

AREA TABULATION - SEASON'S TRACE SECTION VIII-B

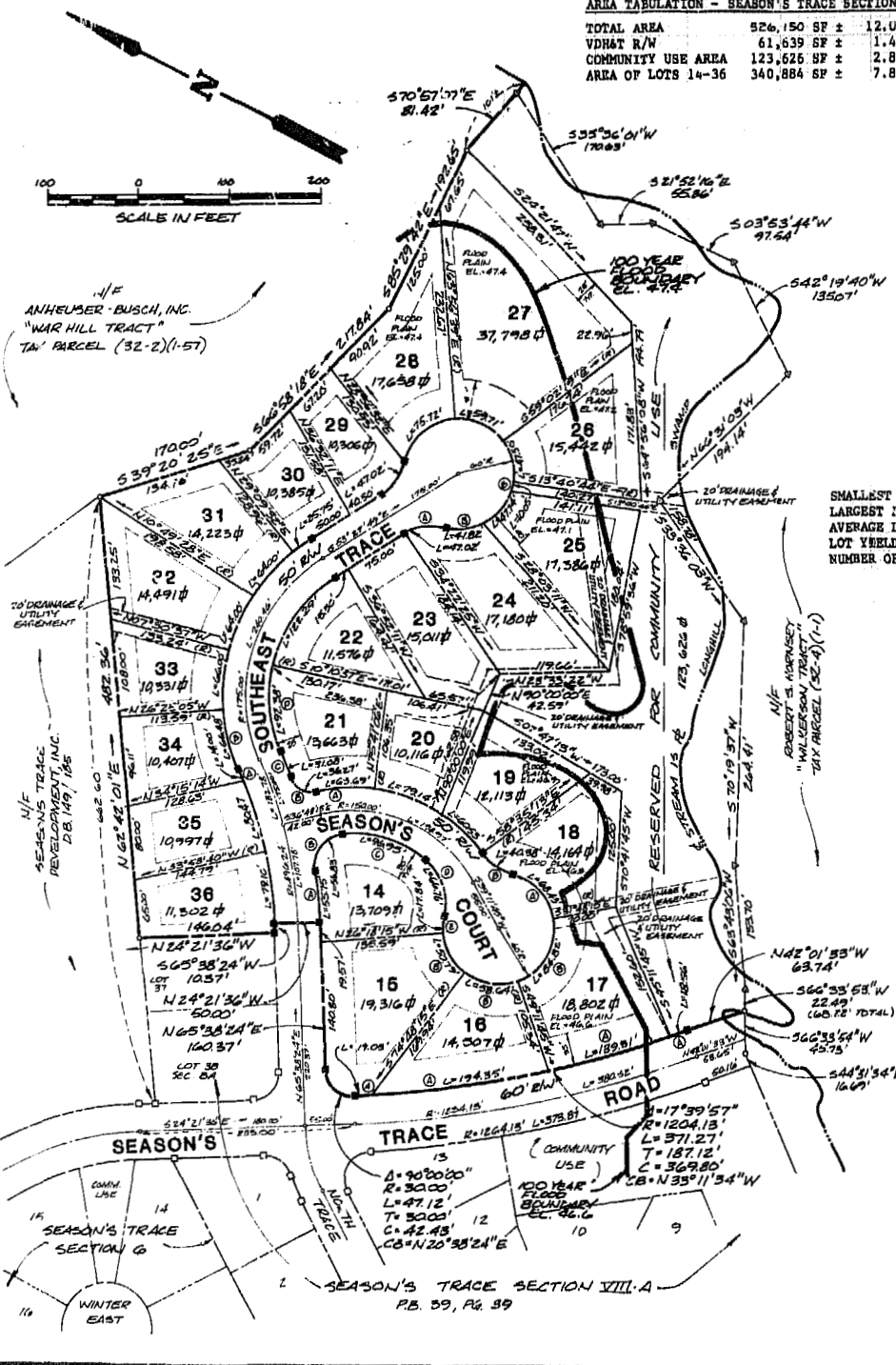
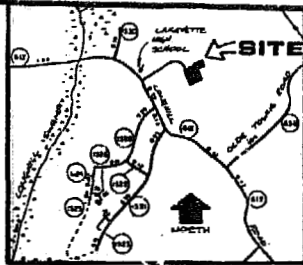
TOTAL AREA	326,150 SF ±	12.0787 AC±
VDHAT R/W	61,639 SF ±	1.4150 AC±
COMMUNITY USE AREA	123,626 SF ±	2.8381 AC±
AREA OF LOTS 14-36	340,884 SF ±	7.8256 AC±

- NOTES:**
- 100 YEAR FLOOD BOUNDARY BASED ON "FLOOD HAZARD ANALYSIS; POWHATAN CREEK AND TRIBUTARIES, JAMES CITY COUNTY, VIRGINIA," SHEET 1 OF 11, DATED DECEMBER, 1976.
 - THE BUILDING AREAS OF MOST OF THE REAR LOTS NEAREST LONGHILL SWAMP ARE PARTIALLY WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN. IN FLOOD PLAIN AREAS NEW STRUCTURES SHALL HAVE THE LOWEST FLOORS, INCLUDING THE BASEMENT, ELEVATED TO OR ABOVE THE BASE FLOOD LEVEL. MINIMUM FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE GIVEN IN TABLE TO RIGHT.
 - THE ONE HUNDRED YEAR FLOOD PLAIN ELEVATION IS SHOWN ON EACH LOT WHICH INTERFACES WITH THE ONE HUNDRED YEAR FLOOD PLAIN. THE DEVELOPER DOES NOT ANTICIPATE ANY FILLING IN THE FLOOD PLAIN. FILLING IN THE ONE HUNDRED YEAR FLOOD PLAIN IS PROHIBITED UNLESS:
 - SUCH FILL WILL NOT INCREASE THE LEVEL OF FLOODING ON ANY OTHER PROPERTY; OR
 - THE CURVIC AREA OF THE BASE FLOOD PLAIN TO BE FILLING IS EQUALLED BY ADDITIONAL CURVIC AREA TO BE ADDED TO THE BASE PLAIN BY A DREDGING OR REMOVAL OF EARTH.

MINIMUM FINISH FLOOR ELEVATIONS FOR LOTS WHICH INTERFACE WITH THE 100 YEAR FLOOD BOUNDARY OF LONGHILL SWAMP AREAS FOLLOWS:

LOT 17 EL. = 47.6
LOT 18 EL. = 47.8
LOT 19 EL. = 47.9
LOT 25 EL. = 48.1
LOT 26 EL. = 48.2
LOT 27 EL. = 52.5*
LOT 28 EL. = 53.0*
LOT 29 EL. = 58.0*
LOT 30 EL. = 50.8*
LOT 31 EL. = 62.4*

* LOTS WHICH HAVE MINIMUM FINISHED FLOOR ELEVATIONS LIMITED BY SANITARY SEWER



RESIDENTIAL LOT INFORMATION

SMALLEST LOT - LOT #20	10,116 SF±	0.2322 AC±
LARGEST LOT - LOT #27	37,798 SF±	0.8677 AC±
AVERAGE LOT SIZE	14,821 SF±	0.3402 AC±
LOT YIELD/GROSS ACRE	1.90 LOTS/GROSS ACRE	
NUMBER OF LOTS	23	

BUILDING RESTRICTIONS

PROPERTY IS ZONED RESIDENTIAL, GENERAL DISTRICT R-3. LOTS ARE SERVED BY PUBLIC WATER AND SEWER. MINIMUM LOT SIZE ALLOWABLE = 10,000 SF OR 0.2296 AC. SETBACK REQUIREMENTS: FRONT: 35' MINIMUM, EXCEPT AS NOTED REAR: 25' MINIMUM EACH SIDE: 10' MINIMUM, 25' TOTAL NOTE: 10' SIDE SETBACKS SHOWN FRONTAGE: MINIMUM WIDTH AT SETBACK = 75' FOR LOT SIZES LESS THAN 20,000 SF

SEASON'S TRACE SECTION VIII-B LOT CURVE INFORMATION

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
14a	09°07'40"	521.24'	35.75'	27.90'	55.72'	N62°34'34"E
14b	99°02'05"	35.00'	36.83'	36.91'	50.79'	S75°58'18"E
14c	44°26'13"	125.00'	96.95'	51.06'	94.34'	S05°24'04"E
14d	63°44'58"	60.00'	66.76'	37.31'	63.37'	S48°51'30"W
14e	17°02'13"	60.00'	17.84'	8.99'	17.78'	S72°12'52"W
15a	00°34'22"	1204.13'	19.05'	19.05'	N24°48'49"W	
15b	48°30'00"	60.00'	50.79'	27.03'	49.29'	S32°26'45"W
16a	09°14'52"	1204.13'	194.35'	97.39'	194.14'	N29°53'24"W
16b	56°00'00"	60.00'	58.64'	31.90'	56.34'	S12°48'15"E
17a	06°37'43"	1204.13'	139.31'	69.73'	139.23'	N37°49'42"W
17b	81°00'00"	60.00'	84.82'	51.25'	77.93'	S81°18'15"E
18a	65°20'48"	60.00'	48.43'	38.48'	64.78'	N25°31'21"E
18b	38°33'50"	60.00'	40.38'	20.99'	39.63'	R12°07'52"E
19	19°49'06"	175.00'	60.53'	30.57'	60.23'	N21°30'14"E
20	25°34'35"	175.00'	79.14'	40.26'	78.46'	S10°21'37"W
21a	20°51'06"	175.00'	63.69'	32.20'	63.34'	N24°44'28"W
21b	83°07'10"	25.00'	36.27'	22.17'	33.17'	N06°23'34"E
21c	03°24'58"	521.24'	31.08'	15.34'	31.07'	N46°14'40"E
21d	35°07'15"	150.00'	92.38'	47.71'	90.93'	N62°10'49"E
22	46°42'44"	150.00'	122.29'	64.77'	118.93'	S16°49'18"E
24a	44°34'02"	60.00'	47.02'	24.79'	45.83'	S31°00'48"E
24b	39°56'07"	60.00'	41.82'	21.80'	40.98'	S28°31'51"E
25	45°35'11"	60.00'	47.74'	25.21'	46.49'	S71°17'30"E
26	45°21'34"	60.00'	47.50'	25.07'	46.27'	S53°38'28"E
27	57°01'02"	60.00'	59.71'	32.59'	57.28'	N02°27'10"E
28	72°18'30"	60.00'	75.72'	43.84'	70.80'	N62°12'36"W
29	44°54'02"	60.00'	47.02'	24.79'	45.83'	N75°34'50"W
30	07°22'39"	200.00'	25.75'	12.89'	25.73'	N57°09'08"W
31	18°20'06"	200.00'	64.00'	32.28'	63.73'	N70°00'30"W
32	18°20'06"	200.00'	64.00'	32.28'	63.73'	R88°20'35"W
33	18°54'28"	200.00'	66.00'	33.30'	65.70'	S73°02'09"W
34a	01°42'08"	471.24'	14.00'	7.00'	14.00'	S45°03'15"W
34b	19°02'45"	200.00'	66.48'	33.53'	66.18'	S54°03'33"W
35	09°47'01"	471.24'	80.47'	40.33'	80.37'	S51°07'49"W
36	09°37'04"	471.24'	79.10'	39.65'	79.01'	S60°49'52"W
COMMUNITY USE	00°52'59"	1204.13'	18.56'	9.28'	18.56'	N41°35'00"W
	09°35'39"	60.00'	10.05'	5.04'	10.04'	N81°07'05"E

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 TO THE LAND SHOWN HEREON IS VESTED IN SEASON'S TRACE DEVELOPMENT, INC. BY DEED DATED DECEMBER 4, 1973 RECORDED IN DEED BOOK 147 PAGE 186 IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

BY Dr. Kelly
BY Anne E. Dwyer

STATE OF VIRGINIA
I, Kate S. Walker, 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 21st DAY OF September, 1984.

MY COMMISSION EXPIRES June 18, 1985.

STATE OF VIRGINIA, COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 21 DAY OF Sept, 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Heaven S. Ward, CLERK
PLAT BOOK 39 PAGE 99.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS SEASON'S TRACE SECTION VIII-B IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.
DATE 7/28/84 J. D. Hall HIGHWAY ENGINEER
DATE 7/28/84 Carol A. Hays HEALTH OFFICER
DATE 7/28/84 Bill Miller 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 16th DAY OF August, 1984.

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

AES, a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23185
804-263-0040
Architecture, Engineering, Surveying, Planning

PLAT OF
SEASON'S TRACE
SECTION VIII-B
OWNER / DEVELOPER:
SEASON'S TRACE DEVELOPMENT, INC.
POWHTAN CREEK JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL C. SMALL
Paul C. Small
No. 1247
LAND SURVEYOR

Recorded <u>5/27/84</u>	Drawn <u>GBB</u>
in <u>5/27/84</u>	Date <u>AUG. 1984</u>
J.B. No. <u>133</u>	Project No. <u>5404</u>
<u>Heaven S. Ward</u>	Drawing No. <u>PLAT</u>
No. DATE	REVISION / COMMENT / NOTE

Designed JHB Drawn GBB
Scale 1"=100' Date AUG. 1984
Project No. 5404
Drawing No. PLAT