: 1220500007
31,660 S.F.
0.7268 AC.

LOT 8

LOT 40

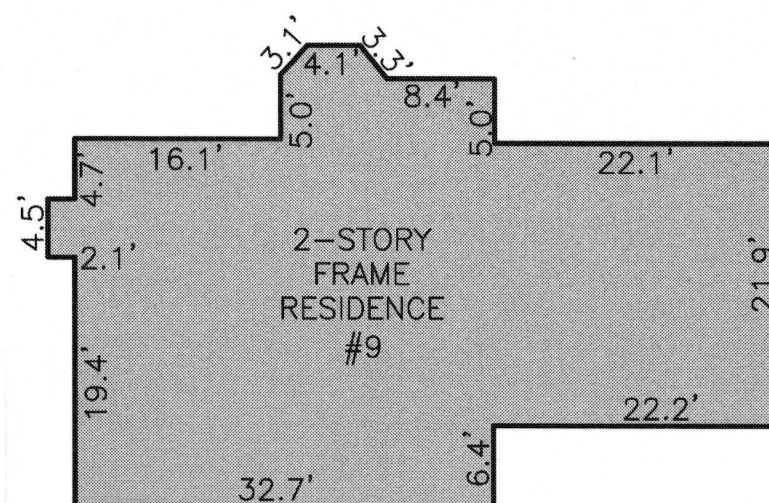


ADDRESS:
7 & 9 WATER OAK CR
WILLIAMSBURG, VA

WATER OAK COURT
(50' R/W)

LEGEND
☐ WATER METER
⊕ TELEPHONE PEDESTAL
⊕ CABLE PEDESTAL
☐ MAILBOX
IRF = IRON ROD FOUND

PAGE 2 OF 2



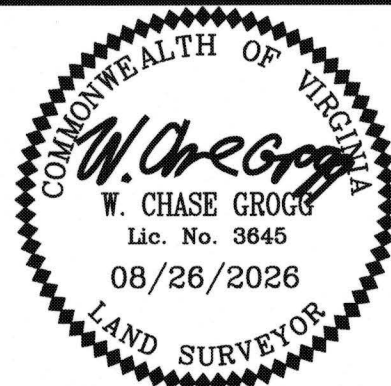
HOUSE DETAIL
NOT TO SCALE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
September 18, 2026
at 2:51 AM/PM, PB PG
Document # 202612041
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

2 Large/Small Plat(s) Recorded
herewith as # 202612041

JCCS-25-0034
BOUNDARY LINE EXTINGUISHMENT OF
LOTS 6 & 7, SECTION 2
GREAT WOODS
S-25-0034
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1.	8/26/2026	REVISED PER COMMENTS RECEIVED



DATE: 05/22/2026
DRAWN BY: MG
PROJECT No. 26-241
FILE NAME: 26-241.DWG
REFERENCES:
P.B. 39 PG. 37

LRI
LANDTECH RESOURCES, INC
Engineering & Land Surveying Consultants
205-E Bulfinch Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com