

# #040001591

**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 THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NUMBER 010000936.

**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.

FOR Jamestown Building Corporation DATE 12-8-03  
Chris Waitrippe  
 PRINTED NAME

**NOTARY**

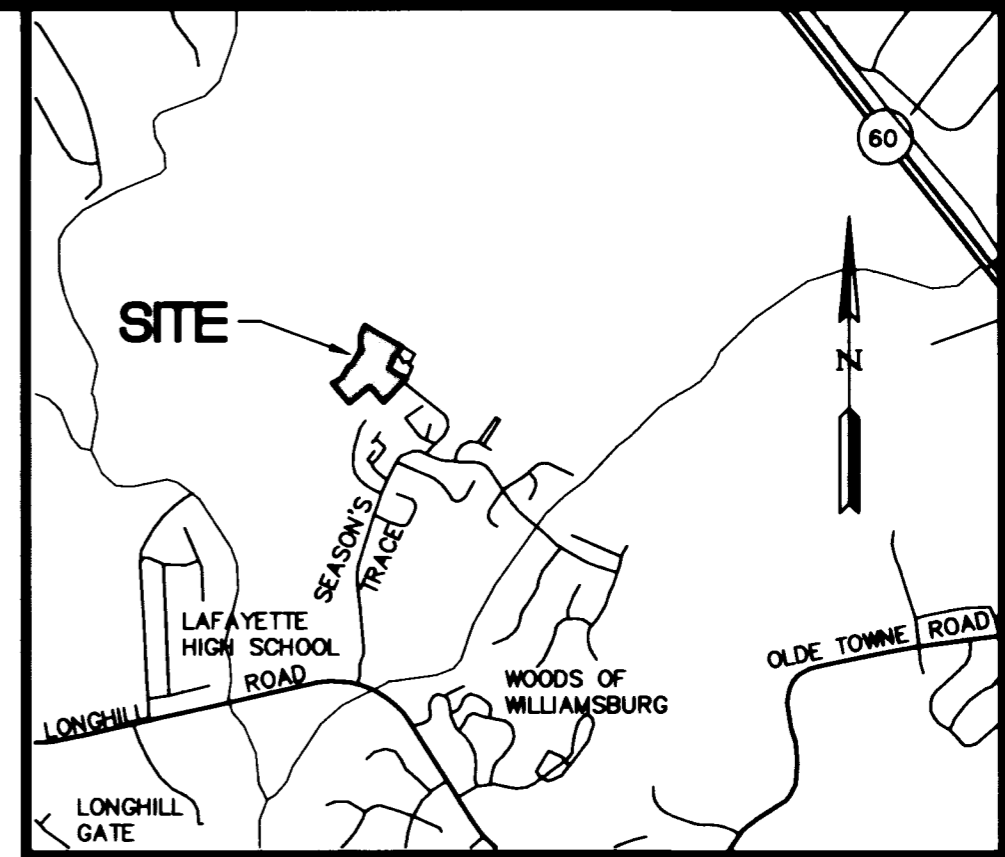
STATE OF VIRGINIA, CITY/COUNTY OF James City TO-WIT:  
Robert M. Oliver A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 8th DAY OF DECEMBER, 2003

MY COMMISSION EXPIRES SEPTEMBER 30, 2007  
[Signature]  
 NOTARY PUBLIC

**GENERAL NOTES**

- PROPERTY IS CURRENTLY ZONED "R-2"-RESIDENTIAL WITH A CONDITIONAL USE PERMIT  
 S.B.L.  
 FRONT 25' FROM EDGE OF PAVEMENT  
 REAR 0'  
 SIDE 0'  
 35' FROM EXTERIOR BOUNDARIES
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- PROPERTY IS A PORTION OF JAMES CITY COUNTY TAX PARCEL (32-1)(1-1F).
- THIS PROPERTY LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER FIRM MAP NO. 510201 0035 B, DATED 2/6/91.
- PRIVATE STREETS AND RIGHT-OF-WAY SHALL NOT BE MAINTAINED BY VDOT OR JAMES CITY COUNTY. (ALL STREETS TO REMAIN PRIVATE)
- 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 JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- UNLESS OTHERWISE STATED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN PRIVATE.
- TEMPORARY T-TURNAROUND AS SHOWN IN P.B. 80, PG. 3-4 IS HEREBY ABANDONED.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- ANY EXISTING, UNUSED WELLS AND SEPTIC SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL AND SEPTIC REGULATIONS AND JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 OF THE JAMES CITY COUNTY CODE.
- FOR THIS DEVELOPMENT THERE ARE NO MINIMUM LOT WIDTHS OR AREA REQUIREMENTS.
- NO STRUCTURE SHALL BE GREATER THAN 35' IN HEIGHT.



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

**ALL LOTS REQUIRE A GRINDER PUMP  
(SEE SHEET 2 FOR CALCULATIONS)**

AREA TABULATION		
AREA OF RESIDENTIAL LOTS	87,257 S.F.	2.003 Ac.
AREA OF COMMON AREA		
COMMON AREA #1	5,436 S.F.	0.125 Ac.
SUGARLOAF RUN	30,770 S.F.	0.706 Ac.
COMMON AREA #2 (INCLUDES CONSERVATION EASEMENT)	150,213 S.F.	3.449 Ac.
TOTAL COMMON AREA	186,419 S.F.	4.280 Ac.
TOTAL AREA SUBDIVIDED	273,676 S.F.	6.283 Ac.
NUMBER OF LOTS	24	
AVERAGE LOT SIZE	3,635 S.F.	0.083 Ac.
SMALLEST LOT (LOT 73)	3,118 S.F.	0.072 Ac.
LARGEST LOT (LOT 64)	4,572 S.F.	0.105 Ac.

**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, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

G.T. Wilson, Jr. DATE 1/24/03  
 G.T. WILSON, JR., 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.

[Signature] DATE 1/9/04  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on 13 January 2004  
 at 11:48 AM/P.M. PB 0 PG 1  
 DOCUMENT # 040001591  
 BETSY B. WOOLRIDGE, CLERK  
[Signature] Clerk



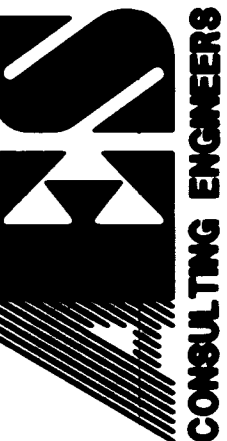
STATE OF VIRGINIA  
 COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 13th DAY OF JANUARY, 2004, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTED [Signature]  
 CLERK  
 PLAT BOOK ---, PAGE ---  
 INST # 040001591

No.	DATE	REVISION / COMMENT / NOTE
2	11/25/03	REVISED PER JCSA COMMENTS
1	10/13/03	REVISED PER COUNTY COMMENTS

5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994



PLAT OF SUBDIVISION  
 REMAINDER 'A' OF PARCEL TWO  
 WINTER PARK  
 LOTS 51-74  
 OWNED BY  
 JAMESTOWN BUILDING CORPORATION, INC.  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Designed GTW	Drawn JFS
Scale 1"=50'	Date 1/24/03
Project No. 7787-6	
Drawing No. 1 OF 2	

# #040001591

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	16°38'41"	250.00	72.70	36.61	72.44	S43°21'18"W
C2	73°13'27"	85.00	83.07	48.29	77.53	S88°17'51"W
C3	102°00'41"	85.00	115.73	80.28	101.04	N04°05'05"W
C4	15°51'08"	135.00	37.35	18.79	37.23	N38°58'43"E
C5	91°23'08"	85.00	87.72	56.35	78.72	N14°37'23"W
C6	180°00'00"	22.50	70.89	—	45.00	N29°41'04"E
C7	91°23'08"	85.00	135.57	87.08	121.85	S14°37'23"E
C8	30°47'07"	85.00	34.92	17.89	34.51	N31°31'43"E
C9	37°14'49"	135.00	7.93	3.96	7.92	N45°14'22"E
C10	44°10'02"	22.50	17.34	9.13	16.92	N38°13'55"W
C11	44°03'55"	85.00	85.37	34.40	63.77	S09°02'13"W
C12	17°20'23"	125.00	37.83	19.06	37.89	S59°52'14"E

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
51	7°28'13"	250.00	32.60	16.32	32.57	N38°45'34"E
52	9°11'28"	250.00	40.10	20.09	40.08	N47°08'24"E
53	25°28'27"	85.00	28.90	14.69	28.86	N83°58'22"E
54	13°37'36"	85.00	15.46	7.77	15.42	N83°58'22"E
55	13°15'08"	85.00	15.03	7.55	15.00	S82°35'17"E
56	13°37'36"	85.00	15.46	7.77	15.42	S89°08'57"E
57A	3°32'24"	85.00	4.02	2.01	4.02	S53°19'13"E
57B	7°14'44"	85.00	8.22	4.12	8.21	S58°42'47"E
58	40°58'52"	85.00	46.51	24.30	45.52	S31°03'05"E
59	13°18'08"	85.00	15.11	7.59	15.08	S03°53'38"E
60	13°22'12"	85.00	15.17	7.62	15.13	S09°27'03"W
61	12°29'17"	135.00	29.42	14.77	29.37	S37°18'49"W
64	91°23'08"	85.00	87.72	56.35	78.72	S14°37'23"E
67	11°55'08"	85.00	17.88	8.87	17.85	N18°57'18"W
68	29°08'37"	85.00	43.26	22.11	42.79	N38°29'40"W
69	8°14'28"	85.00	9.28	4.63	9.25	N57°11'42"W
73	56°30'17"	22.50	22.19	12.09	21.30	N88°34'04"W
74	79°18'40"	22.50	31.15	18.66	28.72	S23°30'57"W

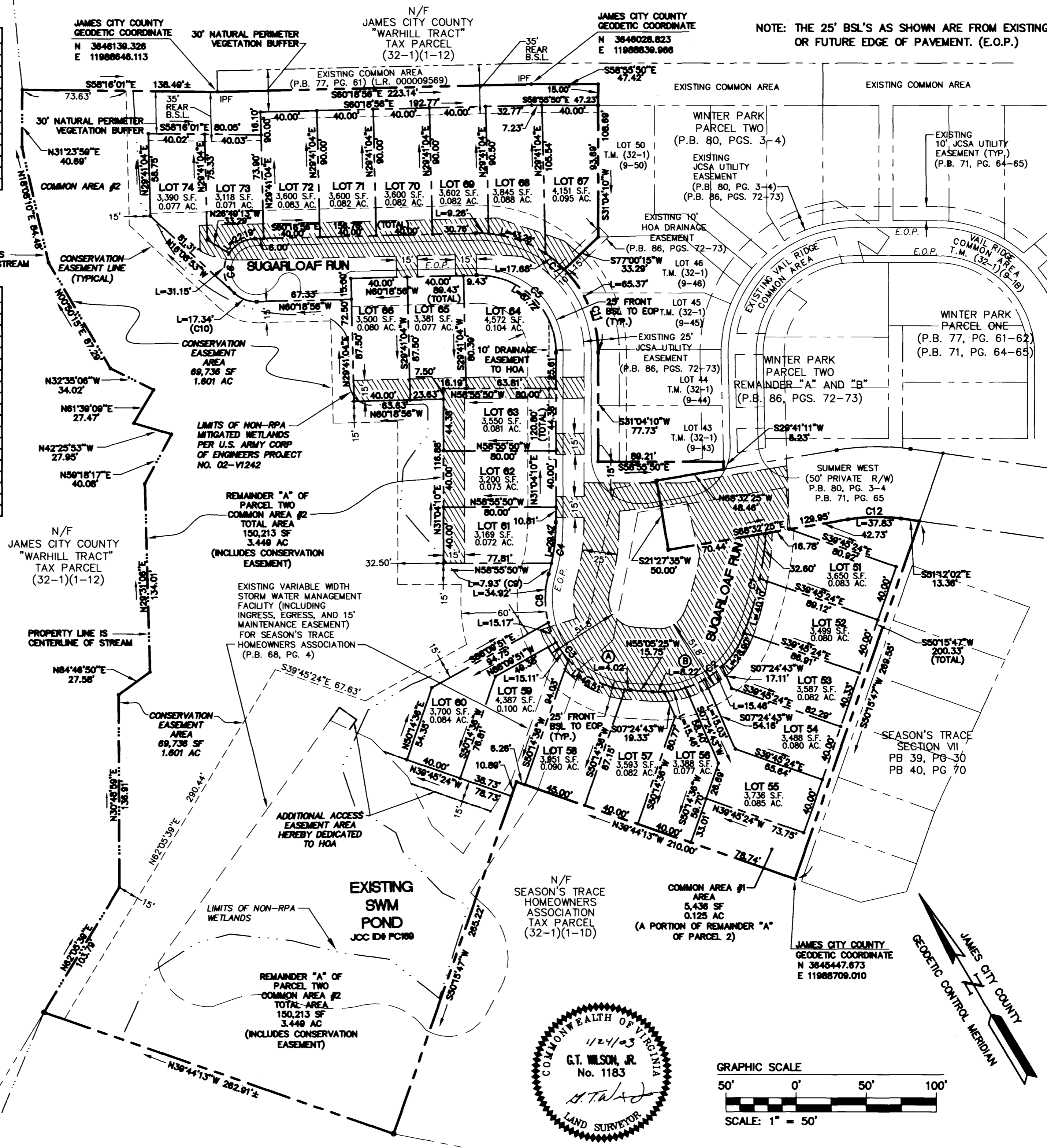
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*Betsy B. Woolridge* Clerk

**GRINDER PUMP CALCULATIONS**  
 (ALL LOTS REQUIRE A GRINDER PUMP)

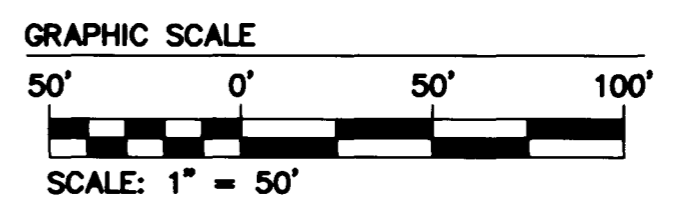
Lot #	Max Flow Per Lot (gpm)	TDH (ft)
51-60	11	42.57
61-63	11	76.43
64-66	11	74.34
67-74	11	59.49

(ABOVE CALCULATIONS ARE PER E-MAIL RECEIVED FROM BOB OLIVER, P.E. DATED 10/06/03.)

 EXCLUSIVE VARIABLE WIDTH UTILITY EASEMENT HEREBY DEDICATED TO THE JCSA

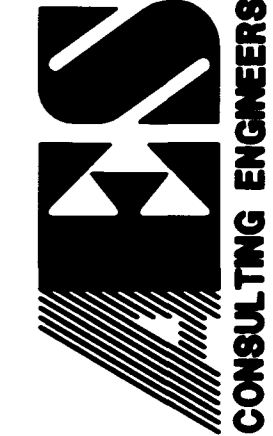


COMMONWEALTH OF VIRGINIA  
 1/24/03  
 G.T. WILSON, JR.  
 No. 1183  
*G.T. Wilson, Jr.*  
 LAND SURVEYOR



NO.	DATE	REVISION / COMMENT / NOTE	JFS	BY
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