BUILDING RESTRICTIONS

PROPERTY IS ZONED A-1, GENERAL AGRICULTURAL
ALL LOTS SHALL HAVE INDIVIDUAL CLASS IIb GROUTED - DEEP WELLS AND SEPTIC TANK/DRAINFIELD SYSTEMS
ALL UTILITIES SHALL BE INSTALLED UNDERGROUND
SETBACKS:
FRONT - 35' MINIMUM
SIDE - 15' MINIMUM
- 35' TOTAL (NOTE: 15' SETBACK SHOWN)
REAR - 35' MINIMUM

ALL EASEMENTS SHOWN ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY.

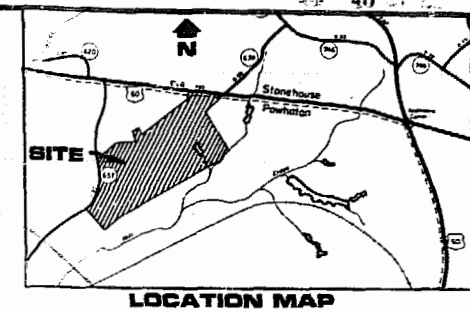
NOTE: A COPY OF THE DRAINFIELD, WELL, AND HOUSE LOCATION PLAN FOR EACH LOT IS ON FILE AT THE JAMES CITY/YORK COUNTY HEALTH DEPARTMENT AT WILLIAMSBURG, VIRGINIA. SOME LOTS MAY REQUIRE PUMPING AND ALARM SYSTEMS INSTALLED IN DWELLINGS.

AREA CALCULATIONS - SECTION 1

AREA OF LOTS	6,551,364 SF±	150.399 AC±
AREA OF R/W	265,412 SF±	6.093 AC±
AREA OF 10' R/W DEDICATION	4,593 SF±	0.105 AC±
TOTAL AREA SUBDIVIDED	6,821,369 SF±	156.597 AC±
NUMBER OF LOTS	32	
SMALLEST LOT (#40)	84,321 SF±	.936 AC±
LARGEST LOT (#1)	658,822 SF±	15.124 AC±
AVERAGE LOT SIZE	204,730 SF±	4.700 AC±
LOT YIELD	0.204 LOTS/GROSS ACRE	

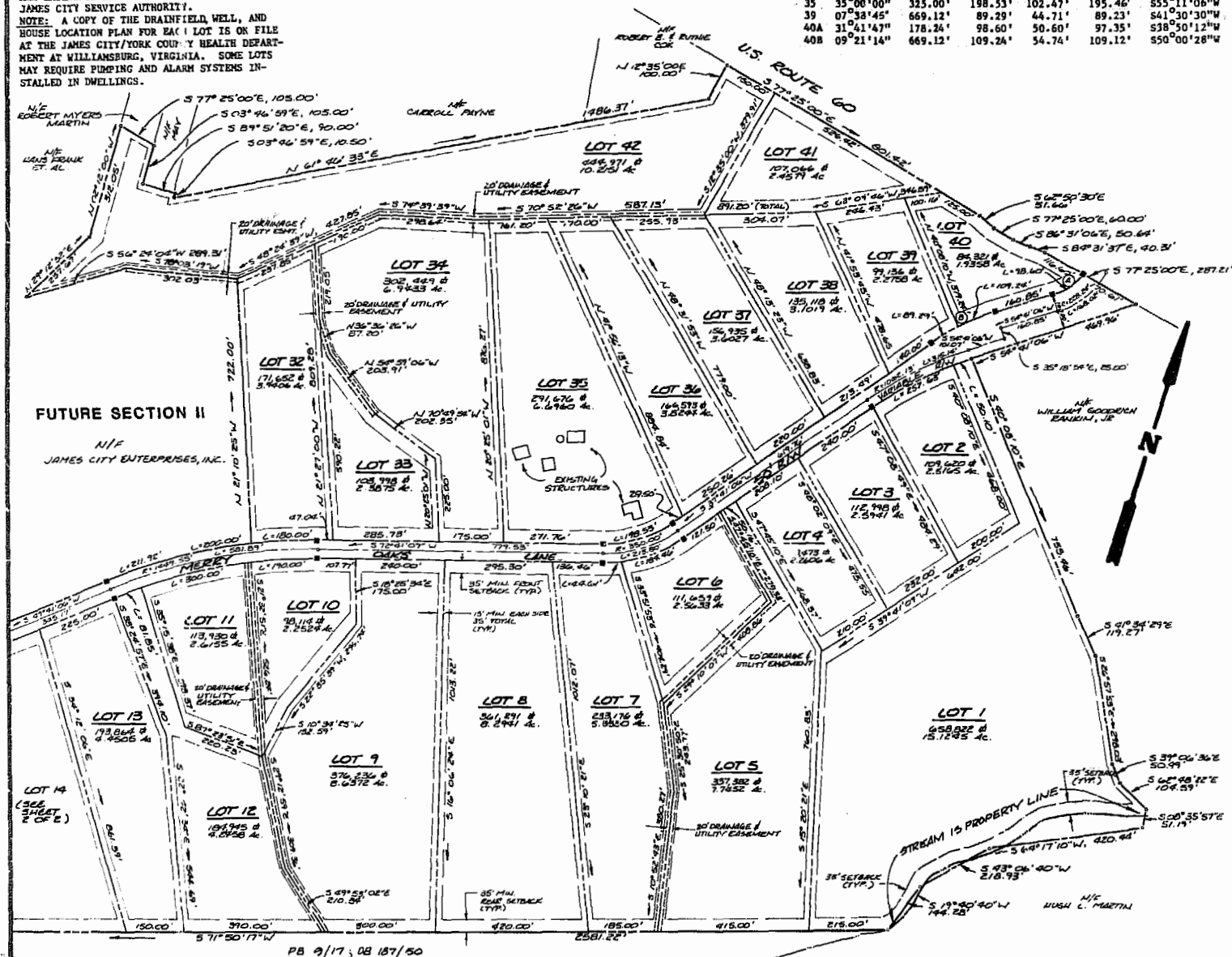
LOT CURVE DATA

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	02°46'03"	1037.13'	50.10'	25.05'	50.09'	N53°18'03"E
2	14°13'57"	1037.13'	257.63'	129.48'	256.97'	N44°48'05"E
6	28°11'03"	375.00'	184.46'	94.14'	182.61'	N51°46'38"E
7	05°48'57"	375.00'	44.61'	22.33'	44.58'	N69°16'38"E
10	07°38'31"	1424.55'	190.00'	95.14'	189.86'	N68°51'51"E
11	12°03'58"	1424.55'	300.00'	150.56'	299.45'	N59°00'37"E
12	03°17'31"	1424.55'	81.85'	40.94'	81.84'	N51°19'52"E
32	06°59'39"	1474.55'	180.00'	90.11'	179.89'	S69°11'17"W
35	35°00'00"	325.00'	198.53'	102.47'	195.46'	S55°11'06"W
39	07°38'45"	669.12'	89.29'	44.71'	89.23'	S41°30'30"W
40A	31°41'47"	178.24'	98.60'	50.60'	97.35'	S38°50'12"W
40B	09°21'14"	669.12'	109.24'	54.74'	109.12'	S50°00'28"W



LOCATION MAP

SCALE: 1"=1/2 MILE



OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

TITLE TO THE LAND SHOWN HEREON IS VESTED IN JAMES CITY ENTERPRISES, INC. BY DB 241/544 DATED SEPT 27, 1983 AND DB 241/535 DATED FEB. 10, 1984

BY Howard E. Sheldon, President

BY Wesley E. Sheldon, Asst. Treasurer

STATE OF VIRGINIA,

I, Janet W. Sheldon, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 4th DAY OF Dec., 1984

MY COMMISSION EXPIRES Sept. 27, 1988

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 12th DAY OF December, 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helen S. Ward, CLERK

PLAT BOOK 40, PAGE 22+23

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS MERRY OAKS

IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

11-29-84 DATE — S. D. Hall, HIGHWAY ENGINEER

11-29-84 DATE — Owen J. Kay, HEALTH OFFICER

12/7/84 DATE — AGENT OF GOVERNING BODY

ENGINEER'S & SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 19th DAY OF November, 1984

BY: Paul C. Small

PAUL C. SMALL, P.E., C.L.S.

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

PLAT OF SUBDIVISION
MERRY OAKS
SECTION 1

OWNER / DEVELOPER:
JAMES CITY ENTERPRISES, INC.

POWHATAN DISTRICT — JAMES CITY COUNTY — VIRGINIA

COMMONWEALTH OF VIRGINIA — PAUL C. SMALL — No. 1247 — LAND SURVEYOR

Recorded this 12th day of Dec 1984 at 10:10 AM. in Plat Book No. 40 Page 22+23 Helen S. Ward Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
2	12/6/84	ELIMINATED LOT 28 FROM SECTION 1	JHB
1	12/04/84	ELIMINATED LOTS 22-27, 29-31 FROM SECTION 1	JHB

Designed JHB	Drawn VMB
Scale 1"=200'	Date NOV., 1984
Project No. 5395	
Drawing No. 1 of 2	