

# 02001080

86 PAGE 11

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SEASON'S TRACE DEVELOPMENT, INC. TO JAMESTOWN BUILDING CORPORATION, INC. BY DEED DATED NOVEMBER 11, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT L.R. NO. 970018187

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

*C. Lewis Waltrip, II*  
 FOR JAMESTOWN BUILDING CORPORATION, INC. DATE 4-23-02

C. LEWIS WALTRIP, II  
 PRINTED NAME

**NOTARY**  
 STATE OF VIRGINIA, CITY/COUNTY OF WILLIAMSBURG, TO-WIT:  
 I, Victor C. Christof NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 23 DAY OF April, 2002

MY COMMISSION EXPIRES October 31, 2005

*Victor C. Christof*  
 NOTARY PUBLIC

**CERTIFICATE OF APPROVAL**

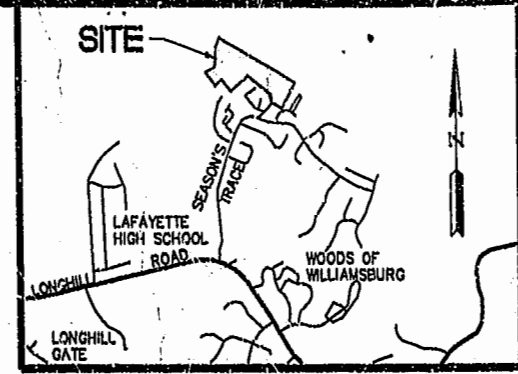
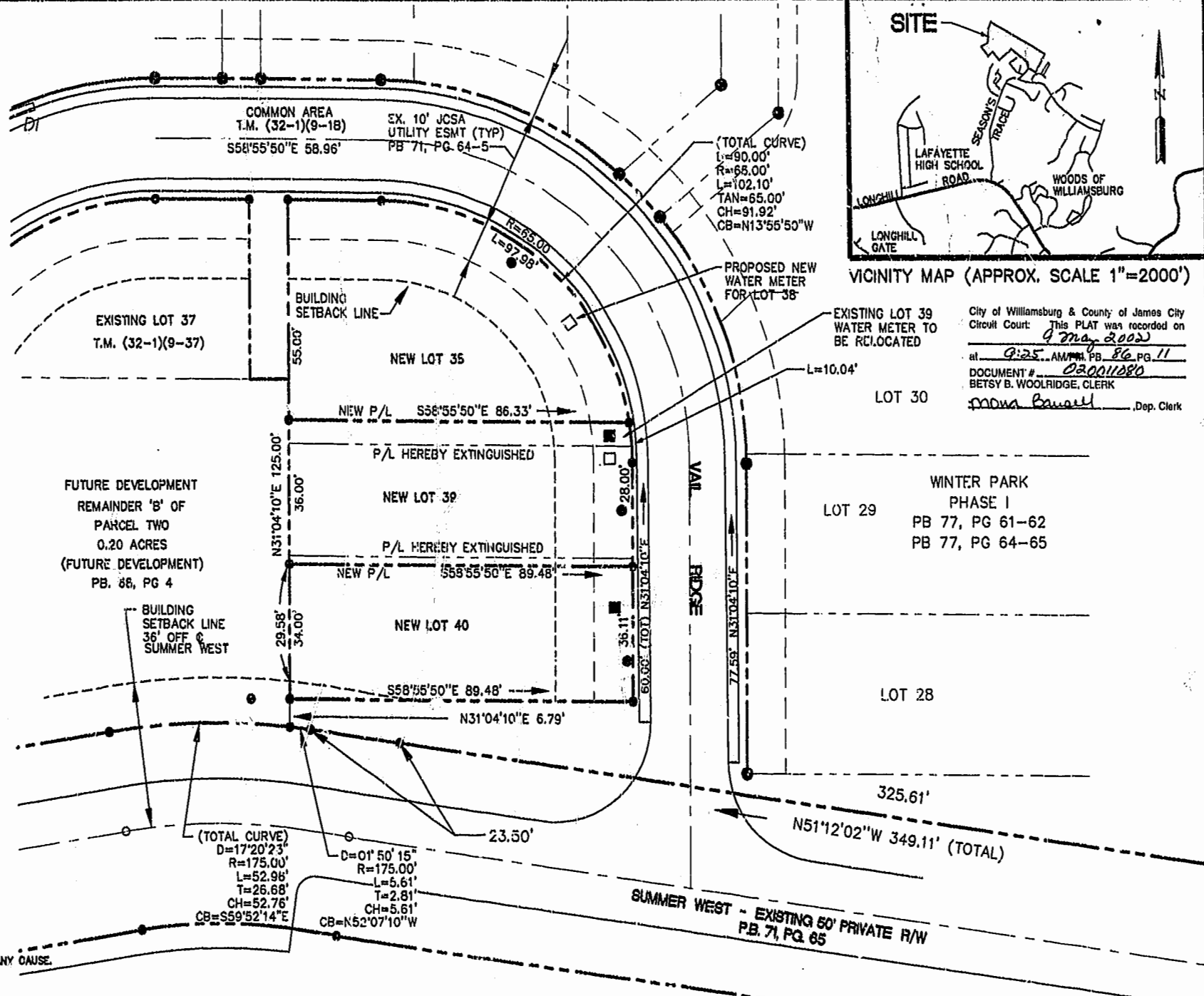
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

*William C. Christof*  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE 4/23/02

- NOTES:**
1. PROPERTY IS CURRENTLY ZONED "R-2-RESIDENTIAL WITH A CONDITIONAL USE PERMIT.

**SETBACK REQUIREMENTS:**  
 FRONT 25' FROM EDGE OF PAVEMENT  
 SIDE 0'  
 REAR 0'  
 35' FROM EXTERIOR BOUNDARIES

2. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
3. PROPERTY IS ALL OF JAMES CITY COUNTY TAX PARCEL (32-1)(9-38, 39, 40).
4. THIS PROPERTY LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER FIRM MAP NO. 810201 0035 B, DATED 2/6/91.
5. PRIVATE STREETS AND RIGHT-OF-WAY SHALL NOT BE MAINTAINED BY VDOT OR JAMES CITY COUNTY. (ALL STREETS TO REMAIN PRIVATE).
6. MONUMENTATION SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH SECTION 19-39 OF THE SUBDIVISION ORDINANCE.
7. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 at 9:25 AM on May 2, 2002  
 DOCUMENT # 02001080  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge*, Dep. Clerk

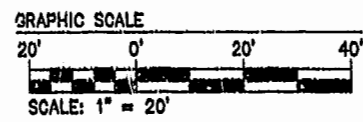
**AREA TABULATION**

LOT #	OLD AREA		NEW AREA	
	SQ. FT.	ACRES	SQ. FT.	ACRES
38	3,141	0.072	4,542	0.104
39	3,558	0.082	2,505	0.058
40	3,779	0.082	3,331	0.074
TOTAL AREA	10,278	0.236	10,278	0.236

**ENGINEER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.  
*Robert M. Oliver*  
 ROBERT M. OLIVER, P.E. #032176 DATE 4/23/02

**LEGEND:**

- EXISTING WATER METER
- EXISTING SEWER CLEANOUT
- PROPOSED WATER METER



SEASON'S TRACE  
 SECTION VII  
 PB 39, PG 30  
 PB 40, PG 70

**PLAT OF BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT BETWEEN LOTS 38, 39 AND 40 WINTER PARK-PARCEL ONE**  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2	4/22/02	REVISED PER J... COMMENTS	RMO
1	4/3/02	REVISED PER JCC COMMENTS	RMO

**Jamestown Management Co., LLC**  
 Engineering, Design, Development  
  
 215 Ingram Road  
 Williamsburg, Virginia 23188  
 (757) 220.0856, (757) 220.0919

Designed	Drawn
RMO	RMO
Scale	Date
1"=20'	02/26/02
Project No.	
1103-01-04	
Drawing No.	
1 OF 1	