

CURVE DATA						
NO.	DELTA	RAD	ARC	TAN. CHRD	CHORD BEAR	
1A	09°14'08"	775.00'	124.92'	62.60'	124.79'	N 80°32'15"W
1B	85°43'36"	30.00'	44.89'	27.84'	40.82'	N 12°17'31"W
1C	14°30'09"	785.93'	191.34'	96.18'	190.83'	N 37°49'18"E
3	22°21'45"	454.31'	177.32'	89.80'	176.19'	N 34°44'22"W
4	21°13'05"	454.31'	168.25'	85.10'	167.29'	N 12°56'49"W
5	22°50'43"	454.31'	181.14'	91.79'	179.95'	N 09°05'05"E
6	28°18'58"	454.31'	224.52'	114.60'	222.24'	N 34°39'58"E
7A	84°00'44"	25.00'	36.66'	22.52'	33.46'	N 15°04'44"E
7B	08°15'44"	454.31'	65.51'	32.81'	65.46'	N 52°57'12"E
8	10°21'19"	442.70'	80.01'	40.12'	79.90'	N 21°44'24"W
9	16°33'41"	442.70'	127.96'	64.48'	127.52'	N 08°15'48"W
10	84°06'17"	60.00'	86.07'	54.12'	80.98'	N 42°03'08"E
11	79°40'23"	60.00'	77.15'	44.95'	71.94'	S 59°03'32"E
12A	65°22'32"	60.00'	68.46'	38.50'	64.81'	S 32°41'16"W
12A	87°35'53"	60.00'	91.73'	57.54'	83.06'	S 21°34'36"W
13	26°55'00"	392.70'	184.48'	93.98'	182.79'	S 13°27'30"E
14A	84°00'44"	25.00'	36.66'	22.52'	33.46'	N 43°04'44"E
14B	16°01'28"	454.31'	127.06'	63.95'	126.65'	N 77°04'22"E
14C	84°00'44"	25.00'	36.66'	22.52'	33.46'	S 68°56'00"E
15A	84°00'44"	25.00'	36.66'	22.52'	33.46'	N 76°04'44"E
15B	21°01'28"	454.31'	146.71'	84.30'	145.77'	S 72°25'38"E
15C	84°00'44"	25.00'	36.66'	22.52'	33.46'	S 40°56'00"E
16A	05°00'44"	454.31'	39.74'	19.86'	39.73'	S 47°25'56"E
16B	84°00'44"	25.00'	36.66'	22.52'	33.46'	S 07°56'00"E
16C	07°00'57"	1225.50'	150.00'	75.09'	149.91'	S 30°33'54"W
17	38°14'59"	497.19'	331.92'	172.41'	326.79'	S 64°03'08"E
18A	27°15'00"	275.00'	130.79'	66.66'	129.56'	N 85°41'51"E
18B	24°45'01"	497.19'	214.77'	109.09'	213.11'	N 84°26'53"E
19	22°30'00"	275.00'	107.99'	54.70'	107.30'	S 69°25'38"E
20	39°00'00"	275.00'	187.19'	97.38'	183.99'	S 38°40'38"E
21	44°30'00"	275.00'	213.59'	112.51'	208.26'	S 03°04'22"W
22	35°00'00"	275.00'	167.99'	86.71'	163.39'	S 42°49'22"W
25	13°49'20"	775.00'	187.00'	93.96'	186.55'	S 67°14'07"W
26	20°29'07"	775.00'	277.09'	140.04'	276.62'	S 89°57'22"W
27A	14°30'09"	815.93'	206.52'	103.82'	205.97'	S 37°49'18"W
27A	85°43'36"	30.00'	44.89'	27.84'	40.82'	S 73°25'59"W
27	16°06'26"	775.00'	217.87'	109.66'	217.15'	N 71°44'48"W
28	27°51'34"	725.00'	352.52'	179.82'	349.06'	S 59°50'58"E
31	71°14'39"	404.31'	502.13'	247.97'	510.17'	S 10°17'52"E
32	38°30'16"	404.31'	271.11'	141.21'	266.62'	N 44°34'36"E
33	71°14'39"	404.31'	502.13'	247.97'	510.17'	S 80°32'57"E
35	09°51'30"	547.19'	94.15'	47.19'	94.03'	N 49°51'24"W
36	17°49'55"	547.19'	170.30'	85.84'	169.61'	N 63°41'58"W
37	25°15'04"	547.19'	240.84'	122.40'	238.90'	N 85°13'35"W
38	84°07'30"	225.00'	382.86'	203.04'	301.47'	N 18°15'37"E
40	19°28'30"	725.00'	245.38'	123.87'	244.21'	N 70°01'07"E
41	26°30'23"	725.00'	335.40'	170.76'	332.42'	N 87°01'56"W
25A	05°54'00"	775.00'	75.30'	37.63'	74.27'	S 76°56'05"W
38A	10°05'31"	547.19'	96.38'	48.32'	96.22'	N 77°07'08"E
38A	84°07'30"	225.00'	382.86'	203.04'	301.47'	N 85°51'53"W

REFERENCES: P.B. 21, PG. 31  
 D.B. 45, PG. 535  
 BOUNDARY SURVEY BY  
 L.V. WOODSON & ASSOCIATES,  
 (B.D. LITTLEPAGE C.L.S.) DATED  
 DECEMBER 21, 1975. DRAWING  
 NUMBER 1504.  
 P.B. 32, PG. 2  
 D.B. 175, PG. 508

- BUILDING RESTRICTIONS**
- PROPERTY IS ZONED A-1, AGRICULTURAL.  
 MINIMUM LOT SIZE = 20,000 SQ. FT.  
 MINIMUM FRONTAGE = 150' AT SETBACK LINE  
 FRONT SETBACK LINE = 35' MINIMUM  
 REAR SETBACK LINE = 35' MINIMUM  
 SIDE SETBACK LINE = 15' MINIMUM, A TOTAL OF  
 35' FOR BOTH.
  - ALL LOTS WILL HAVE INDIVIDUAL WELLS AND  
 SEPTIC TANK SYSTEMS.

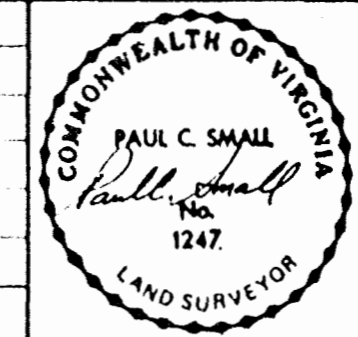
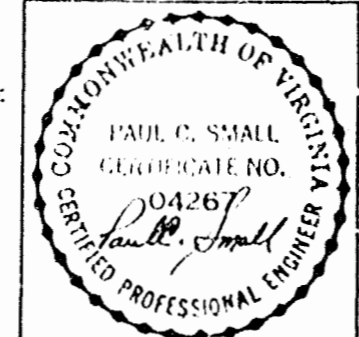
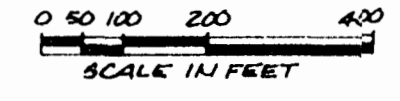
**LAND USE TABULATION**

AREA OF LOTS	= 95,775 AC.
AREA OF ROADS	= 7,165 AC.
SUBTOTAL	= 102,940 AC.
AREA OF OAKLAND DRIVE TO CORNER OF LOT 1 (27A)	= 3,779 AC.
TOTAL AREA SUBDIVIDED	= 106,719 AC.
NUMBER OF LOTS	= 44
AVERAGE LOT SIZE	= 2,177 AC.
LOT YIELD EXCLUDING OAKLAND DRIVE TO CORNER OF LOT 1 (27A)	= 0.421 LOTS/AC

Section I of Oakland Estates, shown on this plat, was granted an exception from Section 17-11, Improvements, of the James City County Subdivision Ordinance by the James City County Planning Commission. This exception was granted with the following conditions:

- No lot may be further subdivided to create any lot of less than 43,560 square feet in area.
- The exception is limited to Section I, Oakland Estates.

*Henry T. Small* 10-23-81  
 APPROVED BY AGENT OF GOVERNING BODY DATE



NO.	DATE	REVISION/COMMENT/NOTE	BY

PLAT OF  
**OAKLAND - SECTION I**  
 OAKLAND, LTD. - OWNER / DEVELOPER  
 POWHATAN DISTRICT, JAMES CITY COUNTY VIRGINIA  
 Small Engineering, Inc.  
 Engineers, Planners, Surveyors  
 625 Ironbound Road 804 253-0040  
 WILLIAMSBURG, VA 23185  
 Scale 1" = 200'  
 Date DECEMBER 6, 1979  
 Job 004

