

OWNER'S CONSENT & DEDICATION
 THIS SUBDIVISION IS WITH THE 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. IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

BY: _____
 BY: _____

STATE OF VIRGINIA
 I, _____, 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 _____ DAY OF _____, 19____.

MY COMMISSION EXPIRES _____

STATE OF VIRGINIA, COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE _____ DAY OF _____, 1986, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Kelma S. Ward CLERK
 FLAT BOOK 49 PAGE 52

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION KNOWN AS SEASON'S TRACE SECTION XI IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 4-8-86 L. B. Beckley HIGHWAY DEPARTMENT
 DATE 8 April 86 Craig J. Hays HEALTH OFFICER
 DATE 4/30/86 W. J. 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 SUBDIVISION WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 8TH DAY OF APRIL, 1986.

BY: W. J. Miller, Jr.
 WILLIAM L. MILLER, JR., C.L.S.

BUILDING RESTRICTIONS, R-2

PROPERTY IS ZONED LIMITED RESIDENTIAL, DISTRICT, R-2
 LOTS ARE SERVED BY PUBLIC WATER AND SEWER
 MINIMUM LOT SIZE ALLOWABLE = 12,000 SF, 0.275 AC.

FRONTAGE REQUIREMENTS:
 - LOTS OF LESS THAN 20,000 SF SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 60 FEET.
 - LOTS OF 20,000 SF TO 43,560 SF SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET.
 - LOTS OF MORE THAN 43,560 SF SHALL HAVE A MINIMUM WIDTH AT THE SETBACK OF 150 FEET.

YARD REGULATIONS:
 FRONT: 35' MINIMUM; EXCEPTIONS: SHOWN ON PLAT
 SIDES: 10' MINIMUM FOR EACH SIDE YARD
 REAR: 35' MINIMUM

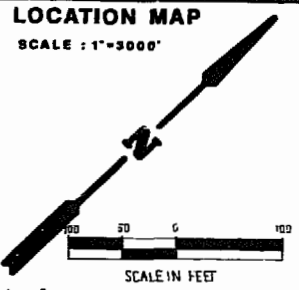
SPECIAL PROVISIONS FOR CORNER LOTS:
 - FOR CORNER LOTS, THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS.
 - NO STRUCTURES SHALL BE LOCATED CLOSER THAN 35' TO THE SIDE STREET.
 - EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET.

LOT CURVE TABLE

LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1A	03°44'52"	1462.40'	95.66'	47.85'	95.66'	S43°30'06"E
1B	07°53'17"	30.00'	46.02'	28.91'	41.64'	S89°34'18"E
3	21°20'00"	225.00'	83.78'	42.38'	83.29'	N35°49'04"E
4	02°46'21"	775.00'	37.50'	18.75'	37.50'	N28°32'14"E
5	08°17'03"	775.00'	85.00'	42.54'	84.96'	N33°03'56"E
6	06°17'03"	775.00'	85.00'	42.54'	84.96'	N33°20'58"E
7	06°17'03"	775.00'	85.00'	42.54'	84.96'	N33°38'01"E
8A	10°11'09"	225.00'	40.00'	20.05'	39.95'	N45°38'43"E
8B	03°57'46"	775.00'	20.05'	10.02'	53.59'	N48°45'25"E
9A	05°12'31"	275.00'	25.00'	12.51'	24.99'	N19°15'19"E
9B	23°54'05"	225.00'	93.86'	47.62'	93.18'	N28°26'07"E
10	15°37'34"	275.00'	75.00'	37.23'	74.77'	N29°40'22"E
11	15°37'34"	275.00'	75.00'	37.23'	74.77'	N49°17'56"E
12	18°52'20"	275.00'	90.58'	45.70'	90.17'	N40°32'53"E
13A	16°10'39"	60.00'	16.94'	8.53'	16.89'	N68°03'44"E
13B	04°10'01"	275.00'	20.00'	10.00'	20.00'	N74°04'03"E
14A	52°51'53"	60.00'	37.87'	31.41'	35.65'	N58°52'59"E
14B	28°43'23"	60.00'	30.08'	15.16'	29.77'	N45°36'43"E
15	40°16'53"	60.00'	50.56'	26.89'	49.08'	S69°20'39"E
16	51°59'17"	60.00'	54.44'	29.26'	52.59'	S19°12'34"E
17	57°35'04"	60.00'	60.30'	32.98'	57.80'	S35°34'38"W
18A	44°54'02"	60.00'	67.02'	28.79'	45.83'	N81°32'55"W
18B	56°40'58"	60.00'	59.36'	32.36'	54.97'	N87°17'23"W
19	21°38'42"	225.00'	85.01'	43.01'	84.50'	S65°19'43"W
20	27°40'08"	225.00'	108.66'	55.41'	107.60'	S40°40'17"W
21A	14°35'04"	275.00'	70.00'	35.19'	69.81'	S23°56'38"W
21B	10°11'09"	225.00'	40.00'	20.05'	39.95'	S21°44'38"W
22A	09°47'25"	725.00'	10.00'	5.00'	10.00'	S10°20'35"W
22B	19°30'10"	275.00'	93.61'	47.26'	93.16'	S40°59'14"W
23	08°17'53"	275.00'	70.00'	35.19'	69.81'	S104°01'21"E
24	08°17'53"	725.00'	105.00'	52.59'	104.91'	S33°30'04"W
25	08°12'03"	725.00'	103.77'	51.97'	103.68'	S39°15'05"W
26	11°44'58"	275.00'	26.39'	13.20'	26.29'	S31°01'33"W
27	08°35'03"	275.00'	46.00'	23.05'	45.95'	S41°13'33"E
29A	01°33'10"	1462.40'	39.63'	19.82'	39.63'	S40°37'36"E
29B	07°53'17"	30.00'	46.02'	28.91'	41.64'	S02°32'25"W

R/W CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	25°35'14"	775.00'	346.10'	175.99'	343.23'	S33°46'41"W
2	W 05°14"	225.00'	131.84'	68.98'	131.89'	S33°41'42"W
3	59°30'00"	275.00'	285.58'	157.18'	272.92'	S46°24'04"W
4	44°54'02"	60.00'	47.02'	24.79'	45.83'	S33°42'03"W
5	59°30'00"	225.00'	233.64'	128.40'	223.30'	N46°24'04"E
6	34°05'14"	275.00'	161.61'	84.31'	161.21'	S33°41'42"E
7	25°35'14"	725.00'	373.77'	184.63'	371.09'	N33°41'42"E
8	21°20'00"	275.00'	102.39'	51.80'	101.80'	S35°49'04"E



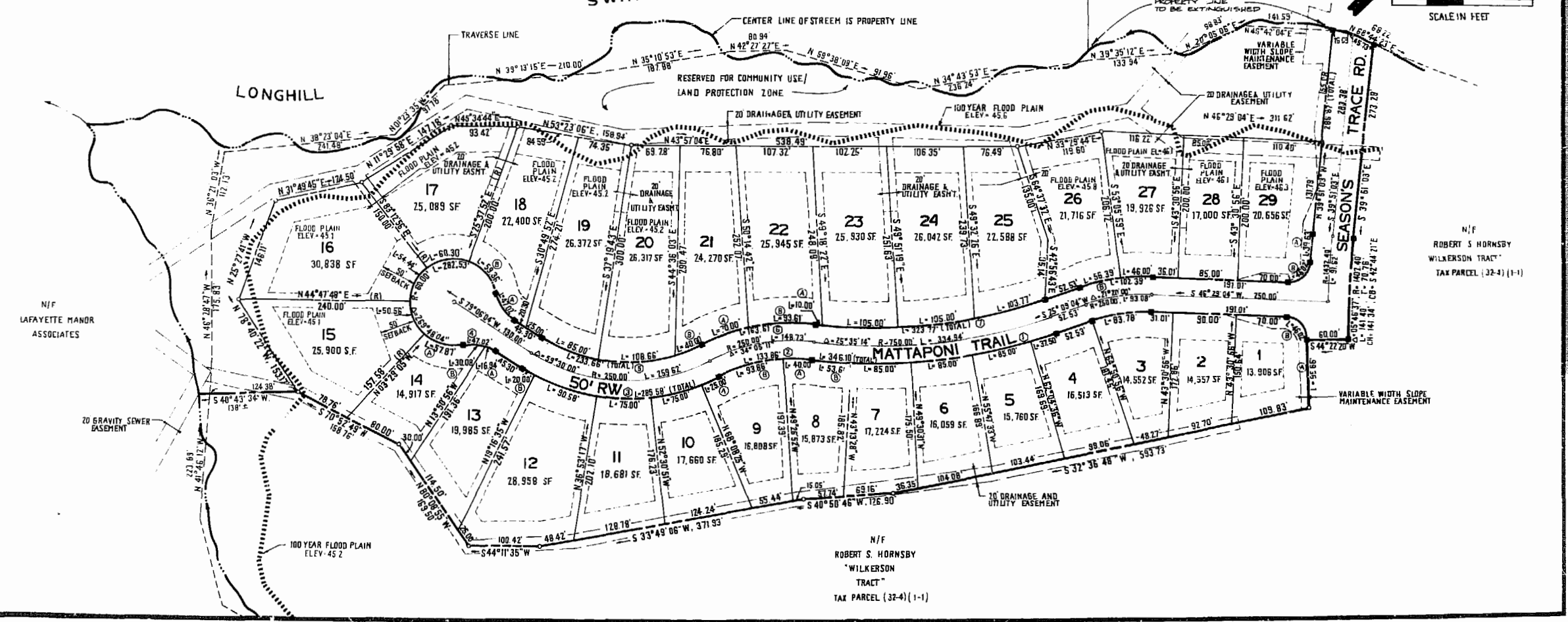
AREA TABULATION

TOTAL AREA OF LOTS 1-29	607,442 SF	13,830 AC.±
R/W DEDICATION	96,541 SF	2,216 AC.±
COMMUNITY USE/GREEN AREA	216,341 SF	4,967 AC.±
TOTAL AREA SUBDIVIDED	915,324 SF	21,013 AC.±

TOTAL AREA OF LOTS 1-29: 607,442 SF (13,830 AC.±)
 R/W DEDICATION: 96,541 SF (2,216 AC.±)
 COMMUNITY USE/GREEN AREA: 216,341 SF (4,967 AC.±)
 TOTAL AREA SUBDIVIDED: 915,324 SF (21,013 AC.±)

N/F
 WILLIAM & SHIRLEY LEE
 TAX PARCEL (32-3) (1-2)

N/F
 ROBERT S. HORNSBY
 "WILKERSON TRACT"
 TAX PARCEL (32-4) (1-1)



AES, a professional corporation
 1761 Jamestown Road, Williamsburg, Va. 23185
 804-253-0040
 Engineering, Planning, Surveying

PLAT OF SEASON'S TRACE SECTION XI
 OWNER/DEVELOPER: SEASON'S TRACE DEVELOPMENT, INC.
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



1	11/26/89	REVISED PER J.C.C. COMMENTS	JHB
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	JHB	Drawn	BB
Scale	1"=100'	Date	NOV. 1985
Project No.	5951		
Drawing No.			