

LEGEND

TOTAL AREA	147.46 ±
NUMBER OF LOTS	56
TOTAL AREA OF LOTS	124,622 SF
AVERAGE LOT AREA	2225 SF
COMMON AREA	11.2 Ac ±
-----	EASEMENT LINE
-----	PROPERTY LINE
-----	SETBACK LINE

SUBDIVISION CERTIFICATE:

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER

James S. Elin

NOTARIZATION:

STATE OF VIRGINIA
 COUNTY OF James City TO WIT
 I Valentine G. Hawthorn, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORE GOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID, GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF December, 19 81. MY COMMISSION EXPIRES May 16, 1988

SOURCE OF TITLE:

THE PROPERTY AS SHOWN ON THIS PLAT WAS CONVEYED TO SHELLS, INC BY DEED OF ASSUMPTION FROM MCCLURG CORPORATION DATED AUG 24, 1982 RECORDED IN DEED BOOK 225 AT PAGE 501 IN THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA

CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AS SHOWN ON THIS PLAT IS APPROVED BY THE UNDERSIGNED FOR RECORDEATION PURPOSES ONLY, IT HAVING BEEN PREVIOUSLY APPROVED UNDER JAMES CITY COUNTY REGULATIONS PRIOR TO ANNEXATION EFFECTIVE JANUARY 1, 1984

William H. Pfeiffer 12/17/81
 AGENT OF GOVERNING BODY DATE
N.A. - AREA ANNEXED BY CITY OF WILLIAMSBURG 1/1/84
 HIGHWAY DEPARTMENT DATE
Sam O'Hea 6 Dec 84
 HEALTH DEPARTMENT DATE

SURVEYOR'S CERTIFICATE:

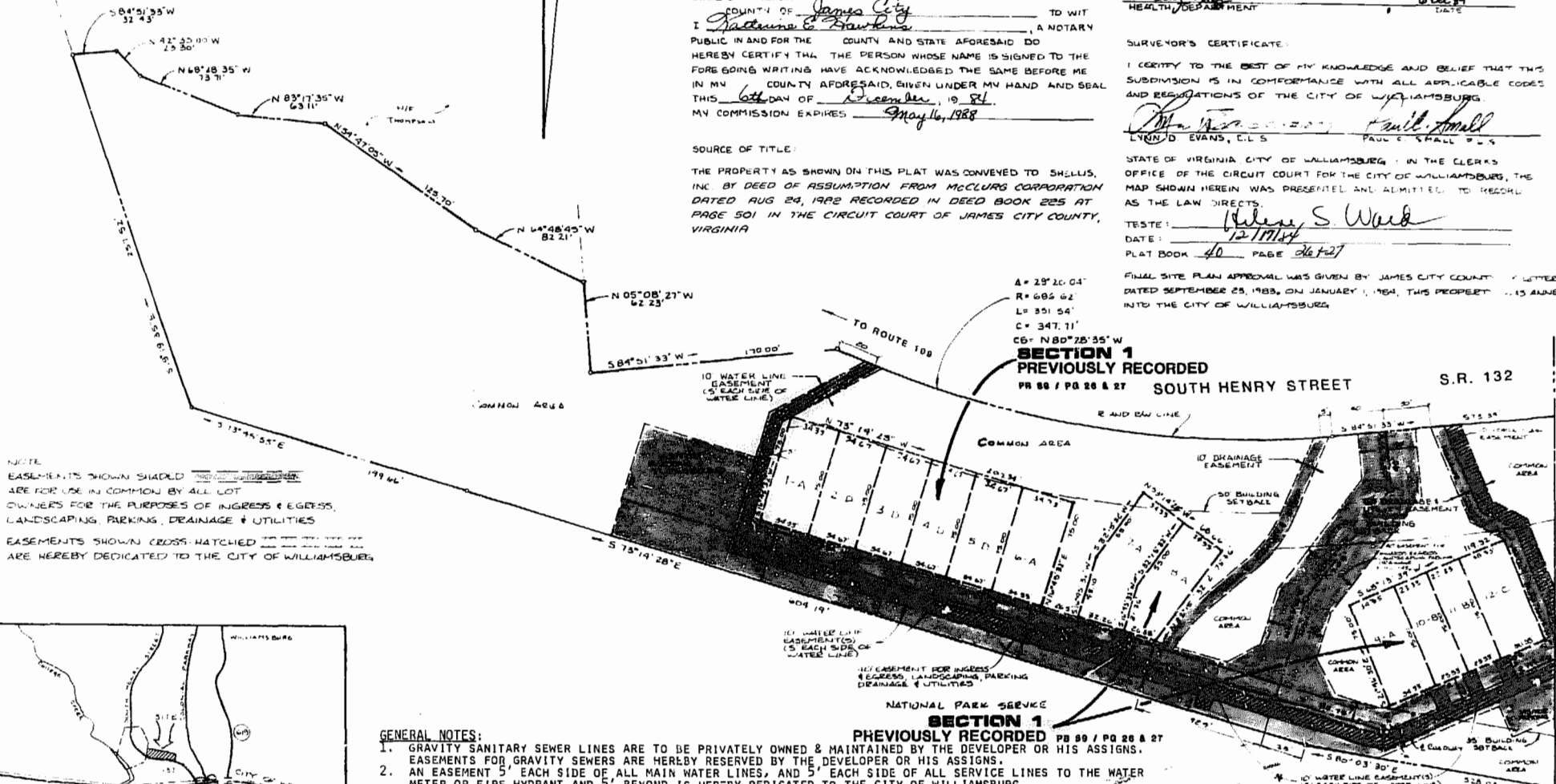
I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SUBDIVISION IS IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS OF THE CITY OF WILLIAMSBURG

John D. Evans, E.L.S. *Paul C. Small, P.E.*
 LYNN D. EVANS, E.L.S. PAUL C. SMALL, P.E.

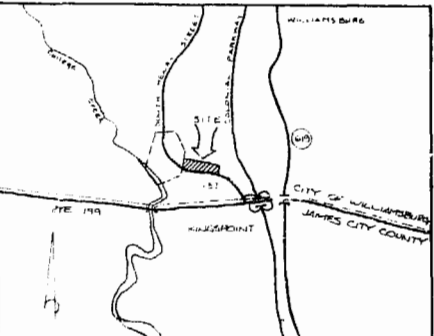
STATE OF VIRGINIA CITY OF WILLIAMSBURG: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, THE MAP SHOWN HEREIN WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: *William S. Ward*
 DATE: 12/17/81
 PLAT BOOK 40 PAGE 26 & 27

FINAL SITE PLAN APPROVAL WAS GIVEN BY JAMES CITY COUNTY LETTER DATED SEPTEMBER 25, 1983, ON JANUARY 1, 1984, THIS PROPERTY WAS ANNEXED INTO THE CITY OF WILLIAMSBURG



NOTE: EASEMENTS SHOWN SHADDED ARE FOR USE IN COMMON BY ALL LOT OWNERS FOR THE PURPOSES OF INGRESS & EGRESS, LANDSCAPING, PARKING, DRAINAGE & UTILITIES. EASEMENTS SHOWN CROSS-HATCHED ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.



LOCATION MAP 1" = 1/2 MI.

GENERAL NOTES:

- GRAVITY SANITARY SEWER LINES ARE TO BE PRIVATELY OWNED & MAINTAINED BY THE DEVELOPER OR HIS ASSIGNS. EASEMENTS FOR GRAVITY SEWERS ARE HEREBY RESERVED BY THE DEVELOPER OR HIS ASSIGNS.
- AN EASEMENT 5' EACH SIDE OF ALL MAIN WATER LINES, AND 5' EACH SIDE OF ALL SERVICE LINES TO THE WATER METER OR FIRE HYDRANT AND 5' BEYOND IS HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
- THE SEWAGE PUMPING STATION LOT IS HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
- AN EASEMENT 5' EACH SIDE OF THE SEWAGE FORCE MAIN IS HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
- ALL DRAINAGE & UTILITY EASEMENTS AND EASEMENTS FOR INGRESS & EGRESS OVER INTERNAL ROADWAYS ARE HEREBY RESERVED BY THE DEVELOPER OR HIS ASSIGNS. INTERNAL ROADWAYS, VISITOR PARKING, DRAINAGE STRUCTURES, DITCHES, ETC., ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR HIS ASSIGNS. INTERNAL ROADWAYS AND VISITOR PARKING ARE TO BE USED IN COMMON BY LOT OWNERS. PARKING SPACES ON EACH LOT ARE HEREBY DESIGNATED FOR THE SOLE USE OF THE OWNER OF SAME. THE DEVELOPER OR HIS ASSIGNS HEREBY RESERVES AN EASEMENT FOR MAINTENANCE AND REPAIR OF DESIGNATED PARKING SPACES ON EACH LOT.
- ALL AREAS NOT WITHIN DESIGNATED LOTS ARE PART OF THE "COMMON AREA" FOR USE IN COMMON BY ALL LOT OWNERS.

A = 29° 20' 04"
 R = 605.62
 L = 351.54'
 C = 347.11'
 CB = N 80° 25' 55" W

SECTION 1 PREVIOUSLY RECORDED

PR 88 / PG 26 & 27 SOUTH HENRY STREET

SECTION 1 PREVIOUSLY RECORDED

PR 89 / PG 26 & 27



No.	DATE	REVISION / COMMENT	NO.	BY
2	2/3/84	REVISED PER CITY OF WILLIAMSBURG REVIEW COMMENTS	183	PS
1	1/4/84	PLAT REVISED FOR RECORDING IN CITY OF WILLIAMSBURG	183	PS

Design-3	Drawn
L.D.E.	D.A.C.
Scale	Date
1" = 50'	JAN 1984
Project No	
AES 30 5272	
BSC 30 8000	
Drawing No	
1042	

AES, a professional corporation
 1761 Jamestown Road, Williamsburg, Va. 23185
 804-253-0040
 Architecture, Engineering, Surveying, Planning

THE OAKS SECTION 2
 SHELLS, INC. - OWNER/DEVELOPER
 CITY OF WILLIAMSBURG VIRGINIA
 1" = 50' JANUARY, 1984

MATCH LINE (SHEET 2 OF 2)