

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HERTZLER BROTHERS, INC. TO SEASON'S TRACE DEVELOPMENT, INC. BY DEED DATED DECEMBER 4, 1973 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 149, PAGE 185.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

*[Signature]* 1/16/01  
 FOR SEASON'S TRACE DEVELOPMENT INC. DATE  
 DAVID L. HERTZLER  
 PRINTED NAME

**NOTARY**

STATE OF VIRGINIA, CITY/COUNTY OF WILLIAMSBURG, TO-WIT:  
ROBERT M. OLVER A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 16 DAY OF JANUARY, 2001

MY COMMISSION EXPIRES SEPTEMBER 30, 2003.  
[Signature]  
 NOTARY PUBLIC

**CERTIFICATION OF SOURCE OF TITLE (A PORTION OF THE EXISTING COMMON AREA)**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE COUNTY OF JAMES CITY VIRGINIA TO JAMESTOWN BUILDING CORPORATION BY DEED DATED MAY 12, 2000 AND RECORDED IN THE OFFICE OF OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN L.R. 000009569.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

*[Signature]* 1-16-01  
 JAMESTOWN BUILDING CORPORATION DATE  
 C. Lewis WATRIP II  
 PRINTED NAME

**NOTARY**

STATE OF VIRGINIA, CITY/COUNTY OF WILLIAMSBURG, TO-WIT:  
ROBERT M. OLVER A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 16 DAY OF JANUARY, 2001

MY COMMISSION EXPIRES SEPTEMBER 30, 2003.  
[Signature]  
 NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

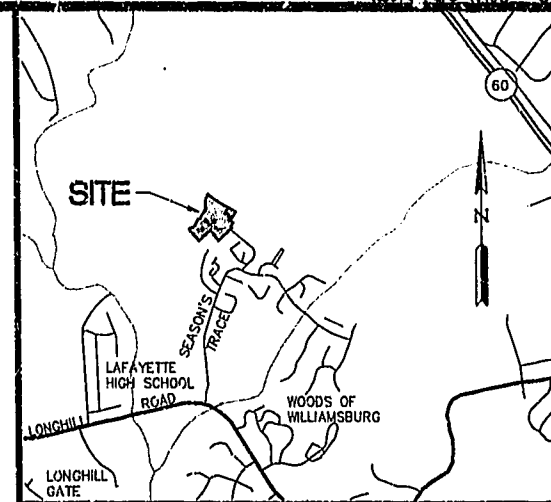
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

*[Signature]* 12/4/00  
 G.T. WILSON, JR., C.L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

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

*[Signature]* 1/16/01  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE



VICINITY MAP (APROX. SCALE 1"=2000')

**GENERAL NOTES**

- PROPERTY IS CURRENTLY ZONED "R-2"-RESIDENTIAL WITH A CONDITIONAL USE PERMIT

S.B.L.  
 FRONT 25' FROM EDGE OF PAVEMENT  
 REAR 0'  
 SIDE 0'  
 35' FROM EXTERIOR BOUNDARIES

- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- PROPERTY IS ALL OF JAMES CITY COUNTY TAX PARCEL (32-1)(1-1F)
- IRON RODS SET UNLESS OTHERWISE NOTED.
- THIS PROPERTY LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER FIRM MAP NO. 510201 0035 B, DATED 2/8/91.
- PRIVATE STREETS AND RIGHT-OF-WAY SHALL NOT BE MAINTAINED BY VDOT OR JAMES CITY COUNTY. (ALL STREETS TO REMAIN PRIVATE)
- MONUMENTATION SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH SECTION 19-38 OF THE SUBDIVISION ORDINANCE.
- "NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT"

Williamsburg/James City County

11:52 AM '03  
 Recorded on 12/16/03  
 DOCUMENT # 01000953  
*[Signature]* Clerk

STATE OF VIRGINIA  
 COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 23 DAY OF January, 2001, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: *[Signature]*  
 CLERK  
 PLAT BOOK 80, PAGE 344

No.	DATE	REVISION / COMMENT / NOTE	JFS	JFS	BY
2	1/11/01	REVISED PER ADDITIONAL COUNTY COMMENTS	JFS		
1	12/27/00	REVISED PER JAMES CITY COUNTY COMMENTS	JFS		

5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-3040  
 Fax (757) 220-8994



PLAT OF SUBDIVISION  
 WINTER PARK - PARCEL TWO  
 OWNED BY  
 SEASON'S TRACE DEVELOPMENT, INC.  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Designed GTW	Drawn JFS
Scale 1"=50'	Date 12/4/00
Project No. 7787-6	
Drawing No. 1 OF 2	