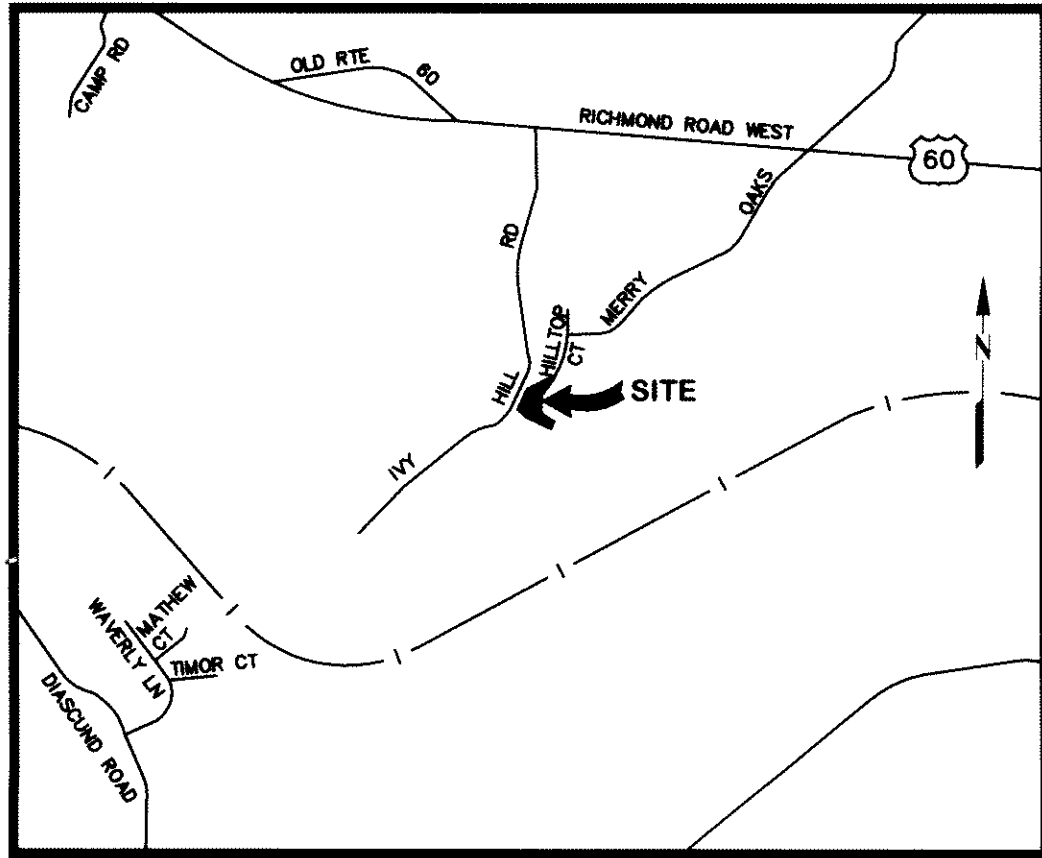
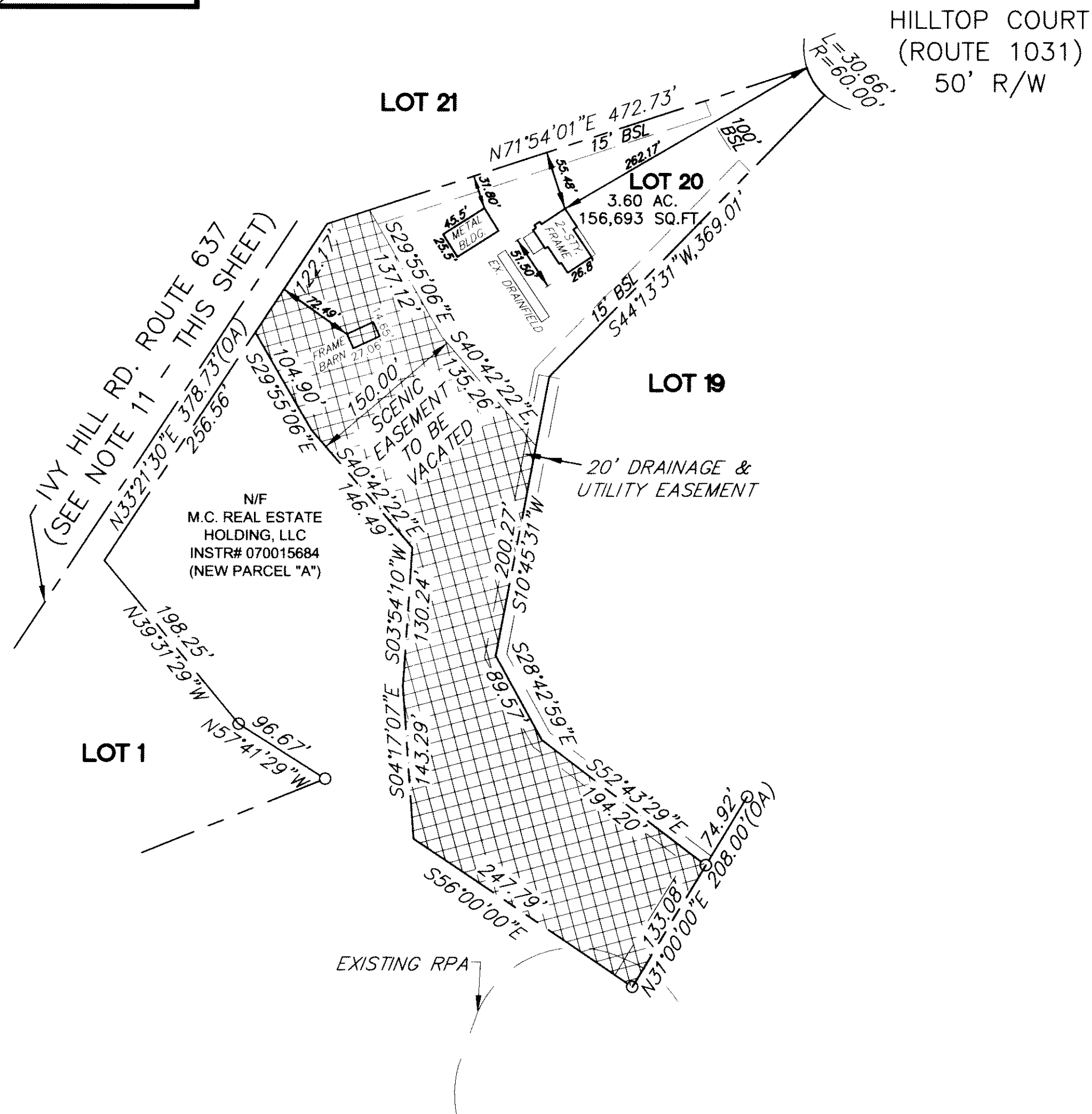


#070018803

PLAT OF
 EXTINGUISHMENT OF 150' SCENIC
 EASEMENT
 OF
 LOT 20
 MERRY OAKS, SECTION ONE
 STONEHOUSE DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 JUNE 08, 2007, SHEET 1 OF 1



VICINITY MAP
 SCALE: 1"=2000'

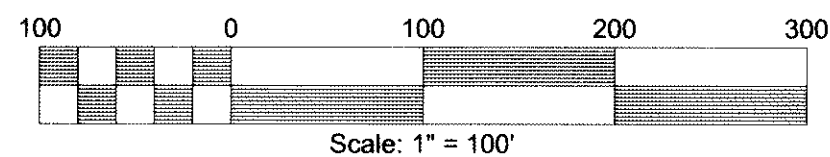


NOTE:

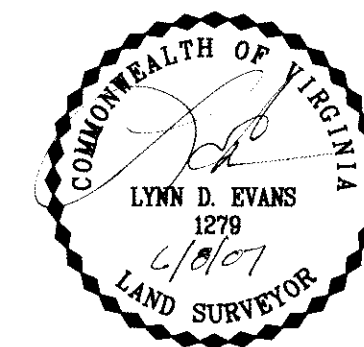
- CURRENT OWNER: C. RICHARD VAUGHN, SR.
- NORTH MERIDIAN BASED ON PLAT RECORDED IN PLAT BOOK 493, PAGE 514.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANYLL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
- BOUNDARY LINE INFORMATION TAKEN FROM PLAT ENTITLED PLAT OF THE PROPERTY CHRISTINA R. & JAVIER LOPEZ, LOT 20 MERRY OAKS SECTION-1, JAMES CITY COUNTY VA. DATED OCTOBER 29, 1990. PREPARED BY BECOUVARAKIS AND ASSOC. LAND SURVEYING. RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT, JAMES CITY COUNTY, VIRGINIA.
- FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 510201 0005B, EFFECTIVE DATE 2-6-91.
- THIS PROPERTY IS CURRENTLY ZONED A-1
- ALL UTILITIES TO BE PLACED UNDERGROUND
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- ALL NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- 10' ADDITIONAL RIGHT-OF-WAY WAS ADDED TO IVY HILL ROAD (RTE 657) AT LOT 20 AS DEPICTED ON PLAT RECORDED IN DB 481, PG 141.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
- LOT 20, SECTION 1 MERRY OAKS IS SERVED BY PRIVATE WELL AND DRAIN FIELD SYSTEM.
- THE RPA ON NEW PARCEL "A" HAS NOT BEEN FIELD VERIFIED BY THE COUNTY AS OF 05-01-07.
- RECORDED REFERENCES:
 INSTRUMENT# 060024388
 INSTRUMENT# 060004946
 INSTRUMENT# 070015684

COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY
 OF JAMES CITY THE 29 DAY OF June, 2007 THIS
 MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
 DIRECTS IN PLAT BOOK _____, PAGE _____

Betsy B. Woolridge, Clerk 9:20 AM
 CLERK
Claudia H. Blankholz, Dep Clerk



Large/Small Plat(s) Recorded
 Instrument # 070018803



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Checked By: LDE	Drawn By: KTL	Scale: 1"=100'	Date: 6/08/07	Project No.: 211030008
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