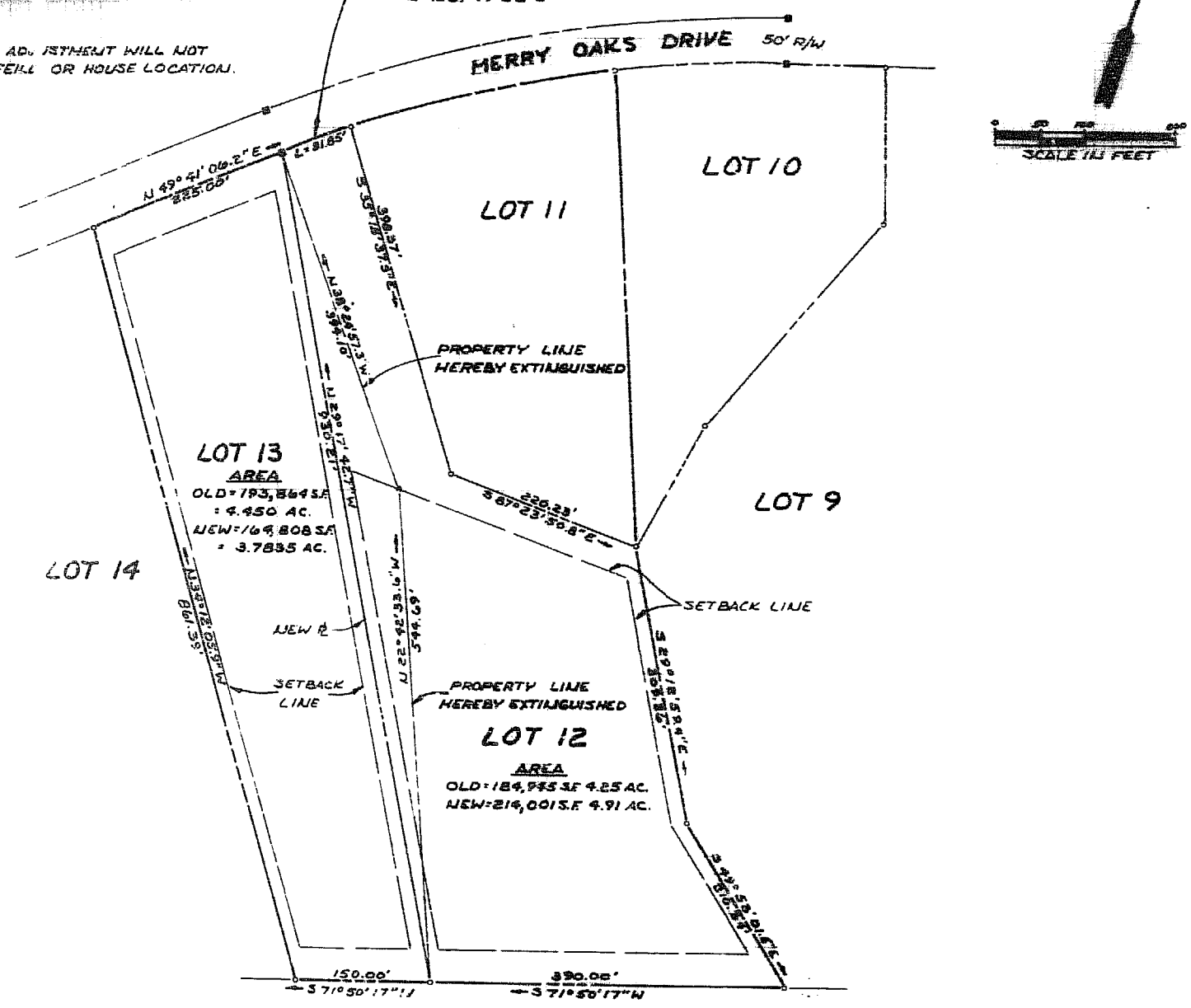
BUILDING RESTRICTIONS

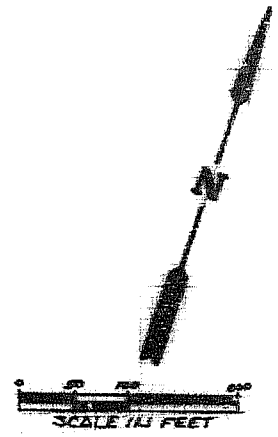
PROPERTY IS ZONED R-1. THIS IS RESIDENTIAL.
ALL LOTS SHALL HAVE PUBLIC OR CLASS III GROUNDED
- DEEP WELLS AND SEPTIC TANKS/DRAINFIELD SYSTEMS
ALL UTILITIES SHALL BE INSTALLED UNDERGROUND
SETBACKS:
FRONT - 35' MINIMUM
SIDE - 15' MINIMUM

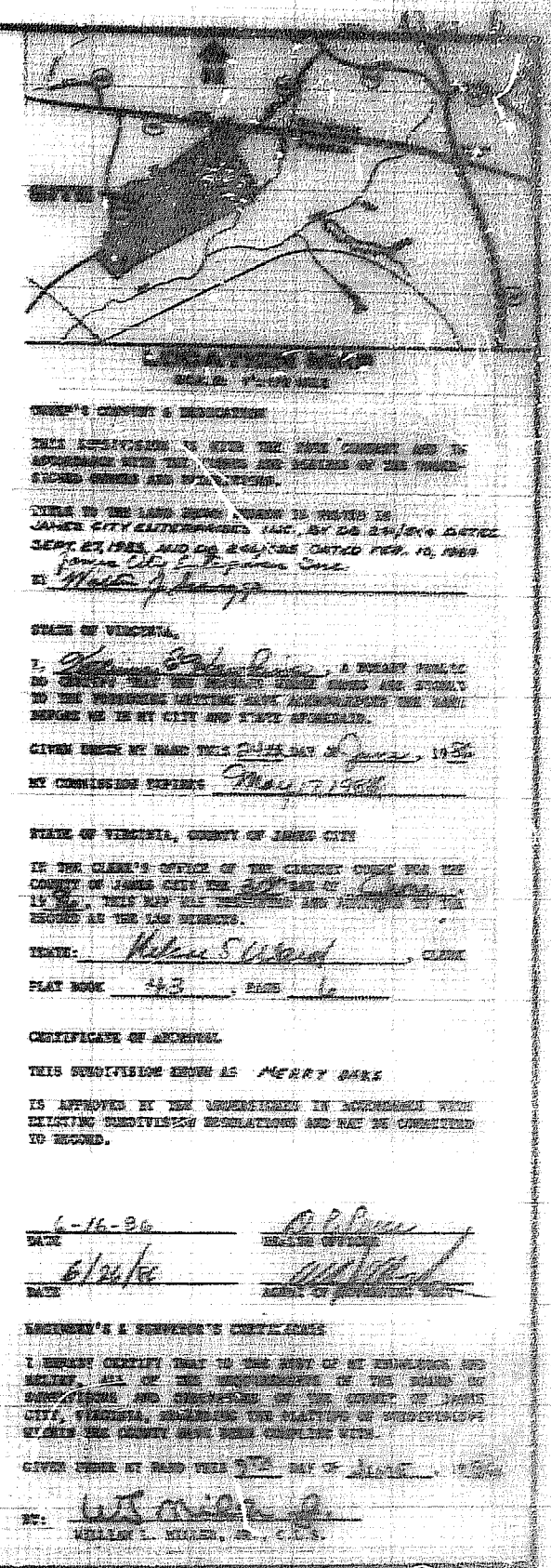
REAR - 35' MINIMUM
ALL EASEMENTS SHOWN ARE CURRENT DEDICATED TO JAMES CITY SERVICE AUTHORITY.
NOTE: A CHECK ON THE DRAINFIELD, A WELL, AND HOUSE LOCATION PLAN FOR EACH LOT IS ON FILE AT THE JAMES CITY/YORK COUNTY HEALTH DEPARTMENT AT WILLIAMSBURG, VIRGINIA. - DARK LOTS MAY REQUIRE PERPHO AND ALSO MY BE INSTALLED IN DWELLINGS.

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

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






LOCATION MAP
SCALE: 1"=2000'

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS MADE AT THE OWNER'S DIRECTION IN ACCORDANCE WITH THE PLANS AND WISHES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

THERE IS NO LIEN ON THE PROPERTY. TITLE IS VESTED IN JAMES CITY ENTERPRISES, INC. BY DB 244/276 DATED SEPT. 27, 1985, AND DB 244/285 DATED NOV. 18, 1985.

JAMES CITY ENTERPRISES, INC.
BY: [signature]

STATE OF VIRGINIA,

I, [signature], A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNER, WHOSE NAME 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 June, 19[illegible]

MY COMMISSION EXPIRES: May 7, 1988

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 20th DAY OF June, 19[illegible] THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD IN THE TAX MANNER.

TESTE: [signature], 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 RECORDED IN RECORD.

6-16-86 — [signature], DIRECTOR OF PLANNING
DATE

6/24/86 — [signature], AGENT OF JAMES CITY COUNTY
DATE

SURVEYOR'S & SURVEYOR'S CERTIFICATE

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

GIVEN UNDER MY HAND THIS 12th DAY OF June, 19[illegible]

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

AES, a professional corporation
1701 Jamestown Road, Williamsburg, Va. 23185
804-253-0040
Engineering, Planning, Surveying

PROPERTY LINE ADJUSTMENT
LOTS 12 & 13 MERRY OAKS SECTION I

DATE	REVISION / COMMENT / DATE