

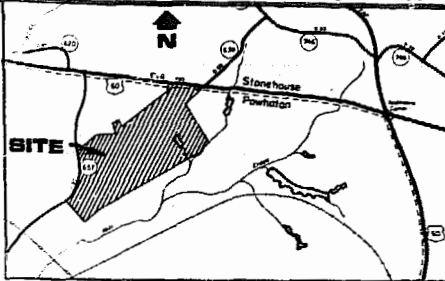
BUILDING RESTRICTIONS
 PROPERTY IS ZONED A-1, GENERAL AGRICULTURAL.
 ALL LOTS SHALL HAVE INDIVIDUAL CLASS 1bS GROUDED
 - DEEP WELLS AND SEPTIC TANK/DRAINFIELD SYSTEMS
 ALL UTILITIES SHALL BE INSTALLED UNDERGROUND
SETRACKS:
 FRONT - 35' MINIMUM
 SIDE - 15' MINIMUM
 - 35' TOTAL (NOTE: 15' SETBACK SHOWN)
 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 I
 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± .36 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°38'51"	1424.55'	190.00'	95.14'	189.85'	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'	N69°11'17"W
35	35°00'00"	323.00'	198.53'	102.47'	195.46'	S55°11'06"W
39	07°33'45"	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 WISES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

TITLE TO THE LAND SHOWN HEREON IS VESTED IN JAMES CITY ENTERPRISES, INC. AS OF DATE 02/27/84 BY DEED NO. 2103 DATED 02/27/84 BY Edward E. Wilson, Jr. & Robert W. Wilson BY Wesley C. Sheldon, Sect. Treasurer

STATE OF VIRGINIA,
 I, Wesley C. 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, 1989

STATE OF VIRGINIA, COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 19th DAY OF December, 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Wesley C. Sheldon, 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.

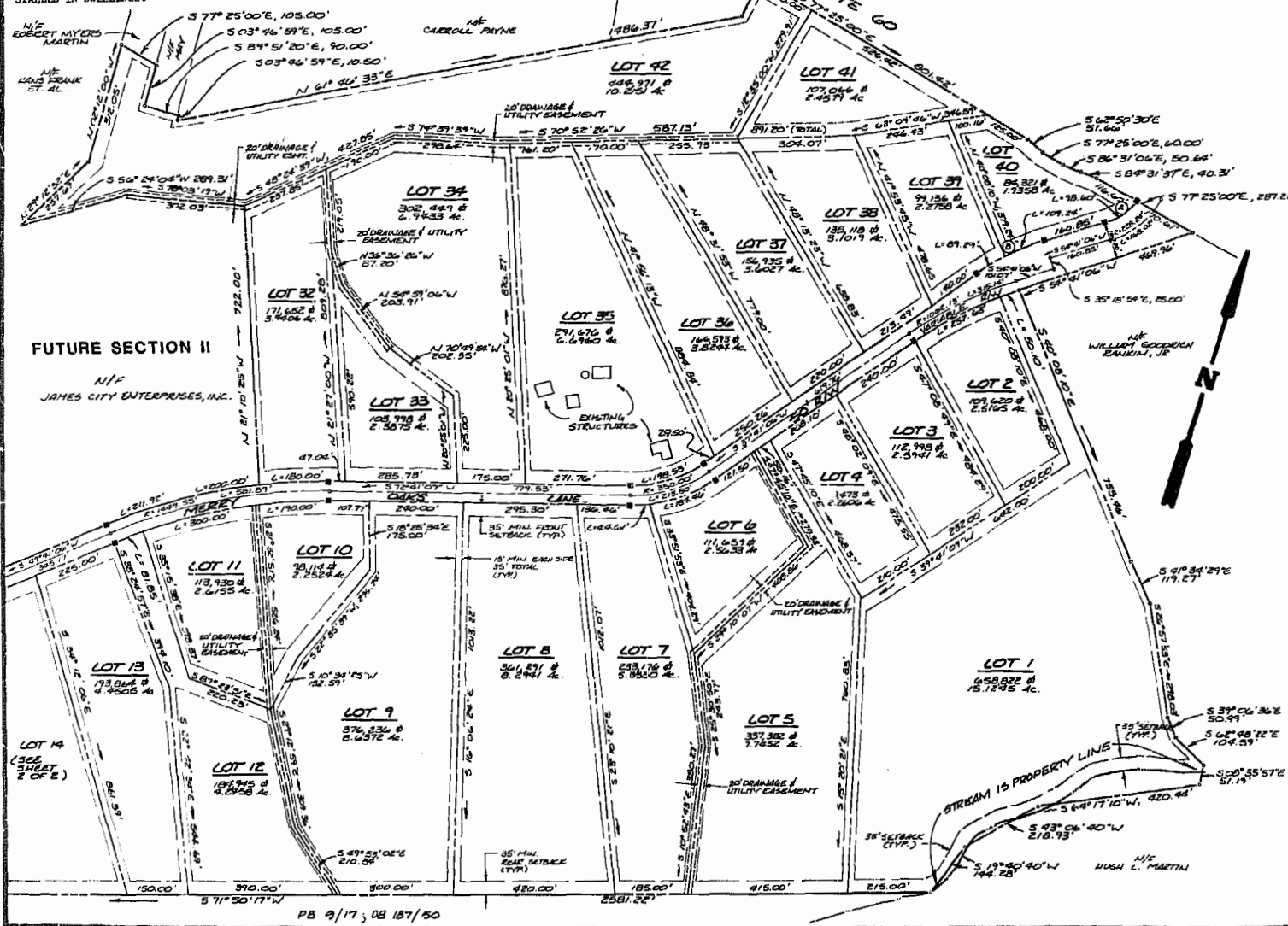
DATE 11-29-84 S. D. Hall
 HIGHWAY ENGINEER

DATE 11-29-84 Chris J. Hoge
 HEALTH OFFICER

DATE 11/29/84 W. C. Hall
 AGENT OF COVERING 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 FLATTING 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
 1781 Jamestown Road, Williamsburg, Va. 23185
 804-263-0040
 Architecture, Engineering, Surveying, Planning

PLAT OF SUBDIVISION
MERRY OAKS
 SECTION I
 OWNER / DEVELOPER:
JAMES CITY ENTERPRISES, INC.
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



15:10 AM -
 Recorded 11/29/84 by [unclear]
 D.B. No. 2103
 11/29/84

No.	DATE	REVISION / COMMENT / NOTE	BY
1	11/29/84	ELIMINATED LOT 20 FROM SECTION I / ELIMINATED LOTS 22-23, 29-31 FROM SECTION I	JHB

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