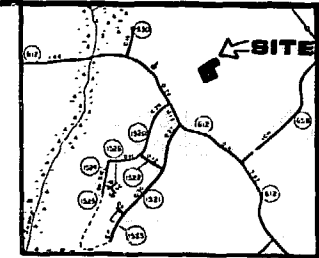


NOTES:

1. 100 YEAR FLOOD BOUNDARY BASED ON "FLOOD HAZARD ANALYSES; POWHATAN CREEK AND TRIBUTARIES, JAMES CITY COUNTY, VIRGINIA," SHEET 1 OF 11, DATED DECEMBER, 1976.
2. THE BUILDING AREAS OF MOST OF THE REAR LOTS NEAREST LONGHILL SWAMP ARE PARTIALLY WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN. IN FLOOD PLAN AREAS NEW STRUCTURES SHALL HAVE THE LOWEST FLOORS, INCLUDING THE BASEMENT, ELEVATED TO OR ABOVE THE BASE FLOOD LEVEL. MINIMUM FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE GIVEN BELOW.
3. THE ONE HUNDRED YEAR FLOOD PLAIN ELEVATION IS SHOWN ON EACH LOT WHICH INTERFACES WITH THE ONE HUNDRED YEAR FLOOD PLAIN. THE DEVELOPER DOES NOT ANTICIPATE ANY FILLING IN THE FLOOD PLAIN. FILLING IN THE ONE HUNDRED YEAR FLOOD PLAIN IS PROHIBITED UNLESS:
 - A. SUCH FILL WILL NOT INCREASE THE LEVEL OF FLOODING ON ANY OTHER PROPERTY; OR
 - B. THE CUBIC AREA OF THE BASE FLOOD PLAIN TO BE FILLING IS EQUALLED BY ADDITIONAL CUBIC AREA TO BE ADDED TO THE BASE PLAIN BY A DREDGING OR REMOVAL OF EARTH.



LOCATION MAP 1" = 1/2 MILE

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 SEASON'S TRACE DEVELOPMENT, INC. BY DEED DATED DECEMBER 9, 1973 RECORDED IN DB 149 AT PAGE 185. IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

BY [Signature]
BY [Signature]

STATE OF VIRGINIA

I, [Notary Name], 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 27 DAY OF April, 1984.

MY COMMISSION EXPIRES 10/1/84.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 27 DAY OF April, 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: [Signature], CLERK

PLAT BOOK 39 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 5-3-84 [Signature] HIGHWAY ENGINEER

DATE 5-7-84 [Signature] HEALTH OFFICER

DATE 5-7-84 [Signature] AGENT OF GOVERNING BODY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & 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 27 DAY OF April, 1984.

BY: [Signature]
PAUL C. SMALL, P.E., C.L.S.

BUILDING RESTRICTIONS

PROPERTY IS ZONED RESIDENTIAL, GENERAL DISTRICT R-3. LOTS ARE SERVED BY PUBLIC WATER AND SEWER.

MINIMUM LOT SIZE ALLOWABLE = 10,000 SF 0.2755 AC.

SETBACK REQUIREMENTS:

- FRONT: 35' MINIMUM
- REAR: 25' MINIMUM
- EACH SIDE: 10' MINIMUM, 25' TOTAL
- NOTE: 10' SIDE SETBACKS SHOWN
- FRONTAGE: MINIMUM WIDTH AT SETBACK = 75' FOR LOT SIZES LESS THAN 20,000 SF

SEASON'S TRACE - SECTION VIII LOT CURVE INFORMATION

LOT #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1a	73°50'47"	30.00'	38.67'	22.54'	36.05'	S12°33'47"W
b	08°57'10"	193.00'	30.16'	15.11'	30.13'	S45°00'36"W
3	14°51'34"	175.00'	45.39'	22.82'	45.26'	S33°06'14"W
4	20°27'46"	175.00'	62.50'	31.59'	62.17'	S15°26'34"W
5	20°27'46"	175.00'	62.50'	31.59'	62.17'	S05°01'12"W
6	20°37'49"	175.00'	63.01'	31.85'	62.67'	S25°33'59"W
7a	16°46'28"	60.00'	17.57'	8.85'	17.50'	S27°29'40"W
b	51°30'04"	60.00'	33.93'	28.94'	52.13'	S44°05'28"W
8	50°56'06"	60.00'	53.34'	28.58'	51.60'	N83°55'27"E
9	54°02'51"	60.00'	56.60'	30.60'	56.52'	N31°25'59"E
10	48°17'42"	60.00'	50.57'	26.90'	49.09'	N19°44'18"W
11a	44°36'07"	60.00'	46.71'	24.61'	45.54'	N66°11'13"W
b	97°18'45"	50.00'	84.92'	56.83'	75.08'	N39°49'34"W
c	29°50'37"	125.00'	64.75'	33.12'	64.02'	N29°39'47"E
12	02°01'56"	125.00'	4.43'	2.22'	4.43'	N39°31'24"W
13a	114°23'09"	50.00'	59.89'	46.54'	50.43'	S62°16'25"E
b	06°29'56"	1264.13'	143.39'	71.77'	143.31'	S28°19'48"E
38	90°00'00"	30.00'	47.12'	30.00'	42.43'	S69°21'36"W
COMM. USE PARCEL		1264.13'	230.44'	118.18'	230.16'	S34°00'04"E

AREA TABULATION - SEASON'S TRACE, SECTION VIII

TOTAL AREA	377,757 SF±	8.6721 AC±
VDH&T R/W	120,439 SF±	2.7649 AC±
COMMUNITY USE AREA	64,267 SF±	1.4754 AC±
AREA SUBDIVIDED (LOTS 1-13, 37, 38)	193,051 SF±	4.4318 AC±

RESIDENTIAL LOT INFO

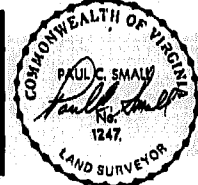
SMALLEST LOT - LOT #3	10,004 SF±	0.2297 AC±
LARGEST LOT - LOT #9	19,111 SF±	0.4387 AC±
AVERAGE LOT SIZE	12,870 SF±	0.2935 AC±
LOT YIELD/GROSS ACRE # OF LOTS	1.73 LOTS/GROSS ACRE	15

MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS WHICH INTERFACE WITH THE 100 YEAR FLOOD BOUNDARY OF LONGHILL SWAMP ARE AS FOLLOWS:
LOT 8 EL. = 47.1
LOT 9 EL. = 47.3
LOT 10 EL. = 47.3



AES, a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23185
804-253-0040
Architecture, Engineering, Surveying, Planning

PLAT OF
SEASON'S TRACE
SECTION VIII
OWNER/DEVELOPER:
SEASON'S TRACE DEVELOPMENT, INC.
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



9:00 A.M.	
PAUL C. SMALL	
REVISION / COMMENT / NOTE	
NO. DATE	

Designed JHB	Drawn BKL
Scale 1"=100'	Date 4/28/84
Project No. 5404	Drawing No. PLAT

