

**OWNER'S CONSENT & DEDICATION**

THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.  
 TITLE THE LAND SHOWN HEREON IS VESTED IN SEASON'S TRACE DEVELOPMENT, INC. BY DEED DATED DECEMBER 9, 1973 RECORDED IN CG 99 PAGE 185 IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

BY Robert J. Adams PRESIDENT  
 BY Magel J. Adams SECRETARY

LAND USE TABULATION (SECTION VII-A & B)

DESCRIPTION	SF±	AC±
SECTION VII	216,273	4.9649
VDH&T R/W	25,334	0.5816
TOTAL	241,607	5.5465
NUMBER OF LOTS	32	
DENSITY (NET)	6.45 UNITS/AC	
DENSITY (GROSS)	5.77 UNITS/AC	
AREA OF LOTS 1-32	101,473	2.3295
COMMON AREA AND ACCESS ROADWAYS	114,800	2.6354
AVERAGE LOT SIZE	3,171	0.0728

**STATE OF VIRGINIA**

I, Magel J. Adams, 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 30th DAY OF February, 1984.

MY COMMISSION EXPIRES May 1, 1987.

**STATE OF VIRGINIA, COUNTY OF JAMES CITY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 30th DAY OF February, 1984 THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helene S. Ward, CLERK

PLAT BOOK 39 PAGE 30

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION KNOWN AS

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

DATE 4-23-84 J. D. Nell HIGHWAY ENGINEER

DATE 4-23-84 Gayle Hays HEALTH OFFICER

DATE 4-23-84 Walter AGENT OF GOVERNING BODY

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

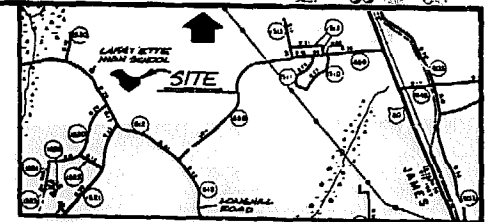
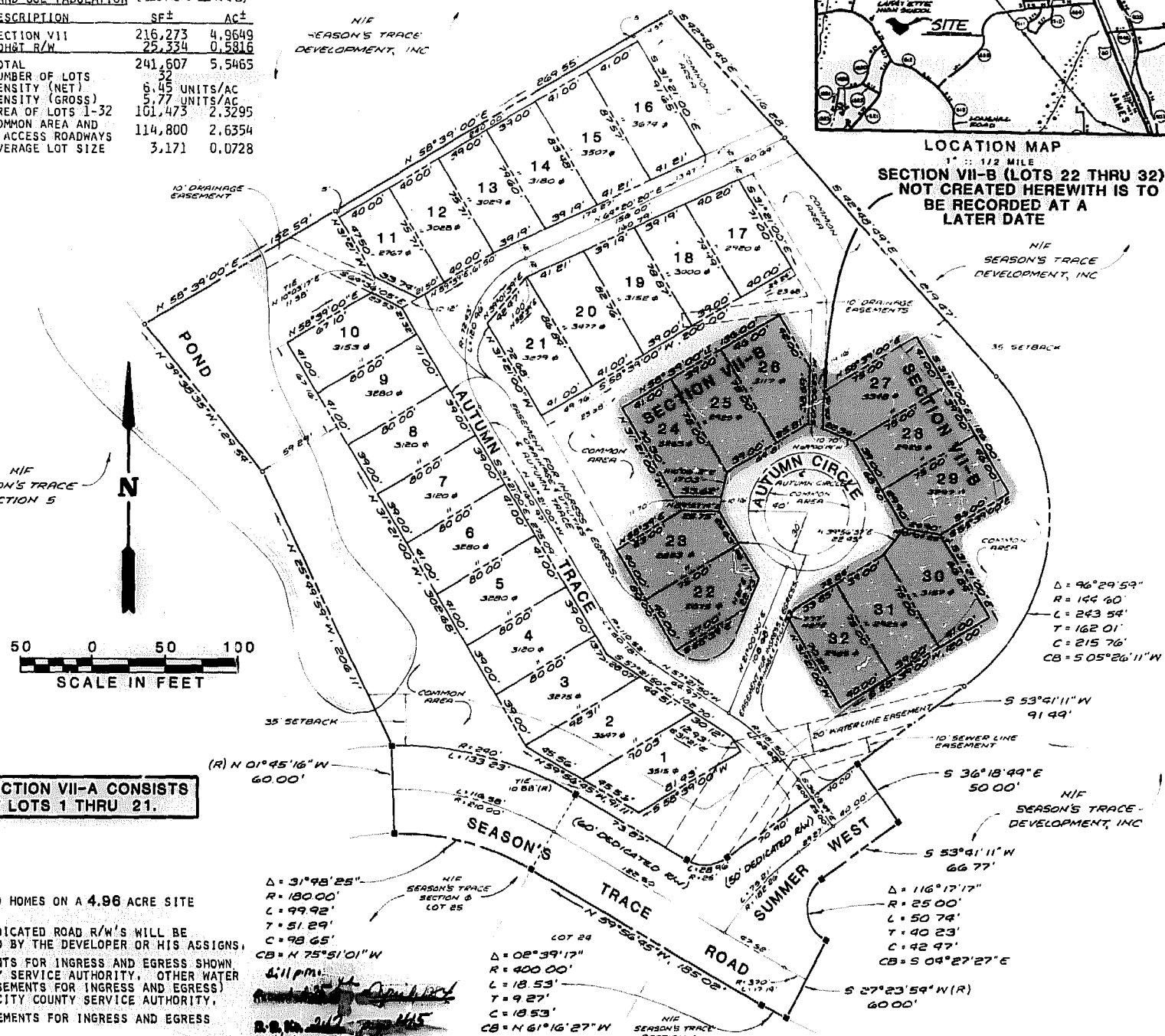
GIVEN UNDER MY HAND THIS 20th DAY OF February, 1984.

BY: Paul C. Small  
 PAUL C. SMALL, P.E., C.L.S.

NOTE: SECTION VII-A CONSISTS OF LOTS 1 THRU 21.

**GENERAL NOTES**

- SITE IS ZONED R-3 WITH CONDITIONAL USE PERMIT.
- DEVELOPER PROPOSES 32 ZERO LOT LINE CLUSTER OR PATIO HOMES ON A 4.96 ACRE SITE WITHIN SEASON'S TRACE DEVELOPMENT.
- ALL AREAS NOT DESIGNATED FOR FEE SIMPLE LOTS AND DEDICATED ROAD R/W'S WILL BE CONSIDERED AS COMMON AREA TO BE OWNED AND MAINTAINED BY THE DEVELOPER OR HIS ASSIGNS.
- WATER AND SEWER LINES ARE LOCATED WITHIN THE EASEMENTS FOR INGRESS AND EGRESS SHOWN HEREON AND ARE HEREBY DEDICATED TO JAMES CITY COUNTY SERVICE AUTHORITY. OTHER WATER AND SEWER LINE EASEMENTS (NOT LOCATED WITHIN THE EASEMENTS FOR INGRESS AND EGRESS) ARE SHOWN HEREON AND ARE HEREBY DEDICATED TO JAMES CITY COUNTY SERVICE AUTHORITY.
- VEPCO UNDERGROUND CABLES ARE LOCATED WITHIN THE EASEMENTS FOR INGRESS AND EGRESS SHOWN HEREON.



LOCATION MAP  
 1" = 1/2 MILE  
 SECTION VII-B (LOTS 22 THRU 32)  
 NOT CREATED HERewith IS TO  
 BE RECORDED AT A  
 LATER DATE

$\Delta = 96^{\circ}29'59''$   
 $R = 144.60'$   
 $L = 243.54'$   
 $T = 162.01'$   
 $CB = 5.05^{\circ}26'11''W$

$\Delta = 31^{\circ}98'25''$   
 $R = 180.00'$   
 $L = 99.92'$   
 $T = 51.29'$   
 $C = 98.65'$   
 $CB = N 75^{\circ}51'01''W$

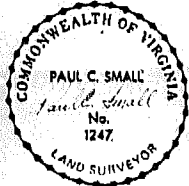
$\Delta = 02^{\circ}39'12''$   
 $R = 400.00'$   
 $L = 18.53'$   
 $T = 9.27'$   
 $C = 18.53'$   
 $CB = N 61^{\circ}16'27''W$

$\Delta = 116^{\circ}17'17''$   
 $R = 25.00'$   
 $L = 50.74'$   
 $T = 40.23'$   
 $C = 42.97'$   
 $CB = S 04^{\circ}27'27''E$



**AES**, a professional corporation  
 1781 Jamestown Road, Williamsburg, Va. 23185  
 804-253-0040  
 Architecture, Engineering, Surveying, Planning

PLAT OF  
**SEASON'S TRACE**  
 SECTION VII-A (PATIO HOMES)  
 OWNER/DEVELOPER:  
 SEASON'S TRACE DEVELOPMENT INC.  
 JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed PCB	Drawn BKL
Scale 1"=50'	Date 4/20/84
Project No. 5234	
Drawing No. <b>PLAT</b>	