

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAN AND KNOWN AS SEASON'S TRACE SEC. X IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

5/9/94 DATE *J. T. Wilson, Jr.* NAME

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAN WAS CONVEYED BY SEASON'S TRACE DEVELOPMENT, INC. TO NICHOLSON HOMES, INC. DATED JANUARY 14, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 665, PAGE 118.

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF DENVER, I, MARGARET L. HANCOCK, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 7 DAY OF MAY, 1994, MY COMMISSION EXPIRES 3/31/95.  
*Margaret L. Hancock* SIGNATURE

**CERTIFICATE OF APPROVAL**

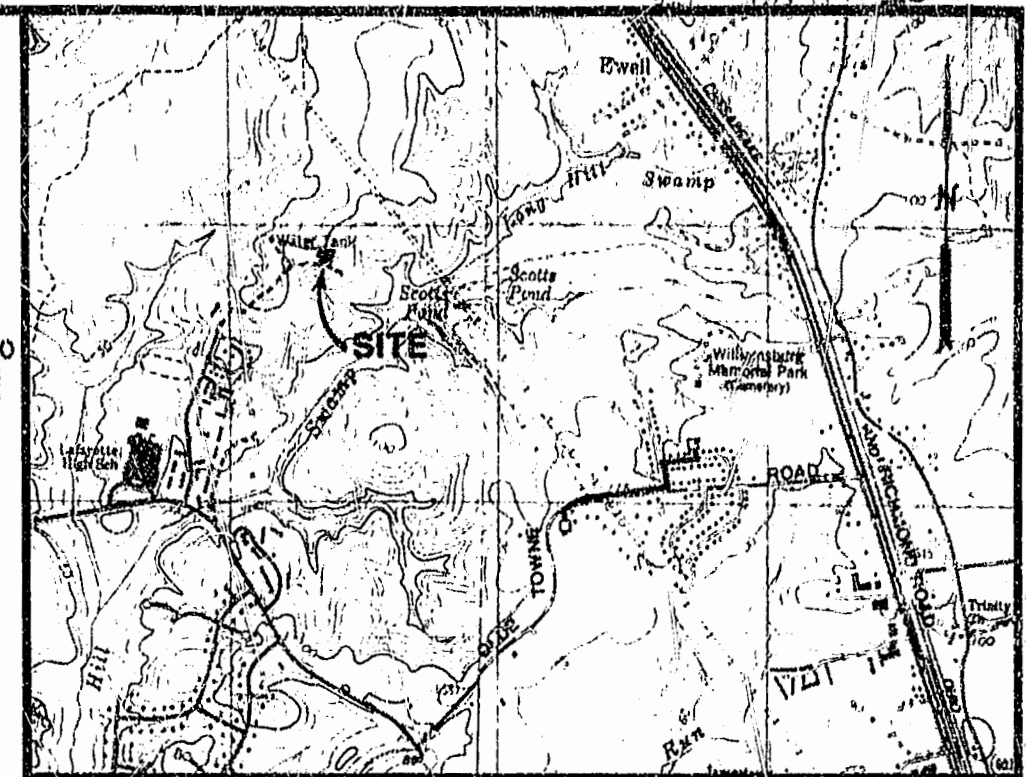
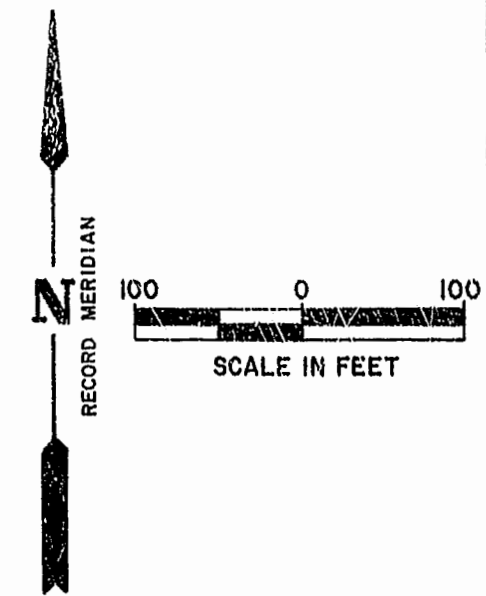
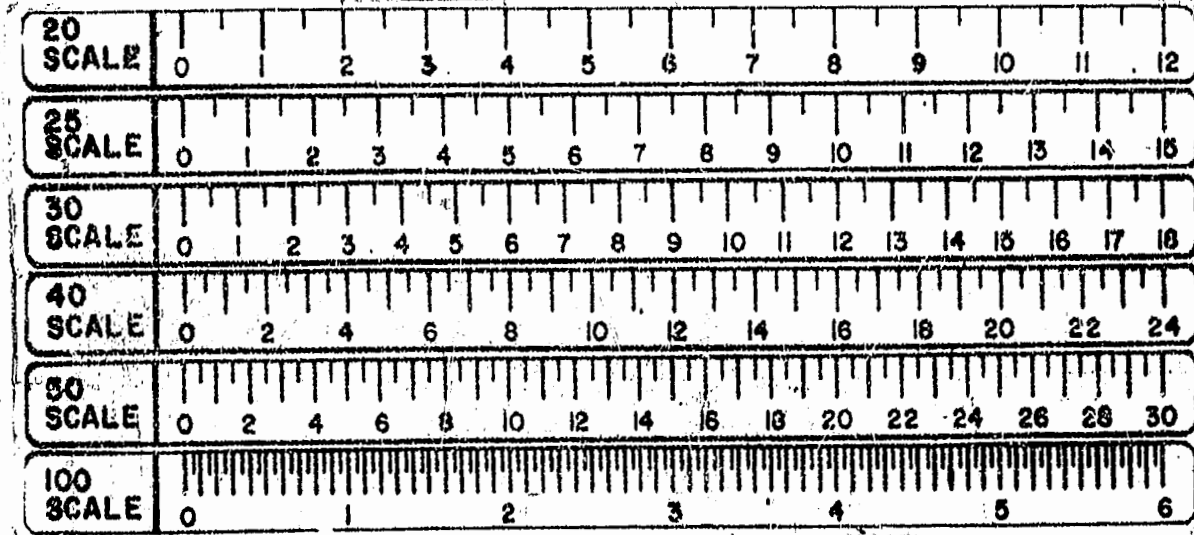
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

May 12, 1994 DATE *Michael S. Saylor* SIGNATURE  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
May 11, 1994 DATE *Valerie Jordan* SIGNATURE  
VIRGINIA DEPARTMENT OF HEALTH  
May 23, 1994 DATE *[Signature]* SIGNATURE  
SUBDIVISION AGENT OF JAMES CITY COUNTY

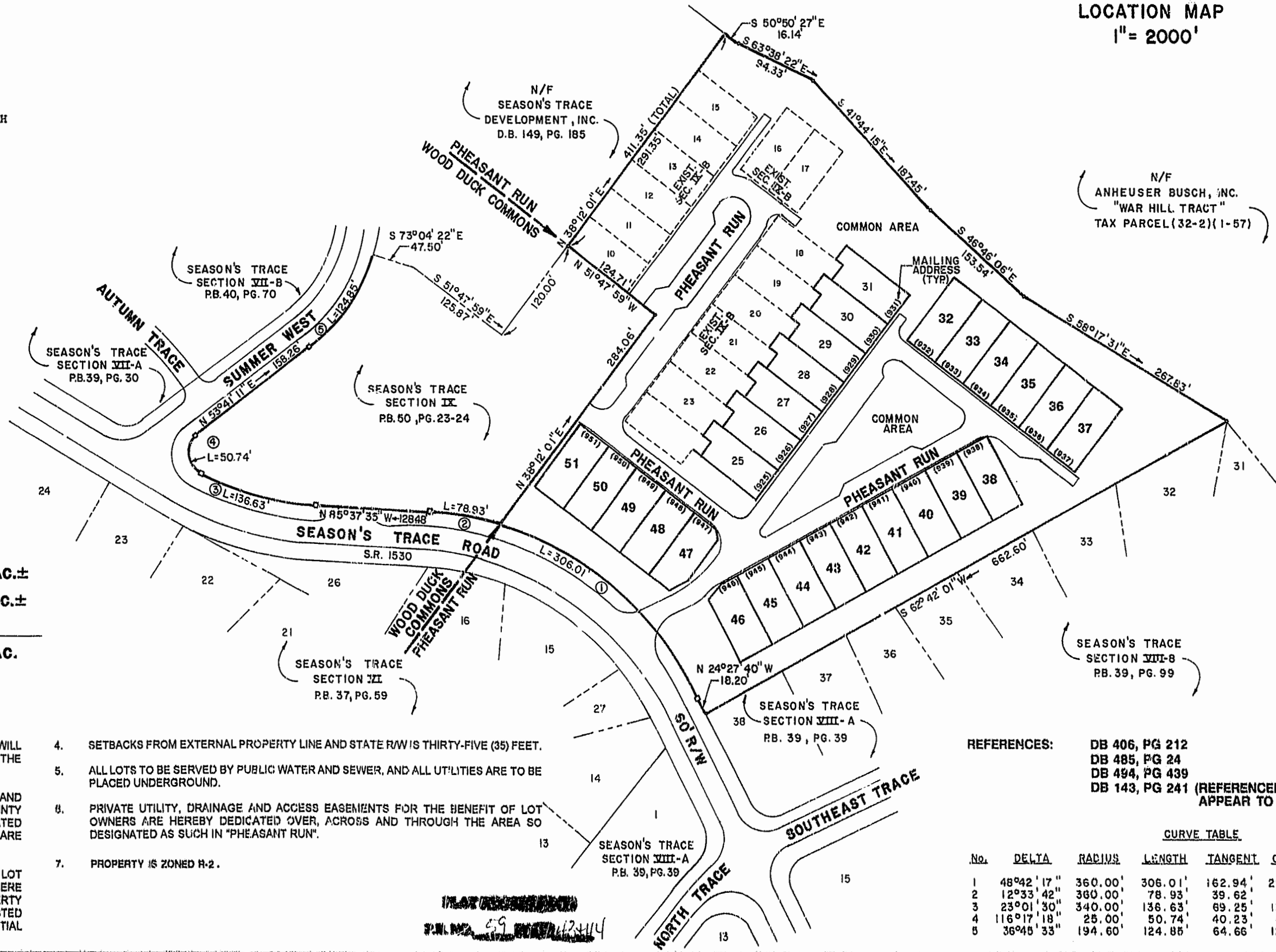
**ENGINEER OR SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAN COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

May 19, 1994 DATE *G. T. Wilson, Jr.* SIGNATURE  
G. T. WILSON, JR. C.L.S.



LOCATION MAP  
1" = 2000'



**AREA TABULATION**

SECTION X LOTS	92,669 S.F.	2.127 Ac.±
COMMON AREAS AND ROADWAYS	145,279 S.F.	3.335 Ac.±
<b>TOTAL AREA</b>	<b>237,948 S.F.</b>	<b>5.462 Ac.</b>

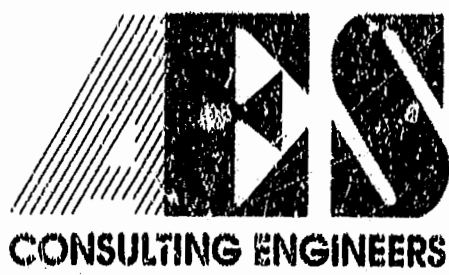
**GENERAL NOTES**

- 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.
- A FIVE FOOT MAINTENANCE EASEMENT AROUND THE SIDES AND REAR OF EACH LOT WILL BE PROVIDED TO ESTABLISH THE RIGHTS OF TWO ABUTTING 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.
- SETBACKS FROM EXTERNAL PROPERTY LINE AND STATE R/W IS THIRTY-FIVE (35) FEET.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER, AND ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- 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".
- PROPERTY IS ZONED R-2.

REFERENCES: DB 406, PG 212  
DB 485, PG 24  
DB 494, PG 439  
DB 143, PG 241 (REFERENCED EASEMENT DOES NOT APPEAR TO AFFECT THIS PROPERTY).

**CURVE TABLE**

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
1	48°42'17"	360.00'	306.01'	162.94'	296.88'	N48°42'40"W
2	12°33'42"	360.00'	78.93'	39.62'	78.77'	N79°20'47"W
3	23°01'30"	340.00'	136.63'	69.25'	135.72'	N74°06'52"W
4	116°17'18"	25.00'	50.74'	40.23'	42.47'	N04°27'29"W
5	36°45'33"	194.60'	124.85'	64.66'	122.72'	N36°18'05"E



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
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Fax (804) 220-8094

PLAT OF  
**SEASON'S TRACE**  
SECTION X  
LOTS 25 - 51

POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AEG	Drawn CLJ
Scale 1" = 100'	Date 11/11/93
Project No. 7787	
Drawing No. 1 of 2	