

SOURCE OF TITLE

TITLE TO LAND SHOWN HEREON IS VESTED IN R. W. GILLIAM AND JANE M. GILLIAM BY DEED DATED APRIL 29, 1954, RECORDED IN DEED BOOK 51, AT PAGE 386, BY DEED DATED APRIL 2, 1948, RECORDED IN DEED BOOK 40, AT PAGE 531 AND BY WILL BOOK DATED APRIL 24, 1991, RECORDED IN WILL BOOK 58, AT PAGE 393 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAN AND KNOWN AS GILLIAM'S WOODS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES:

3/31/92 DATE *Richard W. Gilliam* NAME
 _____ DATE _____ NAME _____

CERTIFICATE OF COMPLETION

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY, I, ROBERT S. HORN BY 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 NAME THIS 21ST DAY OF MARCH, 1992, MY COMMISSION EXPIRES NOVEMBER 30, 1992.

ENGINEER OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAN COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

Dec. 30, 1991 DATE *G. T. Wilson, Jr.* NAME
 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.

3/10/92 DATE *Charles S. Elliot*
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 March 16, 1992 DATE *Theresa Adams*
 VIRGINIA DEPARTMENT OF HEALTH
 4/13/92 DATE *[Signature]*
 SUBDIVISION AGENT OF JAMES CITY COUNTY

N/P RALPH & JEAN G. CARBONE TAX PARCEL (48-1)(4-20) P.B. 13/55

Δ: 10°14'40"
 E: 26.00'
 L: 6.91'
 T: 5.21'
 C: 6.34'
 CS: N62°36'53"W

NOTE: LOTS 1, 2 AND 3 MUST OBTAIN ACCESS FROM OXFORD RD.

NOTE: LOTS 1-3 ARE SERVED BY PUBLIC WATER AND SEWER. LOT 4 IS SERVED BY EXISTING WELL AND SEPTIC DRAINFIELD.

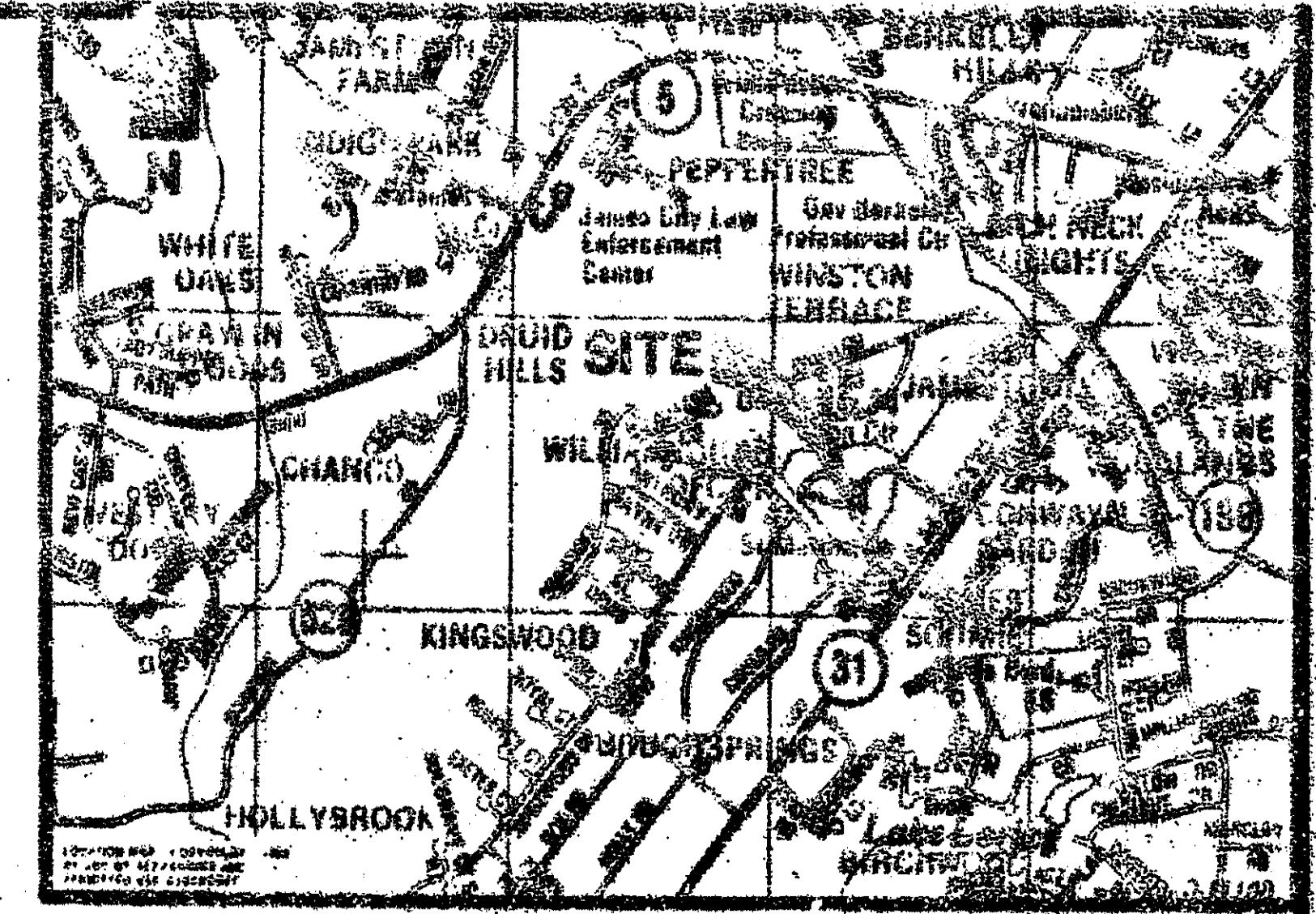
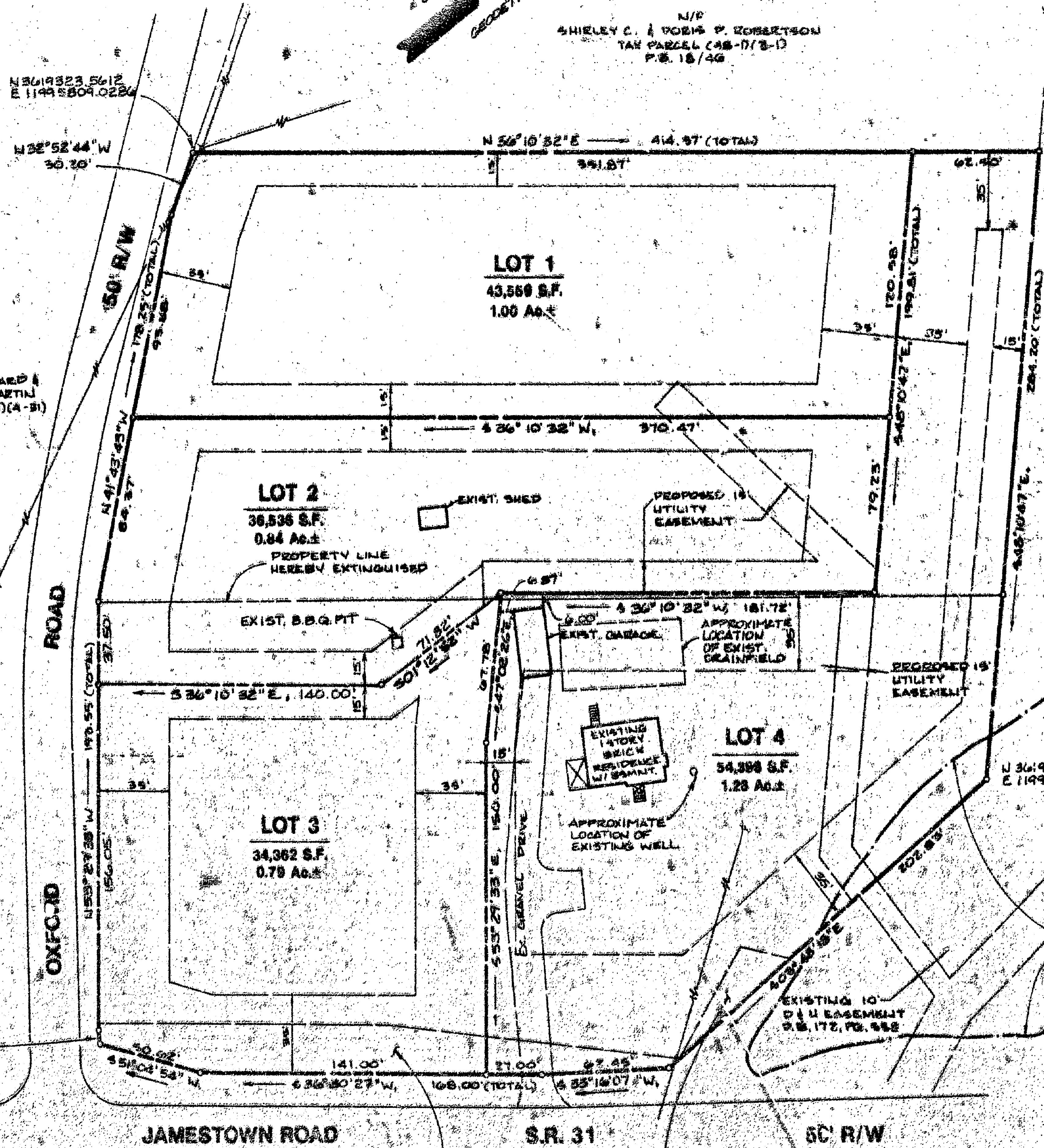
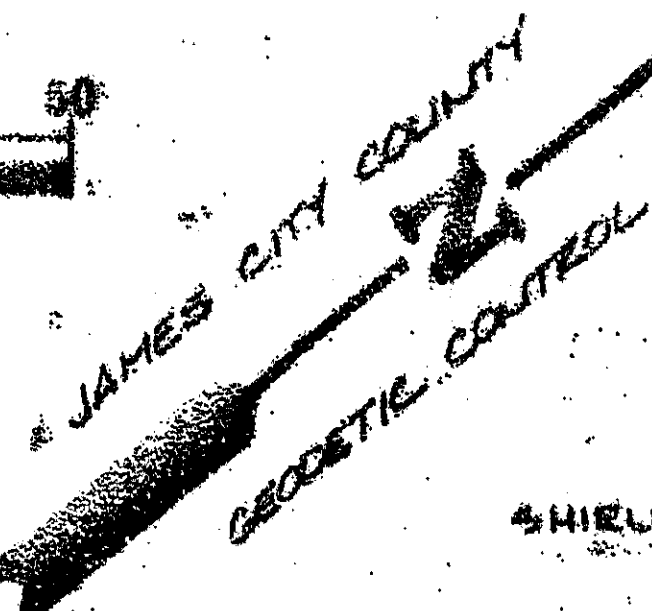
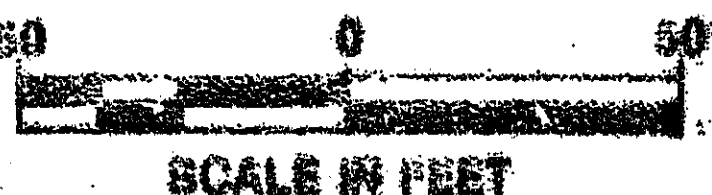
VARIABLE SLOPE AND DRAINAGE EASEMENT P.B. 919, P.B. 140

VARIABLE SLOPE AND DRAINAGE EASEMENT P.B. 919, P.B. 140

N/P JAMES T. & CAROLYN WOOD TAX PARCEL (48-1)(1-22) P.B. 13/55

N/P JAMES H. SELLERS TAX PARCEL (48-1)(1-11A)

12/20/92
12/20/92
12/20/92



AREA TABULATION

TOTAL AREA	169,355 S.F.	3.89 AC.
NUMBER OF LOTS	4	
AVERAGE LOT SIZE	42,339 S.F.	0.97 AC.
GROSS LOT YIELD	1.03 LOTS/ACRE	
LARGEST LOT: LOT 4	54,896 S.F.	1.26 AC.
SMALLEST LOT: LOT 3	34,362 S.F.	0.79 AC.

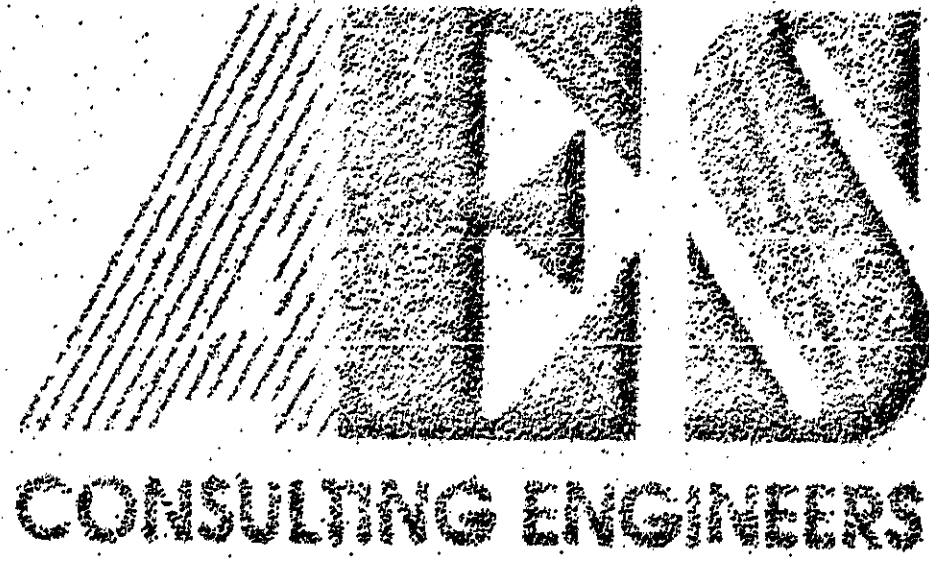
N/P ST. MARTIN'S EPISCOPAL CHURCH TAX PARCEL (48-1)(1-9) P.B. 40/97

EXISTING 20' DRAINAGE UTILITY EASEMENT D.B. 172, P.B. 558

APPROXIMATE LIMIT OF WETLANDS (NO FIELD DELINEATION)

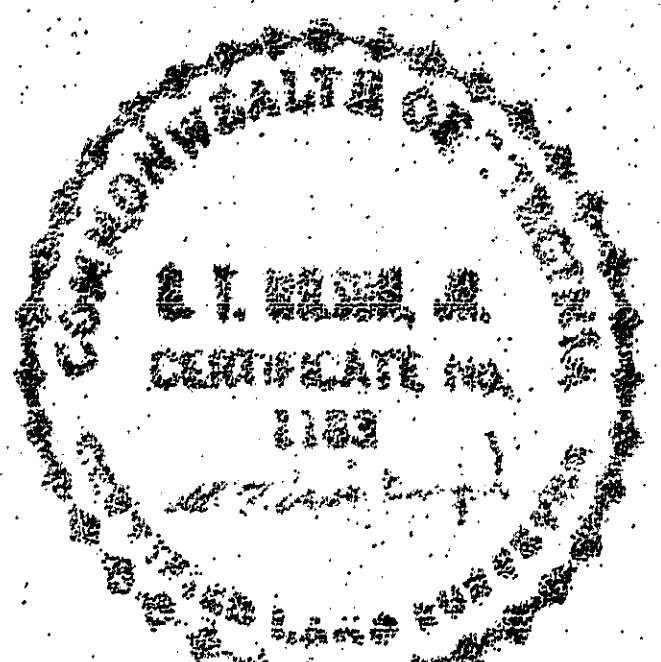
GENERAL NOTES

- PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1.
- LOTS ARE SERVED BY PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS WHICH ALLOWS A MINIMUM LOT SIZE OF 15,000 S.F.
- MINIMUM LOT SETBACK REQUIREMENTS ARE AS FOLLOWS:
 FRONT: 35 FEET
 REAR: 35 FEET
 SIDE: 15 FEET
 SOME SETBACKS HAVE BEEN ADJUSTED DUE TO THE 25% SLOPES.
- LOTS OF UP TO 43,560 SQUARE FEET HAVE A MINIMUM WIDTH OF 100 FEET AT THE SETBACK (CORNER LOTS NEED 125 FEET). LOTS OVER 43,560 SQUARE FEET HAVE A MINIMUM WIDTH OF 150 FEET AT THE SETBACK.
- THIS PROPERTY IS ALL OF JAMES CITY COUNTY TAX PARCELS (48-1)(1-10) AND (48-1)(4-21) AND IS RECORDED IN DEED BOOK 51, PAGE 596 AND IN DEED BOOK 46, PAGE 531.



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
 Fax (804) 220-8994

PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT
GILLIAM'S WOODS
 OWNER/DEVELOPER: R.W. GILLIAM
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed MWP	Drawn CMA
Scale 1" = 50'	Date 12/2/91
Project No. 21421	
Drawing No. 1 OF 1	