



N/F ANNEUSER DUSCH, INC.  
"WAR HILL TRACT"  
TAX PARCEL (72-2)(1-57)

CURVE TABLE

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
1	48°42'17"	180.00'	306.01'	162.94'	290.88'	N48°42'17"W
2	12°53'42"	380.00'	78.93'	32.62'	78.77'	N79°20'47"W
3	23°01'30"	340.00'	136.63'	69.25'	135.72'	N74°08'52"W
4	118°11'18"	28.00'	30.74'	43.21'	43.47'	N09°27'29"W
5	56°45'35"	194.60'	124.85'	64.66'	122.72'	N56°18'25"E

LOCATION MAP  
1" = 2000'

N/F SEASON'S TRACE DEVELOPMENT, INC. DB. 149 / 185

PHEASANT RUN WOOD DUCK COMMONS

SEASON'S TRACE SECTION VII-B PB. 40, PG. 70

SEASON'S TRACE SECTION IX-C P.B. 50, PG. 23-24

SEASON'S TRACE SECTION III-A PB. 39, PG. 30

SEASON'S TRACE SECTION VII-A PB. 39, PG. 39

GENERAL NOTES

1. ALL AREAS NOT DESIGNATED FOR FREE 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.
2. 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.
3. A FIVE FOOT MAINTENANCE EASEMENT AROUND THE SIDES AND REAR OF EACH LOT WILL BE PROVIDED TO ESTABLISH THE RIGHTS OF TWO ADJUTING PROPERTIES WHERE MAIN BUILDINGS ARE TO BE CONSTRUCTED ON OR WITHIN FIVE FEET OF A PROPERTY LINE. THIS FIVE FOOT EASEMENT SHALL ESTABLISH THE RIGHTS OF EACH AFFECTED OWNER TO GAIN ACCESS TO EACH OWNER'S BUILDING FOR PURPOSE OF ESSENTIAL MAINTENANCE, SERVICE AND DRAINAGE.
4. SETBACKS FROM EXTERNAL PROPERTY LINE AND STATE R/W IS THIRTY-FIVE (35) FEET.
5. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER, AND ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
6. PRIVATE UTILITY, DRAINAGE AND ACCESS EASEMENTS FOR THE BENEFIT OF LOT OWNERS ARE HEREBY DEDICATED OVER, ACROSS AND THROUGH THE AREA SO DESIGNATED AS SUCH IN "PHEASANT RUN".

SEASON'S TRACE SECTION X LAND USE AND AREA TABULATIONS

TOTAL AREA	289,548 S.F.±	6.647 AC.±
EXIST. SECTION IX-B PHEASANT RUN LOTS 10-24	51,600 S.F.±	1.183 AC.±
SECTION X PHEASANT RUN	237,948 S.F.±	5.462 AC.±

SCALE IN FEET



2548 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(804) 253-0040  
Fax (804) 220-8994

PLAT OF  
**SEASON'S TRACE**  
SECTION X  
PHEASANT RUN

POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn CLJ
Scale 1" = 50'	Date 12/8/03
Project No. 7787	
Drawing No. 1 of 1	