

020011080

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CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SEASON'S TRACE DEVELOPMENT, INC. TO JAMESTOWN BUILDING CORPORATION, INC. BY DEED DATED NOVEMBER 11, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AT L.R. NO. 970019187

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.

C. Lewis Waltrip, II 4-23-02
FOR JAMESTOWN BUILDING CORPORATION, INC. DATE

C. LEWIS WALTRIP, II
PRINTED NAME

NOTARY
STATE OF VIRGINIA, CITY/COUNTY OF WILLIAMSBURG, TO-WIT:
Victor C. Christof 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 23 DAY OF April, 2002

MY COMMISSION EXPIRES October 31, 2005

Victor C. Christof
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

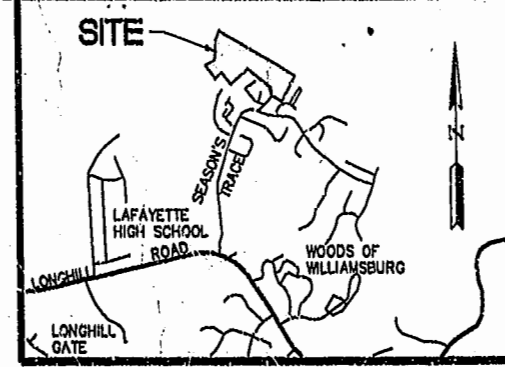
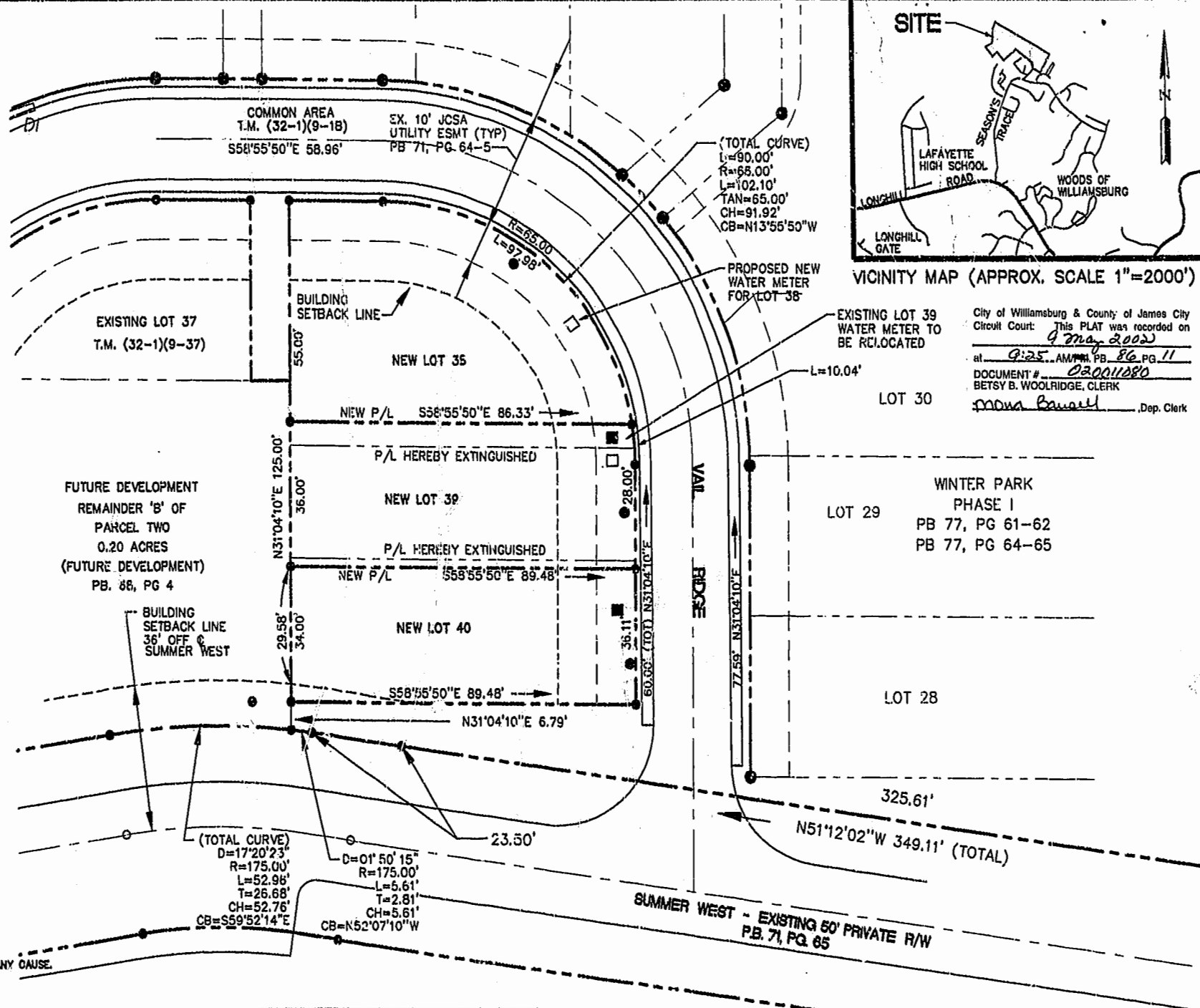
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

William J. Gabe 4/23/02
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

NOTES:
1. PROPERTY IS CURRENTLY ZONED "R-2-RESIDENTIAL WITH A CONDITIONAL USE PERMIT."

SETBACK REQUIREMENTS:
FRONT 25' FROM EDGE OF PAVEMENT
SIDE 0'
REAR 0'
35' FROM EXTERIOR BOUNDARIES

- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- PROPERTY IS ALL OF JAMES CITY COUNTY TAX PARCEL (32-1)(9-38, 39, 40).
- THIS PROPERTY LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER FIRM MAP NO. 810201 0035 B, DATED 2/6/91.
- 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 19-39 OF THE SUBDIVISION ORDINANCE.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.



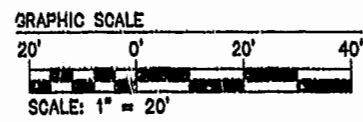
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 9:25 AM on May 2, 2002
DOCUMENT # 020011080
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Dep. Clerk

AREA TABULATION					
LOT #	OLD AREA		NEW AREA		
	SQ. FT.	ACRES	SQ. FT.	ACRES	
38	3,141	0.072	4,542	0.104	
39	3,558	0.082	2,505	0.058	
40	3,779	0.082	3,331	0.074	
TOTAL AREA	10,278	0.236	10,278	0.236	

ENGINEER'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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.
Robert M. Oliver 4/23/02
ROBERT M. OLIVER, P.E. #032176 DATE

LEGEND:

- EXISTING WATER METER
- EXISTING SEWER CLEANOUT
- PROPOSED WATER METER



SEASON'S TRACE
SECTION VII
PB 39, PG 30
PB 40, PG 70

PLAT OF BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT BETWEEN LOTS 38, 39 AND 40 WINTER PARK-PARCEL ONE
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2	4/22/02	REVISED PER J... COMMENTS	RMO
1	4/3/02	REVISED PER JCC COMMENTS	RMO

Jamestown Management Co., LLC
Engineering, Design, Development
JME
215 Ingram Road
Williamsburg, Virginia 23188
(757) 220.0856, (757) 220.0919

Designed	Drawn
RMO	RMO
Scale	Date
1"=20'	02/26/02
Project No.	
1103-01-04	
Drawing No.	
1 OF 1	