

**LEGEND**  
 TOTAL AREA 14.1 AC.  
 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 A. Shellis, Pres. Shellis, Inc.

**NOTARIZATION:**

STATE OF VIRGINIA  
 COUNTY OF James City TO WIT  
 I, Kathleen B. Shurtle, 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 9 DAY OF December, 1983.  
 MY COMMISSION EXPIRES February 23, 1985

**SOURCE OF TITLE:**

THE PROPERTY AS SHOWN ON THIS PLAT WAS CONVEYED TO SHELLIS, 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 RECREATION PURPOSES ONLY, IT HAVE BEEN PREVIOUSLY APPROVED UNDER JAMES CITY COUNTY REGULATIONS PRIOR TO ANNEXATION EFFECTIVE JANUARY 1, 1984.

AGENT OF GOVERNING BODY William A. North DATE 4/13/84  
 HIGHWAY DEPARTMENT Annelle Phillips DATE 12-27-83  
 HEALTH DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

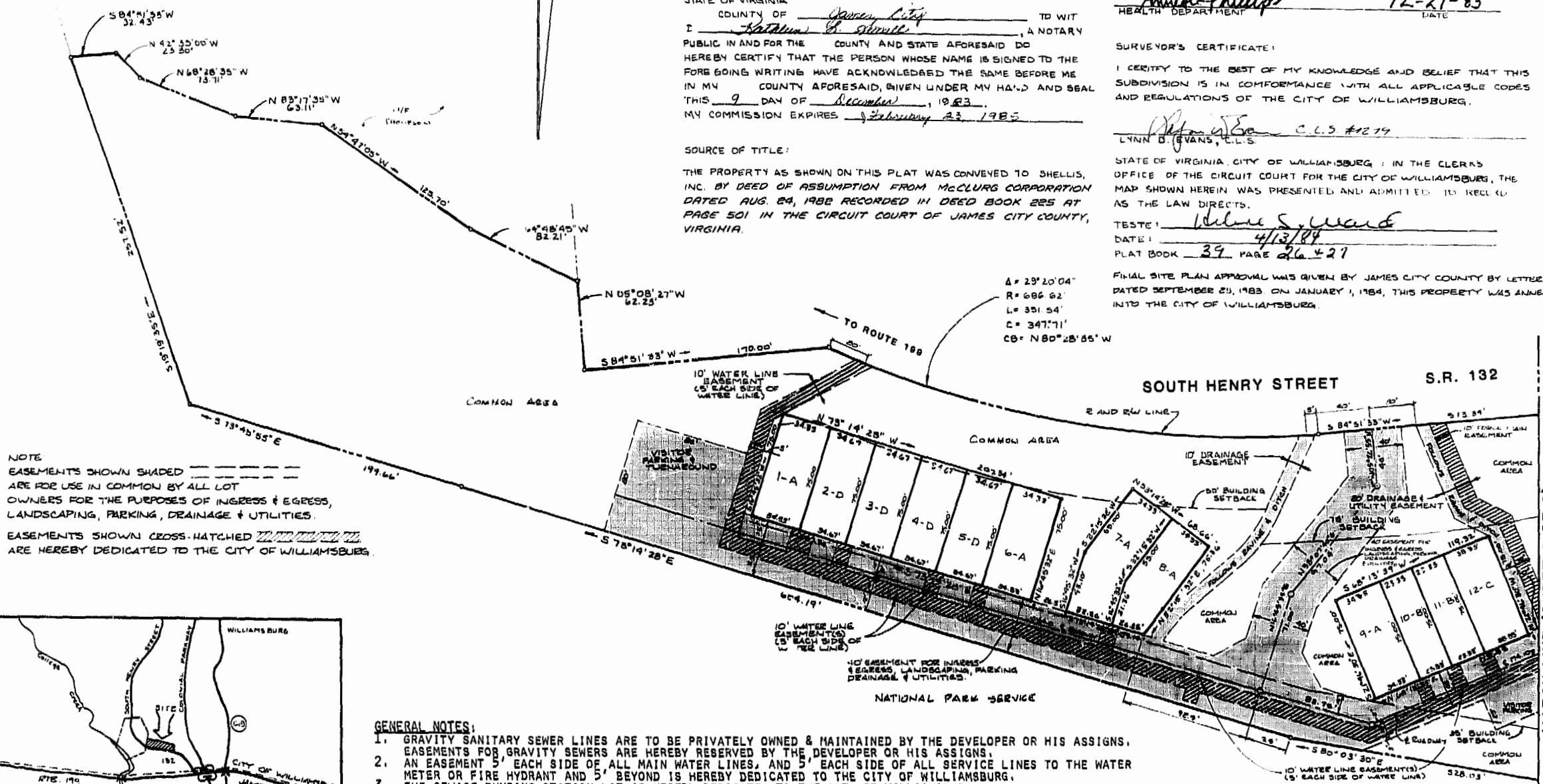
I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SUBDIVISION IS IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS OF THE CITY OF WILLIAMSBURG.

LYNN D. EVANS, C.L.S. #1279

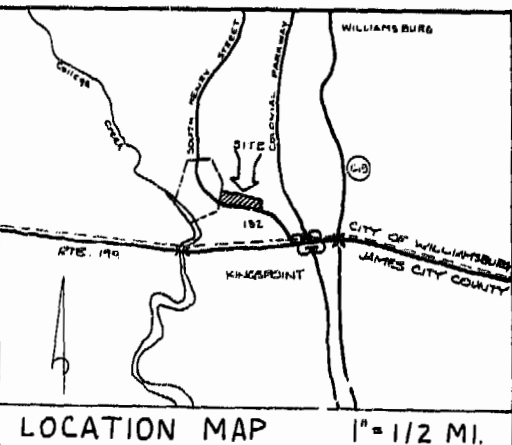
STATE OF VIRGINIA, CITY OF WILLIAMSBURG: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, THE MAP SHOWN HEREIN WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: William S. Ward  
 DATE: 4/13/84  
 PLAT BOOK 39 PAGE 26 & 27

FINAL SITE PLAN APPROVAL WAS GIVEN BY JAMES CITY COUNTY BY LETTEE DATED SEPTEMBER 21, 1983. ON JANUARY 1, 1984, THIS PROPERTY WAS ANNEXED INTO THE CITY OF WILLIAMSBURG.



**NOTE**  
 EASEMENTS SHOWN SHADED -----  
 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.



**GENERAL NOTES:**

1. 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.
2. 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.
3. THE SEWAGE PUMPING STATION LOT IS HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
4. AN EASEMENT 5' EACH SIDE OF THE SEWAGE FORCE MAIN IS HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
5. 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.
6. ALL AREAS NOT WITHIN DESIGNATED LOTS ARE PART OF THE "COMMON AREA" FOR USE IN COMMON BY ALL LOT OWNERS.

1:05 p.m.  
 Rec'd. 134  
 66  
 April 1984  
 812



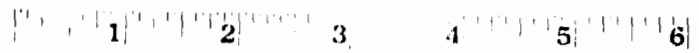
**AES, a professional corporation**  
 1761 Jamestown Road, Williamsburg, Va. 23185  
 804-253-0040  
 Architecture, Engineering, Surveying, Planning

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



No.	DATE	REVISION / COMMENT / NOTE	BY
2	2/8/84	REVISED PER CITY OF WILLIAMSBURG REVIEW COMMENTS	PCS
1	1/14/84	PLAT REVISED FOR RECORDING IN CITY OF WILLIAMSBURG	PCS

Designed LDE	Drawn DAC
Scale 1" = 50'	Date JAN. 1984
Project No. AES 30 5172	Drawing No. 1 OF 2
BSC 30 900	



**Business Records Corporation**  
 1032 East Lindsay Street • Greensboro, N.C. 27406