

LOCATION MAP

SCALE: 1" = 1/2 MILE

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS WITH 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 WILLIAM J. & ANNE D. BULL & WILLIAMSBURG REAL ESTATE AGENCY, INC. AS RECORDED IN DB 139/24, 120/180, 147/120, 147/129, & 200/100.

IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

BY Anne D. Bull

BY William J. Bull

BY William J. Bull, P.E.

STATE OF VIRGINIA

I, Colin Allen Ward, 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 14th DAY OF September, 1983

MY COMMISSION EXPIRES 10/28/86

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 2nd DAY OF February, 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Colin Allen Ward, CLERK

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CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS

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

DATE 11/11/83 J. D. Hall HIGHWAY ENGINEER

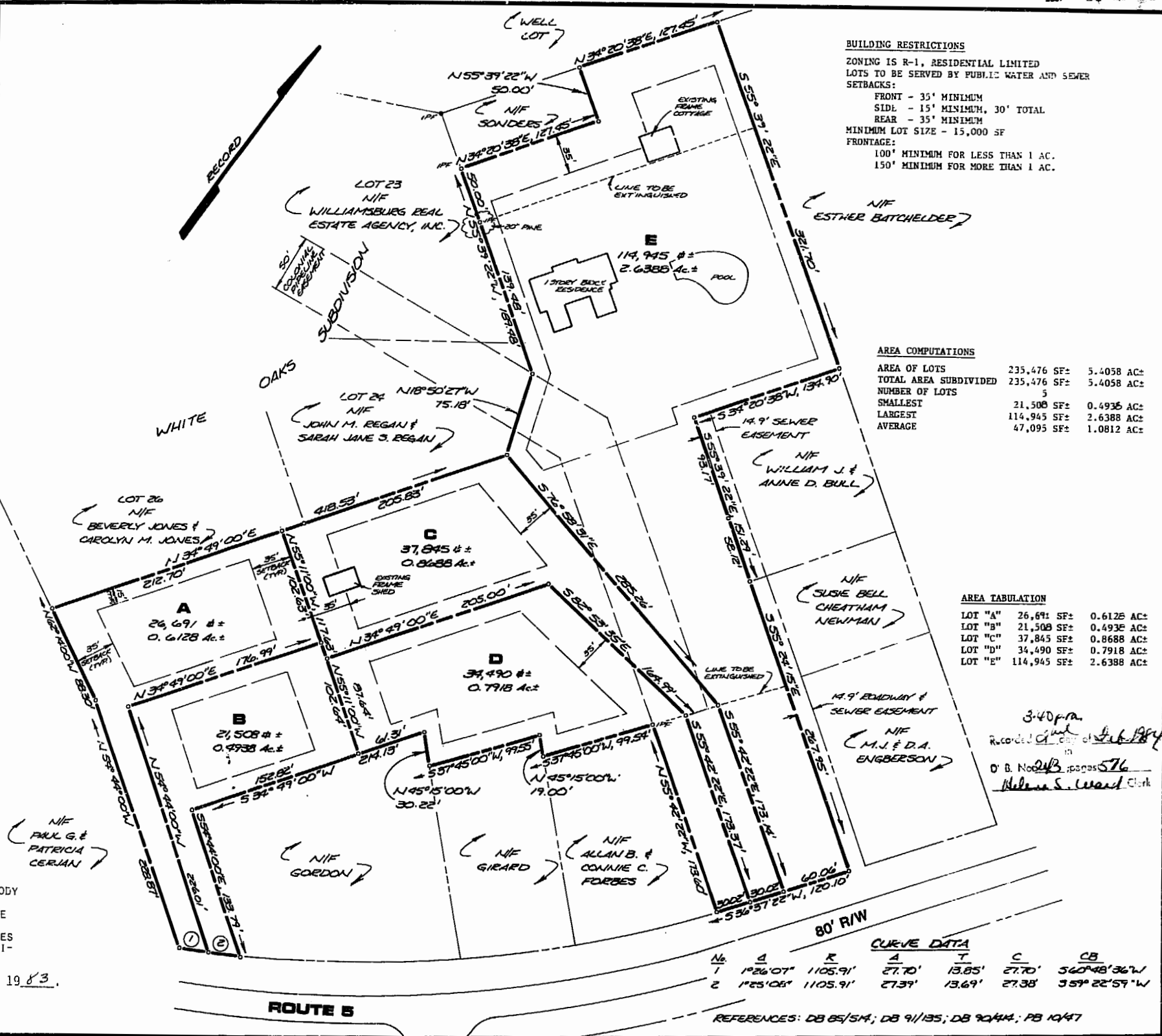
DATE 12/23/83 Conroy J. Hogg HEALTH OFFICER

DATE 12/23/83 Paul C. Small AGENT OF GOVERNING BODY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & 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 13th DAY OF September, 1983.

BY: Paul C. Small
PAUL C. SMALL, P.E., C.L.S.



BUILDING RESTRICTIONS
ZONING IS R-1, RESIDENTIAL LIMITED
LOTS TO BE SERVED BY PUBLIC WATER AND SEWER
SETBACKS:
FRONT - 35' MINIMUM
SIDE - 15' MINIMUM, 30' TOTAL
REAR - 35' MINIMUM
MINIMUM LOT SIZE - 15,000 SF
FRONTAGE:
100' MINIMUM FOR LESS THAN 1 AC.
150' MINIMUM FOR MORE THAN 1 AC.

AREA COMPUTATIONS

AREA OF LOTS	235,476 SF±	5.4058 AC±
TOTAL AREA SUBDIVIDED	235,476 SF±	5.4058 AC±
NUMBER OF LOTS	5	
SMALLEST	21,508 SF±	0.4938 AC±
LARGEST	114,945 SF±	2.6388 AC±
AVERAGE	47,095 SF±	1.0812 AC±

AREA TABULATION

LOT "A"	26,691 SF±	0.6128 AC±
LOT "B"	21,508 SF±	0.4938 AC±
LOT "C"	37,845 SF±	0.8688 AC±
LOT "D"	39,490 SF±	0.9118 AC±
LOT "E"	114,945 SF±	2.6388 AC±

CURVE DATA

No.	A	R	T	C	CB
1	1926.07'	1105.91'	27.70'	13.85'	27.70'
2	1725.08'	1105.91'	27.39'	13.69'	27.38'

REFERENCES: DB 85/54; DB 91/135; DB 90/44; PB 10/47



AES, a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23186
804-253-0040
Architecture, Engineering, Surveying, Planning

PLAT OF PADDOCK GREEN
WILLIAM J. BULL, ET. AL.: OWNER/DEVELOPER
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2	12/18/83	REVISED SETBACK LINES	WRM
1	11/11/83	ADD STRUCTURES & LINE EXTINGUISHMENTS	WRM

Designed PCB	Drawn VMB
Scale 1" = 80'	Date 9/8/83
Project No. 5100	
Drawing No. PLAT	