BUILDING RESTRICTIONS

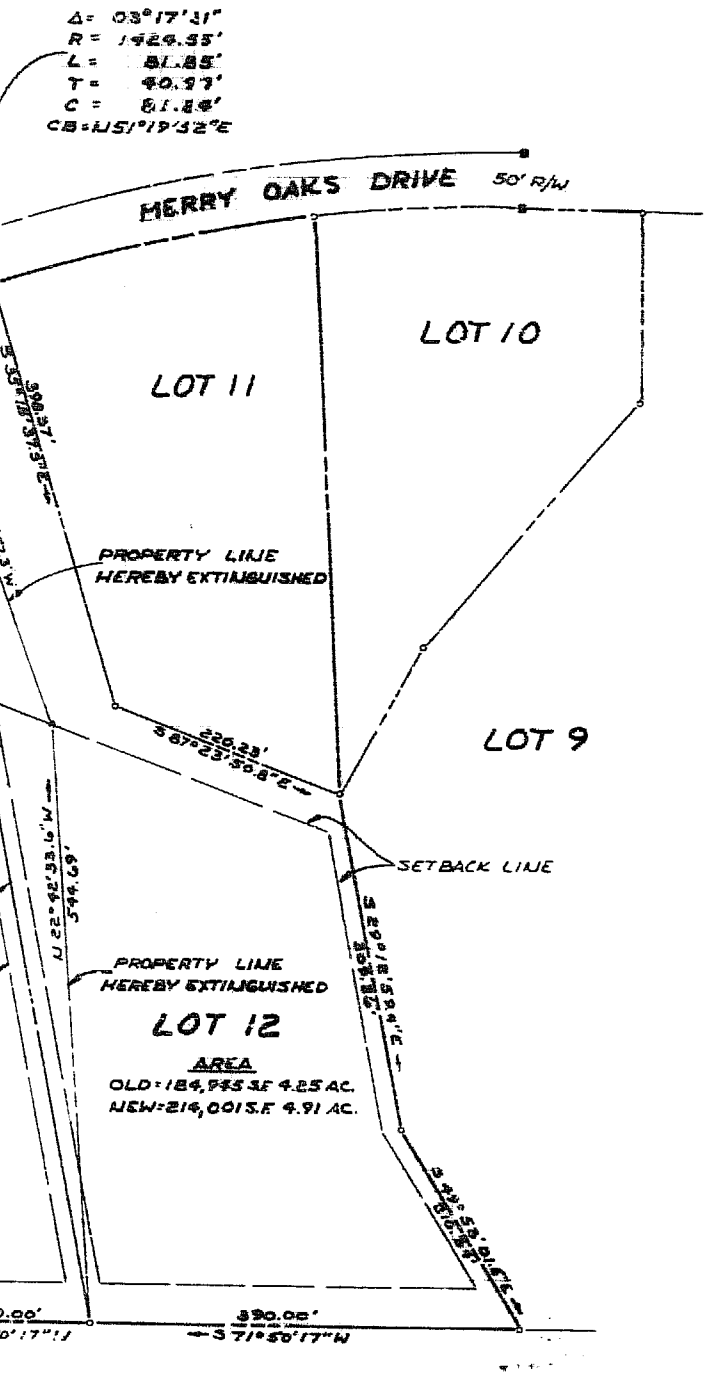
PROPERTY IS ZONED R-1. PER THE R-1 RESIDENTIAL
ALL LOTS SHALL HAVE PUBLIC WATER & CLASS III GROUTED
- DEEP WELLS AND SEPTIC TANK/DRAINFIELD SYSTEMS
ALL UTILITIES SHALL BE INSTALLED UNDERGROUND

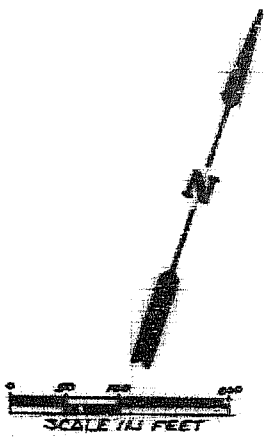
SETBACKS:
FRONT - 35' MINIMUM
SIDE - 15' MINIMUM
REAR - 35' MINIMUM

ALL EASEMENTS SHOWN ARE CURRENTLY DEDICATED TO JAMES CITY SERVICE AUTHORITY UNLESS NOTED. A UNIT OF LIKE DIAMETER, A WELL, AND HOUSE LOCATION PLAN FOR EACH LOT IS ON FILE AT THE JAMES CITY/YORK COUNTY HEALTH DEPARTMENT AT WILLIAMSBURG, VIRGINIA. EACH LOT MAY REQUIRE TREATED AND ALARM GFI PROTECTED INSTALLED IN DWELLINGS.

THE PROPERTY LINE ADJUSTMENT WILL NOT HINDER THE DRAINFIELD OR HOUSE LOCATION.

NOTE: LOT 12 INCREASED AND LOT 13 DECREASED IN AREA BY 29,056 SF (0.6670 AC)





SCALE: 1" = 200 FEET

OWNER'S CONSENT & DEDICATION

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

TITLE TO THE LAND SHOWN HEREON IS VESTED IN JAMES CITY ENTERPRISES, INC. BY DB 244/874 DATED SEPT. 27, 1983, AND DB 244/876 DATED FEB. 10, 1989 FROM CBC & Peninsula Bank

BY: _____

STATE OF VIRGINIA,

I, _____, A NOTARY PUBLIC IN AND FOR THE 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 MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 21st DAY OF January, 19 96.

MY COMMISSION EXPIRES: May 31, 1997

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 30th DAY OF January, 19 96. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT THE TIME STAMPED.

TESTE: Helen S. Wood, CLERK

PLAT BOOK 43, PAGE 6

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS MERRY OAKS

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

2-16-96 — [signature]
DATE — DIRECTOR OF PLANNING

6/24/96 — [signature]
DATE — AGENT OF APPROVING UNIT

SURVEYOR'S & ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE LAWS OF SUBDIVISION AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, GOVERNING THE PLATTING OF SUBDIVISIONS OF LAND HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 22nd DAY OF June, 1996

BY: [signature]
WILLIAM L. KOLLER, JR., C.L.S.

AES, a professional corporation
1701 Jamestown Road, Williamsburg, Va. 23185
804-258-0040
Engineering, Planning, Surveying

PROPERTY LINE ADJUSTMENT

LOTS 12 & 13 MERRY OAKS SECTION 1