

**OWNER'S CERTIFICATIONS**  
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS GRAYLIN WOODS, SECTION 2 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, EXECUTOR(S) AND OR TRUSTEES, COLONIAL CAPITAL DEVELOPMENT COMPANY  
 5/30/89 BY: *[Signature]* GRAYLIN WOODS  
 DATE NAME GENERAL PARTNER

**CERTIFICATE OF INCORPORATION**  
 STATE OF VIRGINIA  
 CITY/COUNTY OF James City, Barbours Cross Prince  
 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 28th DAY OF May, 1989. MY COMMISSION EXPIRES 11/11/92  
*[Signature]*  
 Notary Public

**CERTIFICATE OF SOURCE OF TITLE**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY VIRGINIA VAIDEN ROSEN & W.E. ROSEN TO COLONIAL CAPITAL DEVELOPMENT COMPANY, A VIRGINIA GENERAL PARTNERSHIP BY DEED DATED FEBRUARY 19, 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 455, PAGE 85.

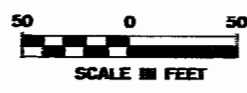
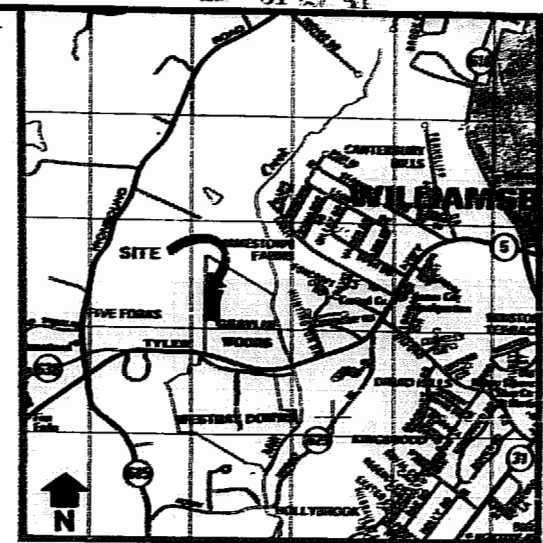
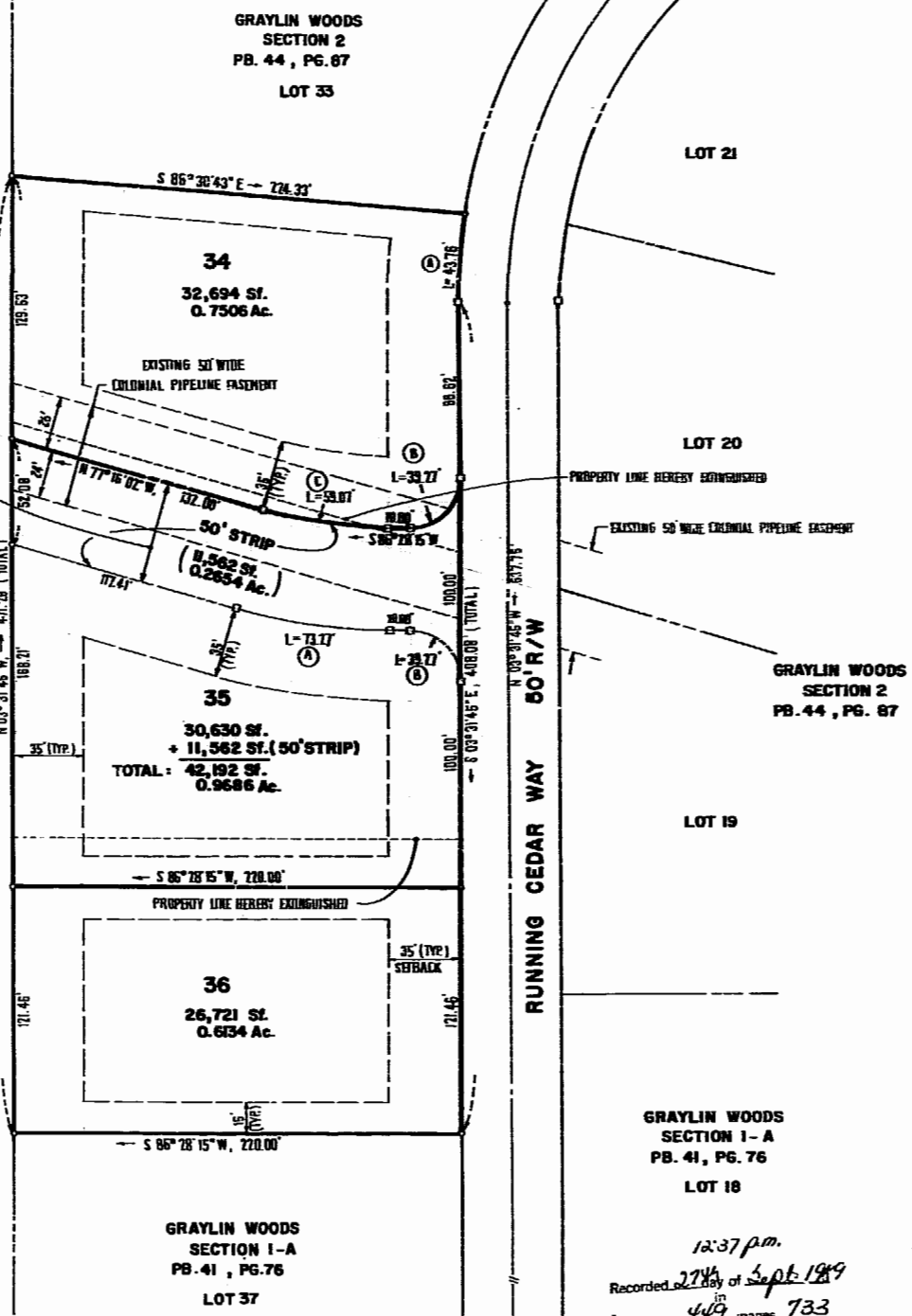
**ENGINEER OR SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SURVEYORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLACING OF SUBDIVISIONS WITHIN THE COUNTY.  
 5/19/89 *[Signature]*  
 DATE G. T. WILSON, JR. C.L.S.

**CERTIFICATE OF APPROVAL**  
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
 8-4-89 *[Signature]*  
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
 5-10-89 *[Signature]*  
 DATE VIRGINIA DEPARTMENT OF HEALTH  
 5/1/89 *[Signature]*  
 DATE SUPERVISOR AGENT OF JAMES CITY COUNTY

- BUILDING RESTRICTIONS**
- PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1
  - LOTS ARE SERVED BY PUBLIC WATER AND SEWER
  - MINIMUM LOT SIZE ALLOWABLE = 15,000 SF, 0.344 AC
  - FRONTAGE REQUIREMENTS:
    - LOTS UP TO 43,560 SF SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET
    - LOTS OF 43,560 SF OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 150 FEET
  - YARD REGULATIONS:
    - FRONT: 35' MINIMUM; EXCEPTIONS: AS SHOWN
    - SIDES: 15' MINIMUM FOR EACH SIDE YARD
    - REAR: 35' MINIMUM
  - SPECIAL PROVISIONS FOR CORNER LOTS:
    - FOR CORNER LOTS, THE FRONT OF THE LOT SHALL BE THE GROUND OF THE TWO SIDES FRONTING ON STREETS
    - NO STRUCTURES SHALL BE LOCATED CLOSER THAN 35' TO THE SIDE STREET
    - EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 125 FEET

**GENERAL NOTES**  
 1. ALL UTILITIES TO BE PLACED UNDERGROUND.

**NOTE:**  
 COLONIAL CAPITAL DEVELOPMENT COMPANY - GRAYLIN WOODS, A VIRGINIA GENERAL PARTNERSHIP OR ITS ASSIGNS RESERVES THE RIGHT TO PURCHASE THE 50' STRIP FROM THE CORNER OF LOT 35 FOR THE PURPOSE OF DEDICATION AS A STATE RIGHT-OF-WAY. THIS RESERVATION BECOMES NULL AND VOID 25 YEARS AFTER THE RECORDATION OF THIS PLAT.



**AREA LOT TABULATION \***

LOT #	ORIGINAL	REVISED
34	31,617 SF.	32,694 SF.
35	38,090 SF.	42,192 SF.
36	31,900 SF.	26,721 SF.
	101,607 SF.	101,607 SF.

\* INCLUDES 50' STRIP ON LOT 35.

**FOR CORNER LOTS**

NO.	AREA	FRONT	REAR	WIDTH	DEPTH	AREA	CORNER ELEVATION
34A	05'07"05"	275.00'	43.75'	21.51'	43.72'	582'02"45"	
34B	50'00"00"	25.00'	39.27'	25.00'	35.36'	582'02"15"	
34C	18'25"44"	208.33'	59.00'	29.74'	58.26'	582'21"53"	
35A	38'25"44"	258.33'	73.27'	36.88'	73.22'	582'21"53"	
35B	50'00"00"	25.00'	39.27'	25.00'	35.36'	582'11"49"	

APPROVAL OF THIS PLAT DOES NOT IMPLY THAT THE 50' STRIP WILL BE ACCEPTED AS R/W BY VDOT AT A FUTURE DATE. ANY ROAD PROPOSED WITHIN THE 50' STRIP WILL BE REQUIRED TO BE IN ACCORDANCE WITH VDOT SPECIFICATIONS IN EFFECT AT THE TIME OF SUBMITTAL. ANY PORTION OF THE COLONIAL PIPELINE EASEMENT WITHIN A PROPOSED VDOT R/W MUST BE QUIT CLAIMED PRIOR TO ACCEPTANCE OF THE R/W BY VDOT.

12:37 pm.  
 Recorded 27th day of Sept 1989  
 in 449 pages 733  
 B. B. No. Release R/W Clerk



**AES**, a professional corporation  
 5248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23185  
 (804) 253-0040  
 Engineering, Planning, Surveying

**RESUBDIVISION OF LOTS 34, 35 AND 36 GRAYLIN WOODS SECTION 2**  
 OWNER/DEVELOPER: COLONIAL CAPITAL DEVELOPMENT COMPANY - GRAYLIN WOODS, A VIRGINIA GENERAL PARTNERSHIP  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	8/3/89	REVISED LINE BETWEEN LOTS 34 & 35	SM

Designed	JMS	Drawn	BB
Scale	1"=50'	Date	MAY 1989
Project No.	5774		
Drawing No.	PLAT		

PB 51 PG 41

