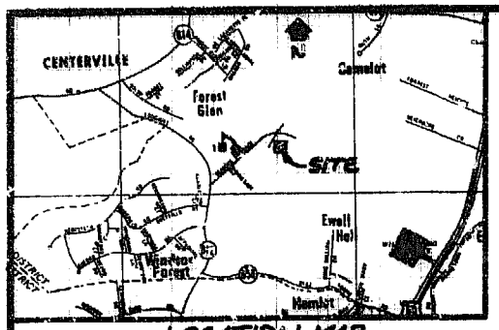


LOCATION MAP
SCALE: 1" = ½ MILE

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS WITH THE 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:

LOT 11: GLADYS G. JUMP BY DEED FROM SEASON'S TRACE DEVELOPMENT, INC. DATED MAY 1, 1986 AND RECORDED IN DEED BOOK 300 AT PAGE 763 AND

LOT 12: SEASON'S TRACE DEVELOPMENT, INC. BY PLAT FROM HERTZLER BROTHERS, INC. DATED MAY 9, 1984 AND RECORDED IN PLAT BOOK 39 AT PAGE 39 IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

BY: _____

BY: Gladys G. Jump

STATE OF VIRGINIA

I, Kathleen S. Small, 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 7 DAY OF May, 1986.

MY COMMISSION EXPIRES January 28, 1989.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 13th DAY OF June, 1986, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

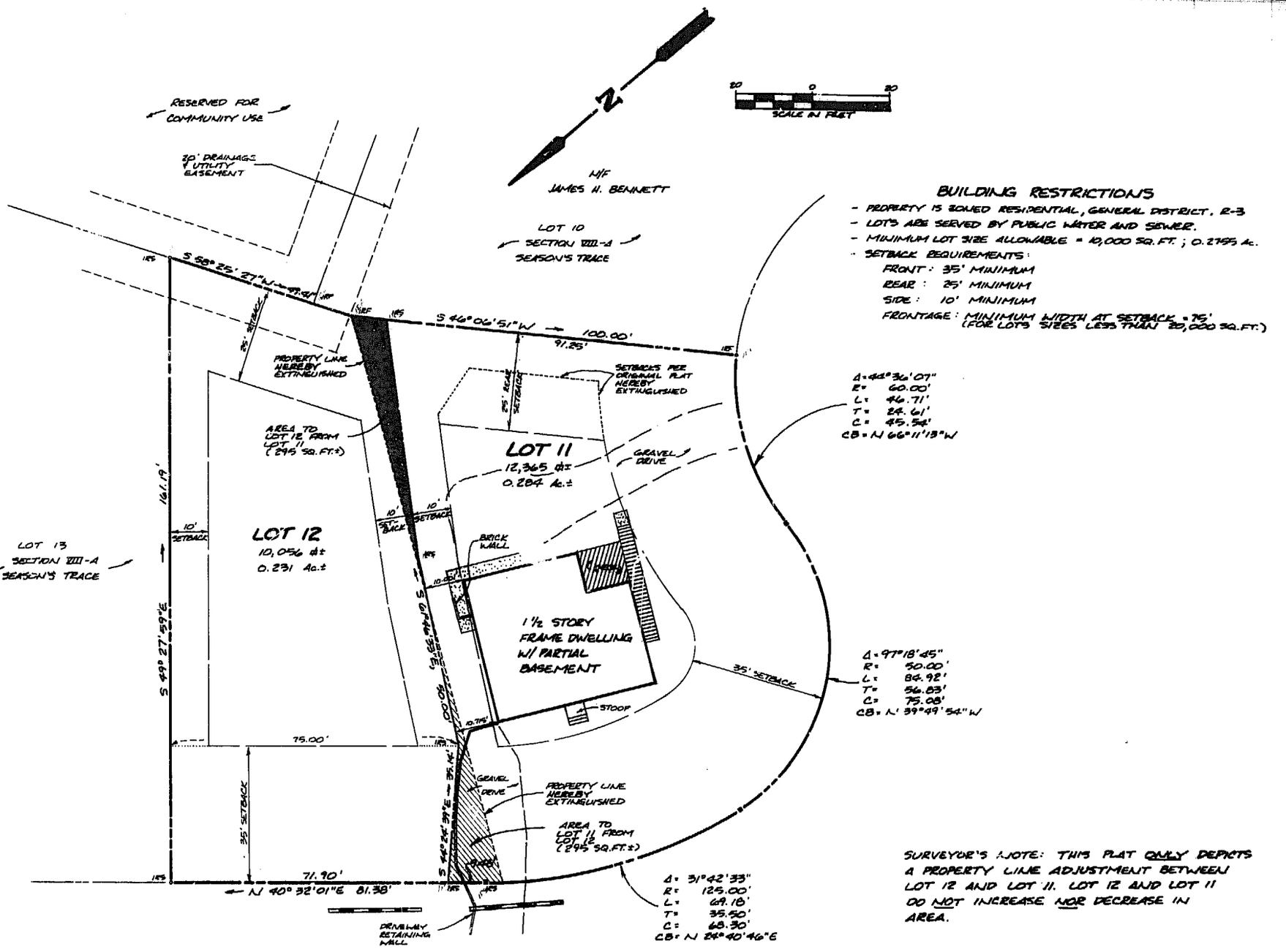
TESTE: Helen S. Ward, CLERK

PLAT BOOK 42 PAGE 80.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS LOTS 11 & 12, SEASON'S TRACE, SEC. VIII-A IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 5/9/86 _____ AGENT OF GOVERNING BODY



NORTH TRACE
50' R/W

BUILDING RESTRICTIONS

- PROPERTY IS ZONED RESIDENTIAL, GENERAL DISTRICT, R-3
- LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- MINIMUM LOT SIZE ALLOWABLE = 10,000 SQ. FT. ; 0.2755 Ac.
- SETBACK REQUIREMENTS:
  - FRONT: 35' MINIMUM
  - REAR: 25' MINIMUM
  - SIDE: 10' MINIMUM
  - FRONTAGE: MINIMUM WIDTH AT SETBACK = 75' (FOR LOTS SIZES LESS THAN 20,000 SQ.FT.)

SURVEYOR'S NOTE: THIS PLAT ONLY DEPICTS A PROPERTY LINE ADJUSTMENT BETWEEN LOT 12 AND LOT 11. LOT 12 AND LOT 11 DO NOT INCREASE NOR DECREASE IN AREA.

REFERENCES: PLAT BOOK 39, PAGE 39
DEED BOOK 300, PAGE 763

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 7TH DAY OF MAY, 1986.

BY: W. L. Miller L.S.
WILLIAM L. MILLER, C.L.S.

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

PLAT OF PROPERTY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT
LOTS 11 AND 12
SEASON'S TRACE
SECTION VIII-A
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
WILLIAM L. MILLER, JR.
LICENSED LAND SURVEYOR

Recorded this 13th day of June 1986
in
P. [illegible]

1	5/9/86	REVISED PER J.C.C. COMMENTS
No.	DATE	REVISION / COMMENT / NOTE

Designed WLM | Drawn WLM
Scale 1"=50' | Date 3/31/86
Project No. 5406-12
Drawing No. 1 of 1