

OWNER'S CONSENT & DEDICATION

This subdivision is with 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

SEASONS TRACE DEVELOPER, INC. BY
DEED RECORDED IN D.B. 149 AT PAGE 185

BY [Signature] PRESIDENT BY [Signature] SECRETARY

STATE OF VIRGINIA,

I, Noris J. Dalkin, 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 4th day of July 1982. My commission expires June 18, 1985

STATE OF VIRGINIA, COUNTY OF JAMES CITY

In the clerk's office of the circuit court for the county of James City the 2 day of August 1982, this map was presented and admitted to the record as the law directs.

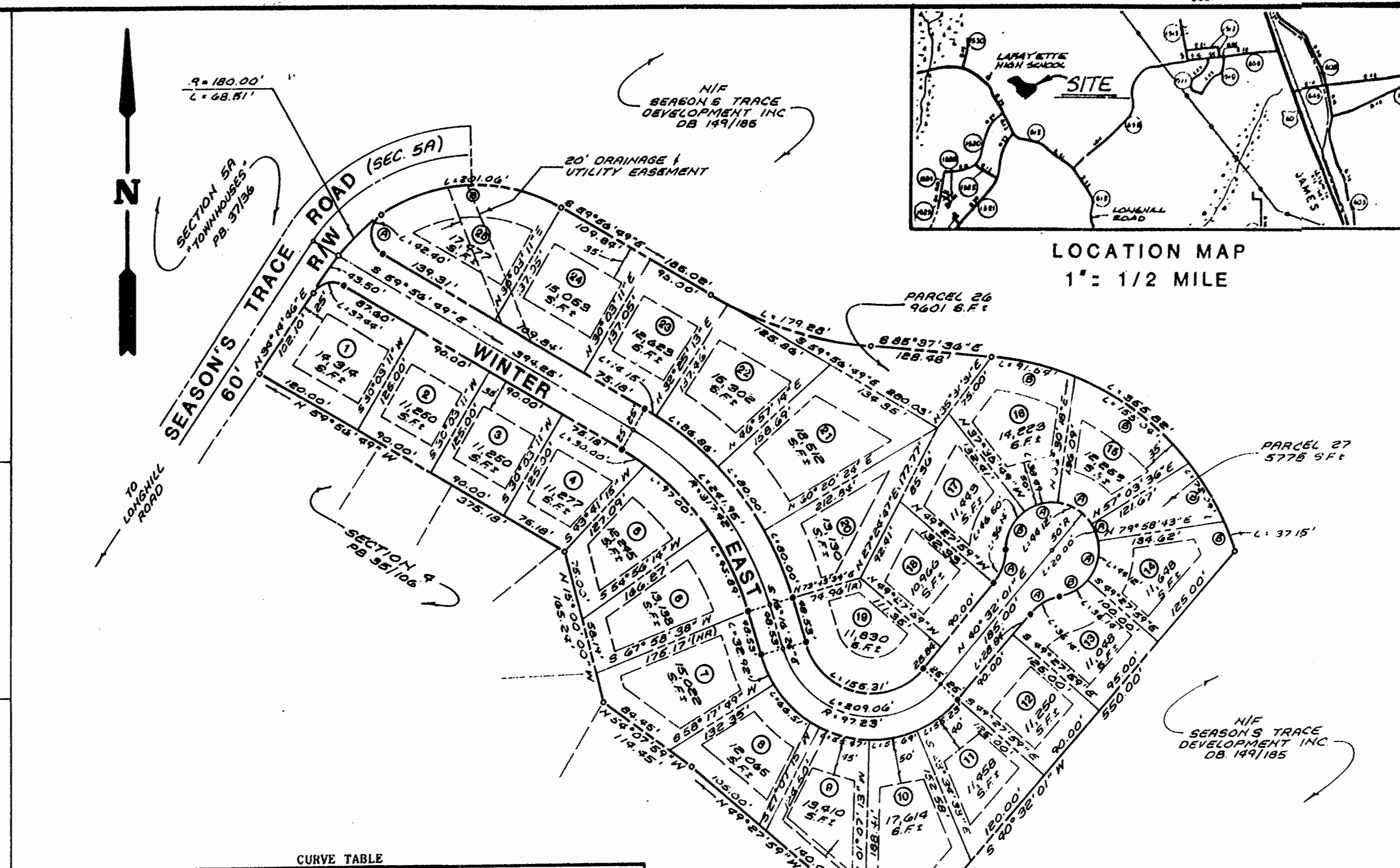
Teste: Melanie S. Ward, clerk
Byrdawn R. Martin, Deputy, Clerk
Plate Book 37 Page 59

CERTIFICATE OF APPROVAL

This subdivision known as _____ is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.
Date 7-29-82 L. W. Hall Highway Engineer.
Date _____ _____ Health Officer
Date 7-30-82 Henry H. [Signature] Agent of Governing Body

ENGINEER'S & SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, 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 have been complied with. Given under my hand this 21st day of June 1982.
BY Paul C. Small
Paul C. Small, P.E., C.L.S.



CURVE TABLE

	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
Lot 1	85°48'25"	25.00'	37.44'	23.23'	34.04'	N77°08'58"E
Lot 4	05°52'41"	292.42'	30.00'	15.01'	29.99'	S57°00'28"E
Lot 5	19°00'23"	292.42'	97.00'	48.95'	96.56'	S44°33'55"E
Lot 6	18°47'19"	292.42'	95.87'	48.38'	95.46'	S25°40'06"E
Lot 7	15°25'45"	122.23'	32.92'	16.56'	32.82'	S23°59'16"E
Lot 8	31°10'34"	122.23'	66.51'	34.10'	65.69'	S47°17'28"E
Lot 9	26°00'02"	122.23'	55.47'	28.22'	54.99'	S75°52'46"E
Lot 10	24°41'45"	122.23'	52.69'	26.76'	52.28'	N78°46'20"W
Lot 11	25°53'26"	122.23'	55.23'	28.10'	54.77'	N53°28'46"E
Lot 13 "A"	41°24'35"	50.00'	36.14'	18.90'	35.36'	N61°14'18"E
Lot 13 "B"	41°24'35"	50.00'	36.14'	18.90'	35.36'	N61°14'18"E
Lot 14 "A"	50°33'18"	50.00'	44.12'	23.61'	42.70'	N15°15'22"E
Lot 14 "B"	07°05'42"	300.00'	37.15'	18.60'	37.13'	S21°13'06"E
Lot 15 "A"	50°33'18"	50.00'	44.12'	23.61'	42.70'	N58°13'02"W
Lot 15 "B"	29°36'36"	300.00'	155.04'	79.29'	153.32'	S53°20'18"E
Lot 16 "A"	44°06'07"	50.00'	38.49'	20.25'	37.54'	S74°27'15"W
Lot 16 "B"	17°29'00"	300.00'	91.54'	46.13'	91.19'	S76°53'06"E
Lot 17 "A"	41°24'35"	50.00'	36.14'	18.90'	35.36'	S19°99'44"W
Lot 17 "B"	53°16'45"	50.00'	46.50'	25.08'	44.84'	S25°45'49"W
Lot 19	123°11'33"	72.23'	155.31'	133.57'	127.07'	N77°52'12"W
Lot 20	13°23'10"	342.42'	80.00'	40.18'	79.82'	N22°58'01"W
Lot 21	13°23'10"	342.42'	80.00'	40.18'	79.82'	N36°21'11"W
Lot 22	14°32'02"	342.42'	86.86'	43.66'	86.63'	N50°18'47"W
Lot 23	02°22'02"	342.42'	14.15'	7.07'	14.15'	N58°45'41"W
Lot 25 "A"	116°00'05"	25.00'	42.40'	50.62'	40.01'	N01°56'47"W
Lot 25 "B"	63°59'55"	180.00'	201.06'	112.47'	196.77'	N88°03'13"E
Parcel 26	25°40'47"	400.00'	179.28'	91.17'	177.78'	S72°47'12"E
Parcel 27 "A"	22°55'06"	50.00'	20.00'	10.14'	19.87'	N21°28'50"W
Parcel 27 "B"	13°46'03"	300.00'	72.09'	36.22'	71.91'	S31°38'58"W

AREA COMPUTATIONS

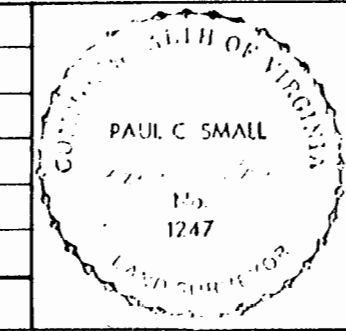
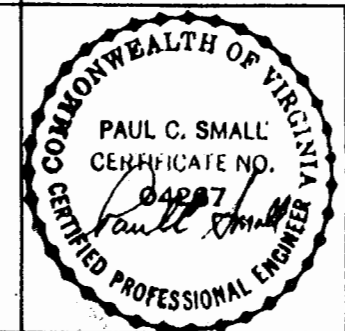
MINIMUM LOT ALLOWABLE: 10,000 S.F. = 0.230 AC.
SMALLEST LOT SIZE: 10,966 S.F. = 0.252 AC.
AVERAGE LOT SIZE: 15,192 S.F. = 0.303 AC.
LARGEST LOT SIZE: 18,512 S.F. = 0.425 AC.
TOTAL AREA OF LOTS: 529,813 S.F. = 12.03 AC.
COMMUNITY AREAS (26 & 27): 15,376 S.F. = 0.353 AC.
ROAD R/W AREA: 58,417 S.F. = 1.34 AC.
TOTAL AREA SUBDIVIDED: 403,586 S.F. = 9.26 AC.

BUILDING RESTRICTIONS

PROPERTY IS ZONED R-3, GENERAL RESIDENTIAL (SPECIAL USE)
SETBACK & YARD REQUIREMENTS:
FRONT: 35' MIN.
REAR: 25' MIN.
EACH SIDE: 10' MIN., 25' TOTAL
SIDE ON STREET: 25' MIN.
FRONTAGE: 75' MIN. AT SETBACK

11:00 A.M.
Recorded 2 day of August 1982
in _____
D. B. No. 234, pages 654
Melanie S. Ward, Clerk
Byrdawn R. Martin, Deputy Clerk

AES, a professional corporation
1781 Jamestown Road, Williamsburg, Va. 23185
804-263-0040
Architecture, Engineering, Surveying, Planning



PLAT OF SEASONS TRACE - SECTION VI SEASONS TRACE DEVELOPMENT, INC. - OWNER/DEVELOPER	
JAMES CITY COUNTY	VIRGINIA
REFERENCES	SCALE: 1" = 100'
	DATE: JUNE 17, 1982
	JOB No. 6112