

OWNER'S CERTAIN & DEMONSTRATION

THIS SUBDIVISION IS WITH THE 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 4, 1975 RECORDED IN D.B. 149, P.G. 185

RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA.

BY Dudley 1/6/89  
BY President

STATE OF VIRGINIA.

I, Cynthia H. Martin, 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 16 DAY OF January, 1989.

MY COMMISSION EXPIRES ON 5-22-92  
BY Cynthia H. Martin

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 31<sup>st</sup> DAY OF January, 1989, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Wilene Swartz, CLERK  
FLAT BOOK 50, PAGE 23

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS SEASON'S TRACE, SECTION IX, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 01/06/89 HEALTH OFFICER Wm. L. Knapp  
DATE 4/27/89 AGENT OF GOVERNING BODY [Signature]  
DATE JAN 6, 1989 HIGHWAY ENGINEER [Signature]

ENGINEER OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

DATE JAN 9, 1989 NAME [Signature]

SEASON'S TRACE SECTION IX & X

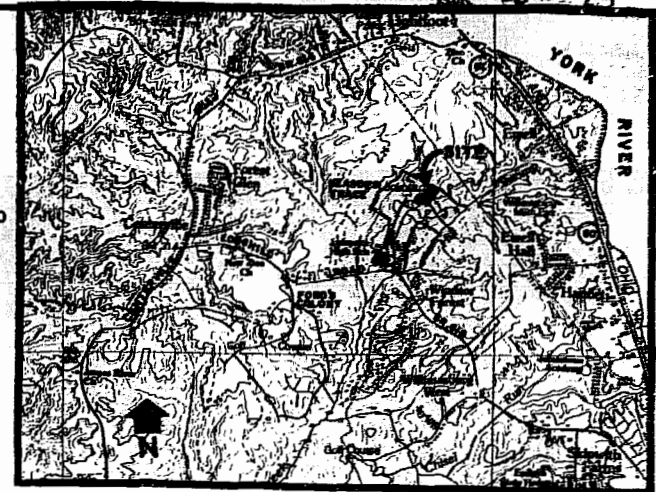
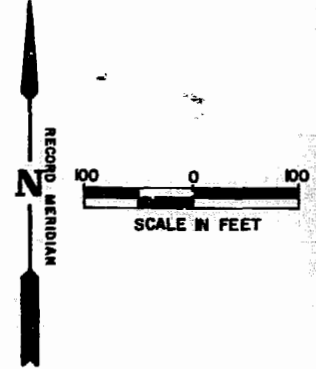
LAND USE AND AREA TABULATION

TOTAL AREA DEVELOPED	379,710 SFT	8.717 AC±	100.0%
SECTION IX LOTS (1-24, 52 AND 53)	89,440 SFT	2.053 AC±	23.6%
SECTION X LOTS (FUTURE 25-51)	92,700 SFT	2.132 AC±	24.4%
COMMON AREA:			
ACCESS ROADWAY AND VISITOR PARKING	47,020 SFT	1.079 AC±	12.4%
OPEN AREA	150,370 SFT	3.452 AC±	39.6%

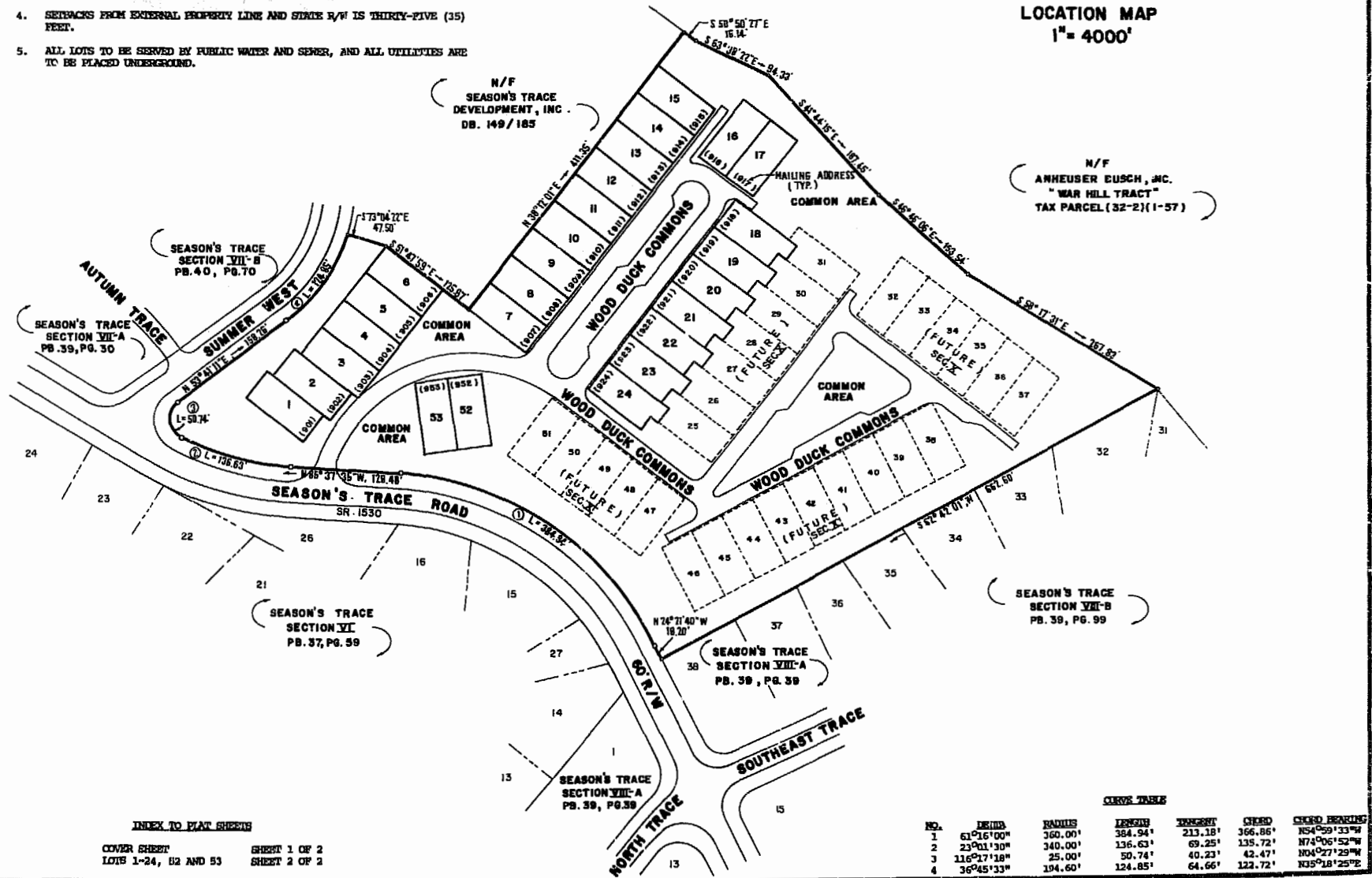
NUMBER OF LOTS - SECTION IX 26  
NUMBER OF LOTS - SECTION X (FUTURE) 27

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 ASSOCIATES.
- 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 ADJUTING 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 OTHER'S BUILDING FOR PURPOSES OF ESSENTIAL MAINTENANCE, SERVICE AND DRAINAGE.
- SETBACKS FROM EXTERNAL PROPERTY LINE AND SIDE 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.



LOCATION MAP  
1" = 400'



INDEX TO PLAT SHEETS

COVER SHEET	SHEET 1 OF 2
LOTS 1-24, 52 AND 53	SHEET 2 OF 2

NO.	DETA	RADIUS	LENGTH	HEIGHT	AREA	COORD. BEARING
1	61°16'00"	360.00'	384.94'	213.18'	366.86'	N54°59'33"W
2	23°01'30"	340.00'	136.63'	69.25'	135.72'	N74°06'52"W
3	116°17'18"	25.00'	50.74'	40.23'	42.47'	N04°27'25"W
4	36°45'33"	194.60'	124.85'	64.66'	123.72'	N35°18'25"E



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

PLAT OF  
**SEASON'S TRACE**  
 SECTION IX  
 LOTS 1 - 24, 52 and 53  
 OWNER/DEVELOPER: SEASON'S TRACE DEVELOPMENT, INC.  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
AES	BB
Scale	Date
1"=100'	JAN. 1989
Project No.	
5604	
Drawing No.	
1 of 2	

