H.DE TOWNE ROAD

WOWS OF WILLIAMSBL

VICINITY MAP (APPROX. SCALE 1"=2000')



PLAT OF SUBDIVISION
REMAINDER 'A' AND 'B' O.º PARCEL TW
AND BOUNDARY LINE ADJUSTMENT
LOT 37 OF PARCEL. ONE OF
WINTER PARK
OWNED BY
JAMESTOWN BULDING COPPORATION, IN-BY CORPORATION, II S CITY COUNTY

Mod.	
Designed	Drawn .
GTW	JFS
Scale	Date
1"=50'	4/22/02
Project No.	
7787-6	
Drawing No.	
1 OF 2	

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SEASON'S TRACE DEVELOPMENT, INC. TO JAMESTOWN BUILDING CORPORATION BY DEED DATED JANUARY 18, 2001 AND RECORDED IN THE OFFICE OF OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NUMBER 010000938.

CERNIFICATION OF SOURCE OF TITLE (LOT 36 AND 37)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SEASON'S TRACE DEVELOPMENT, INC. TO JAMESTOWN BUILDING CORPORATION BY DEED DATED HOVEMBER 11, 1997 AND RECORDED IN THE OFFICE OF OF THE CLERK OF THE CROUNTY OF JAMES CITY AS DOCUMENT NUMBER 970019167. (ALSO SEE DOCUMENT NUMBER 99)000639)

OWNER'S CONSENT AND DEDICATION

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

FOR JAMESTOWN BUILDING CORPORATION DATE 6-7-02

C.Lewis WA RIP

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF WILL AWASTAURY, TO-WIT:

INDECT W CLIVER. A NOTARY PUBLIC IN AND FOR THE CITY/
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE
PERSON WHOSE NAME IS SIGNED TO THE FOREGRING WRITING HAS
ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE
AFORESAID.

GIVEN UNTO MY HAND THIS THE DAY OF JUNE

MY COMMISSION EXPIRES SEPTEMBER 30 C HODEY MM COOL NOTARY PUBLIC

, 2002

GENERAL NOTES

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

FRONT 25' FROM EDGE OF PAVEMENT REAR O'SIDE O'SIDE O'SIDE O'SIDE O'SIDE O'SIDE BOUNDARIES

2. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

3. PROPERTY IS A PORTION OF JAMES CITY COUNTY TAX PARCEL (32-1)(1-1F).
4. IRON RODS SET UNLESS OTHERWISE NOTED.

5. THIS PROPERTY LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER FIRM MAP NO. 510201 0035 3, DATED 2/6/91.

6. PRIVATE STREETS AND RIGHT-OF-WAY SHALL NOT BE MAINTAINED BY VDOT OR JAMES CITY COUNTY. (ALL STREETS TO REMAIN PRIVATE)

7. MONUMENTATION SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH SECTION 19-36 OF THE SUBDIVISION ORDINANCE.

8. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JOSA AND THE PROPERTY OWNER. ADDITIONALLLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

SURVEYOR'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, VIGRIIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

G.T.WILSON, JR., C.L.S. #1183

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

***** C.T. WILSON, JR. CERTIFICATE No.

This PLAT was recorded on

at 3:47 /MVPM. PB & PG 72+73 DOCUMENT # _

TESTE Dethin Worldge PLAT BOOK 86 , PAGE 72473

STATE OF VIRGINIA COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT

OF THE CHENKY OF JAMES CITY, THIS SO DAY OF JAMES CITY, THIS SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. (2) 3.47 PM

SITE

CUMENT # 02 00 15019
SY B. WOOLRIDGE, CLERK
THAN JOHN OF THE BOD. CI

ı,

86 PAGE # O20015019 N/F
JAMES CITY COUNTY
"WARHILL TRACT"
TAX PARCEL
(32-1)(1-12) GRAPHIC SCALE NOTE: THE 25' BSL'S AS SHOWN ARE FROM EXISTING 3848212-16577 50 100 OR FUTURE EDGE OF PAVEMENT. 50' SCALE: 1" = 50' EXISTING COMMON AREA (P.B. 77, PG. 61) (L.R. 000009569) \$5846'01 EXISTING COMMON AREA EXISTING COMMON AREA S6018'56"E 223.14" WINTER PARK PARCEL TWO -N31'23'59"E 40.69' LOT 36 T.M. (32-1) (9-36) LOT 50 T.M. (32-1) (9-50) -EXISTING 10', JCSA UTILITY EASEMENT (TYP) (P.B. 71, PG. 64-65) (P.B. 80, PGS. 3-4) EXISTING 15' JCSA UTILITY EASEMENT (TYP.) (P.B. 80, PG. 3-4 PROPERTY LINE IS CENTERLINE OF STREAM 10' DRAINAGE EASEMENT TO HOA 317+26127"Y WINTER PARK (P.B. 77, PG. 61-52) (P.B. 71, PG. 64-65) S77'00'15"W LOT 48, Ø 200 57, Ø 200 87,111 FUTURE PRIVATE RIGHT OF WAY FROPERTY DINE (8 4 HEREBY DINE (8 4 EXTINGUISHED 38 S\$8'55'50"E T.M. (32-1) 15,46' 25' BSL 8 \$58°55'50'E 88.36' L=13.64' LOT 41 \$ --- NEW COMMON AREA 1745 S.F. OR 0.040 AC.± -HEREBY ADDED TO EXISTING I.OT 39 T.M. (32-1) (9-39) (P.B. 71, PG. 64-65) LOT 41 8 REMAINDER "A" OF PARCEL TWO 6.28 ACRES T.M. (32-1)(1-1F) (FUTURE DEVELOPMENT) (P.B. 68, PG. 4) (P.B. 60, PCS. 3-4) DOC. #010000936 COMMON AREA OF VAIL ROSE (6,582 S.F. OR 0,128 AC.±) FOR A NEW TOTAL OF I 7,327 S.F. OR 0,168 AC.± -N32'35'06"W 34.02' N61'39'09"E 27.47" 10' DRAINAGE T.M. (32-1) 25' BSL TO FUTURE EDGE OF PAVEMENT (TYP.) (9-49) -55172'02"5 23.50 - N5918'17"E 40.08' N42'25'53"V \$31°04'10°W-77.73' (TOTAL) L=47,35'--D=01'50'15"
R=175.00'
L=5.61'
T=2.81'
CH=5.61'
CB=S52'07'10"E N883225 W PROPERTY LINE
129.98 PROVINCE R/W EXTENDING
(TOTAL) SUMMER WEST R/W) EXTENDING
(TO PRIVATE R/W) EXTENDING
(50 PRIVATE R SUMMER WEST (50' PRIVATE R/W) (P.B. 71, PG. 65) 588 32 25 E 129.95 \$5045'47"\ 51.02' N/F
JAMES CITY COUNTY S5112'02"E-13.36 "WARHILL TRACT"
TAX PARCEL
(32-1)(1-12) EXCLUSIVE VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT HEREBY DEDICATED TEMPORARY CHO
T-TURNAROUND CBO
TO BE ABANDONED
UPON COMPLETION
OF FUTURE DEVELOPMENT EXISTING VARIABLE WDTH —
STORM WATER MANAGEMENT
FACILITY (INCLUDING
'INCRESS, EGRESS, AND 15'
MAINTENANCE EASEMENT)
FOR SEASON'S TRACE
'IOMEOWNERS ASSOCIATION
(P.B. 68, PG. 4) LOT CURVE TABLE P.B. 80, PG. 3-4 NB4'46'50"E 27.58' S35'44'40°F N3018'14"E N15'23'35'E 5A 2817'27 JAMES CITY COUNTY GEODETIC COORDINATE SEASON'S TRACE SEC+10N VII PB 39, PG-30 21.08 48A 1414'36 N05'52'27"W N 3645447.673 E 11988709.010 PB 40, PG 70 | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING | 175.00 | 47.35 | 23.82 | 47.20 | S80'47'21"E - N39 4413"W 210.00" AREA TABULATION (INCLUDES LOT 97) AREA OF RESIDENTIAL LOTS AREA OF COMMON AREA 25.000 S.F. 0.574 Ac. 1745 S.F. 0.040 Ac. **EXISTING** N/F
SEASON'S TRACE
HOMEOWNERS
ASSOCIATION
TAX PARCEL
(32-1)(1-10) AREA OF REMAINDER "A" 273,676 S.F. 6,283 Ac. SWM TOTAL AREA SUBDIMDED 300,421 S.F. 6.897 Ac. NUMBER OF LOTS POND 3,571 S.F. 0.082 Ac. AVERAGE LOT SIZE JCC ID# PC169 SMALLEST LOT (LOT 42) LARGEST LOT (LOT 46) 0.073 Ac. 0.092 Ac. 3,185 S.F. 3,990 S.F. NO ES: 1. ALL UTILITIES SHALL BE PLACED UNDERGROUND. 2. PRIVATE STREETS AND RIGHT-OF-WAY SHALL NOT BE MAINTAINED BY VDOT OR JAMES CITY COUNTY. 4/22/02 3. UNLESS OTHERWISE STATED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL City of Williamsburg & County of James City G.T. WILSON, JR. CERTIFICATE No. REMAIN PRIVATE. This PLAT was recorded Circuit Court: - N38'44'13"W 262.81'± FORMER AREA OF LOT 37 - 3,141 S.F. OR 0.072 AC. (P.B. 71, PG. 64-65) NEW AREA OF LOT 37 - 3840 S.F. OR 0.088 AC. 1183 3:47 MANPM PB 86 PG 22+73 DOCUMENT # ______ A & & & BETSY B. WOOLRIDGE, CLERK 020015019 THE TAX PARCEL NUMBER OF EXISTING LOT 37 IS (32-1) (9-37). LAND LAND 6. THE NEW COMMON AREA, A FORTION OF NEW LOT 37 AND LOTS (Sely & Woodsidge 41 AND 42 WERE FORMERLY REMAINDER "B" (P.B. 80, PG. 4)

6/6/02 REVISED PER JAMES GITY COUNTY COMMENTS JES
0. DATE REVISION / COMMENT SY

5248 Olde Towne Road, Suite Williamsburg, Virgin** 23188 (757) 253-0040 Fax (757) 220-8994



AT OF SUBDIVISION

ER 14" AND 18" OF PARCEL TWO

SUNDARY LINE ADJUSTMENT

T 37 OF PARCEL ONE OF

WINTER PARK

OWNER BY

WAN BILL DANG CORPORATION INC.

COIL

Designed Drown
GTW JFS
Scale Date
1**=50' 4/22/02
Project No.

LOT S

1"=50' 4/22/0

Project No.

7787—6

Drawing No.

2 OF 2