

SOURCE OF TITLE:
 THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION AND SHOWN AS LOTS 10-13, 15, 16 & 18, SEASON'S TRACE, SECTION IX AND CONVEYED BY DEED DATED DEC. 23, 1992 IN DEED BOOK 598, PAGE 694 AND LOTS 14 & 20, SEASON'S TRACE, SECTION IX WAS CONVEYED BY DEED DATED MAR. 10, 1993 IN DEED BOOK 609, PAGE 253 FROM SEASON'S TRACE DEVELOPMENT, INC. TO NICHOLSON HOMES, INC. AND THAT THE REMAINING LANDS AS SHOWN HEREON WAS CONVEYED BY HETZLER BROS., INC. TO SEASON'S TRACE DEVELOPMENT, INC. BY DEED DATED DEC. 4, 1973 IN DEED BOOK 149, PAGE 185. ALL AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

M. Nicholson DATE: 4/15/93
 FOR NICHOLSON HOMES, INC.
D. Hetzler DATE: _____
 FOR SEASON'S TRACE DEVELOPMENT, INC.

STATE OF VIRGINIA, TO WIT:

I, Margaret L. Haislip, A NOTARY PUBLIC IN AND FOR THE COUNTY OF JAMES CITY, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 15 DAY OF April, 1993.

NOTARY PUBLIC Margaret L. Haislip

MY COMMISSION EXPIRES: 3/31, 1995.

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

John W. Taylor DATE: April 14, 1993
 FOR COMMON BANK & TRUSTEES

STATE OF VIRGINIA, TO WIT:

I, Lafayette Wilson, A NOTARY PUBLIC IN AND FOR THE COUNTY OF JAMES CITY, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 14 DAY OF April, 1993.

NOTARY PUBLIC Lafayette Wilson

MY COMMISSION EXPIRES: 7/31, 1995.

**STATE OF VIRGINIA
 COUNTY OF JAMES CITY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 27 DAY OF April, 1993, THIS MAP PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: HUGHES WARD CLERK

BY: Debra Shover

CERTIFICATE OF APPROVAL

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

12/93 DATE: _____
 SURVEYOR'S STATEMENT

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.

G.T. WILSON, JR. - C.L.S. #1183 DATE: 5-19-93

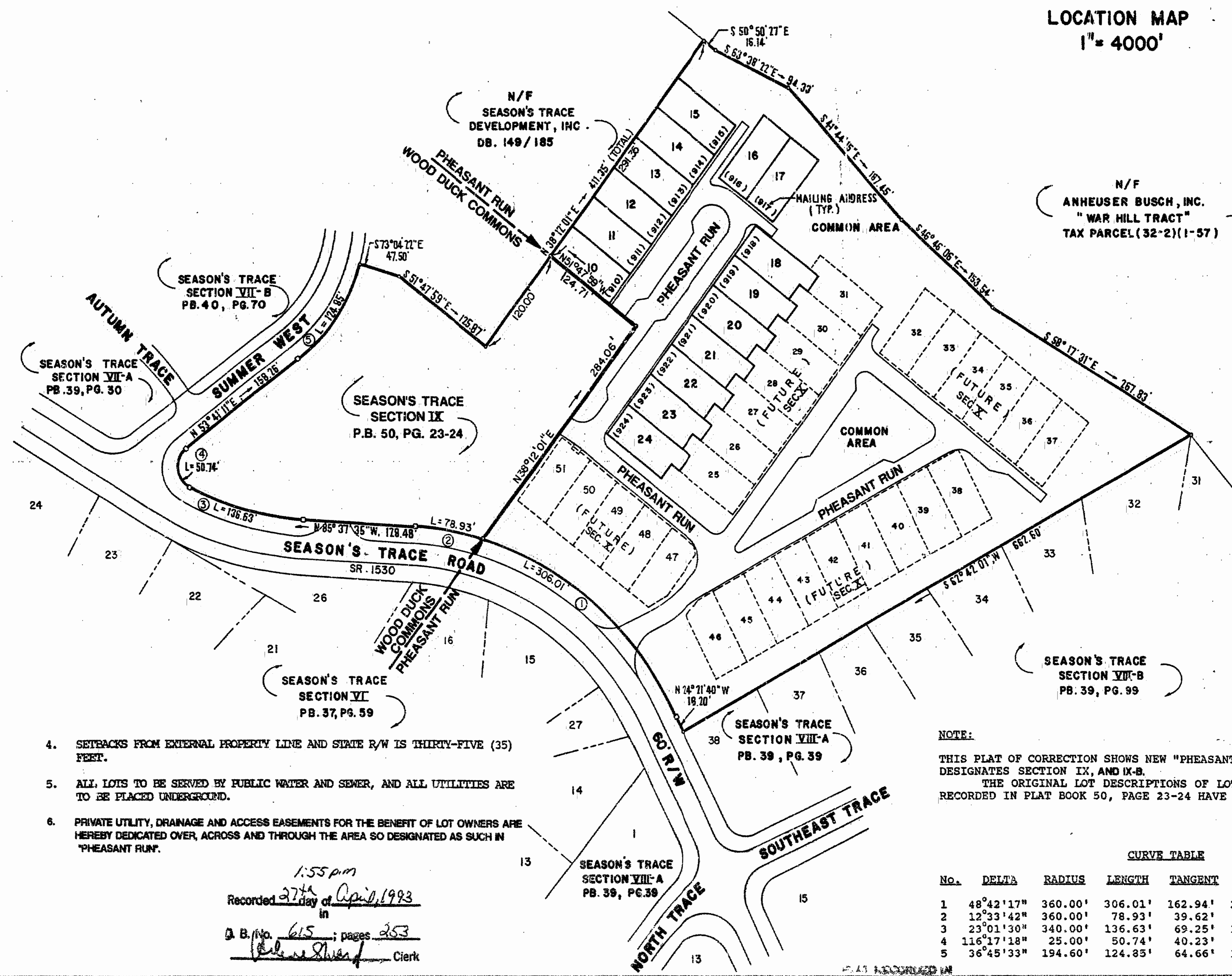
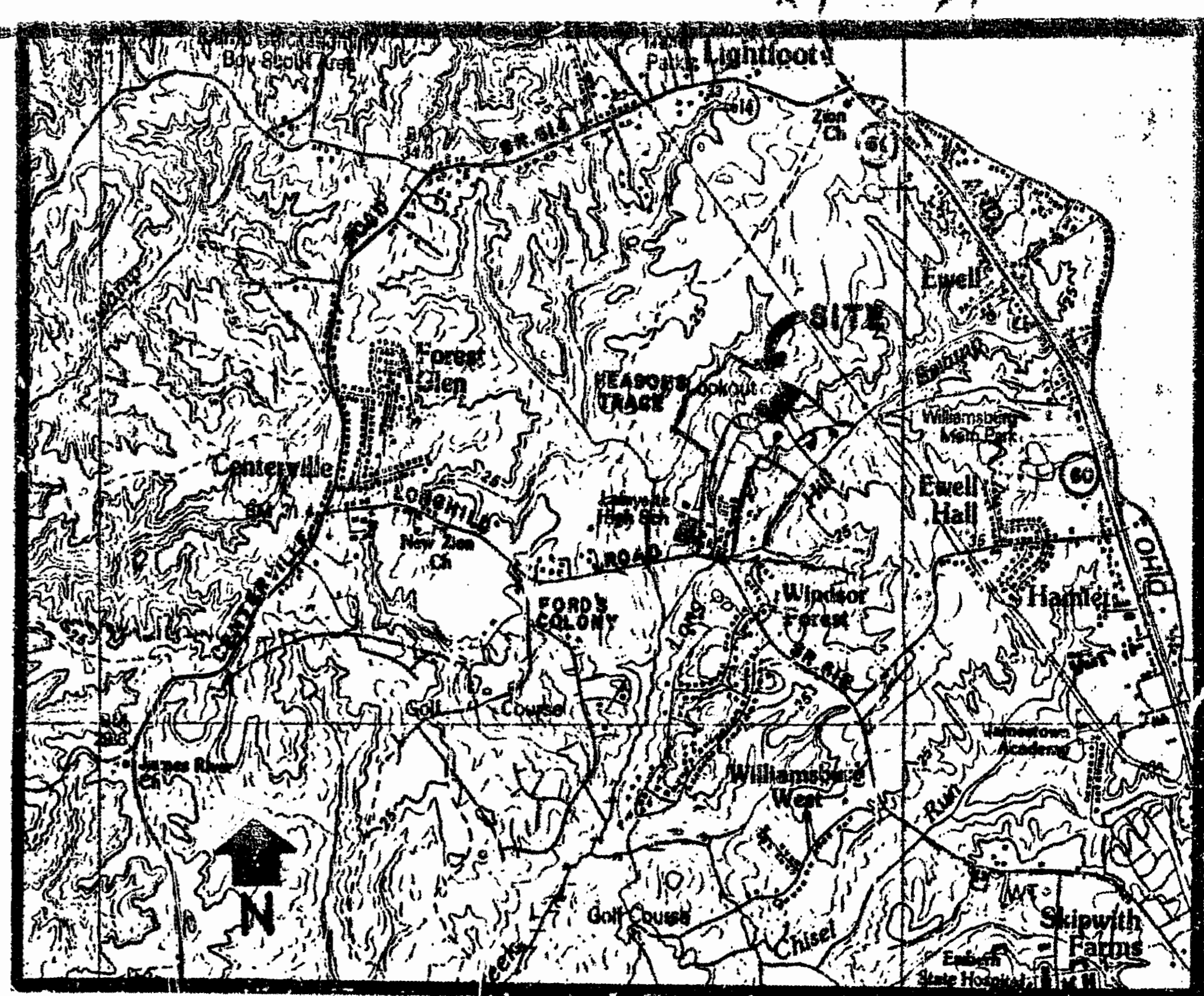
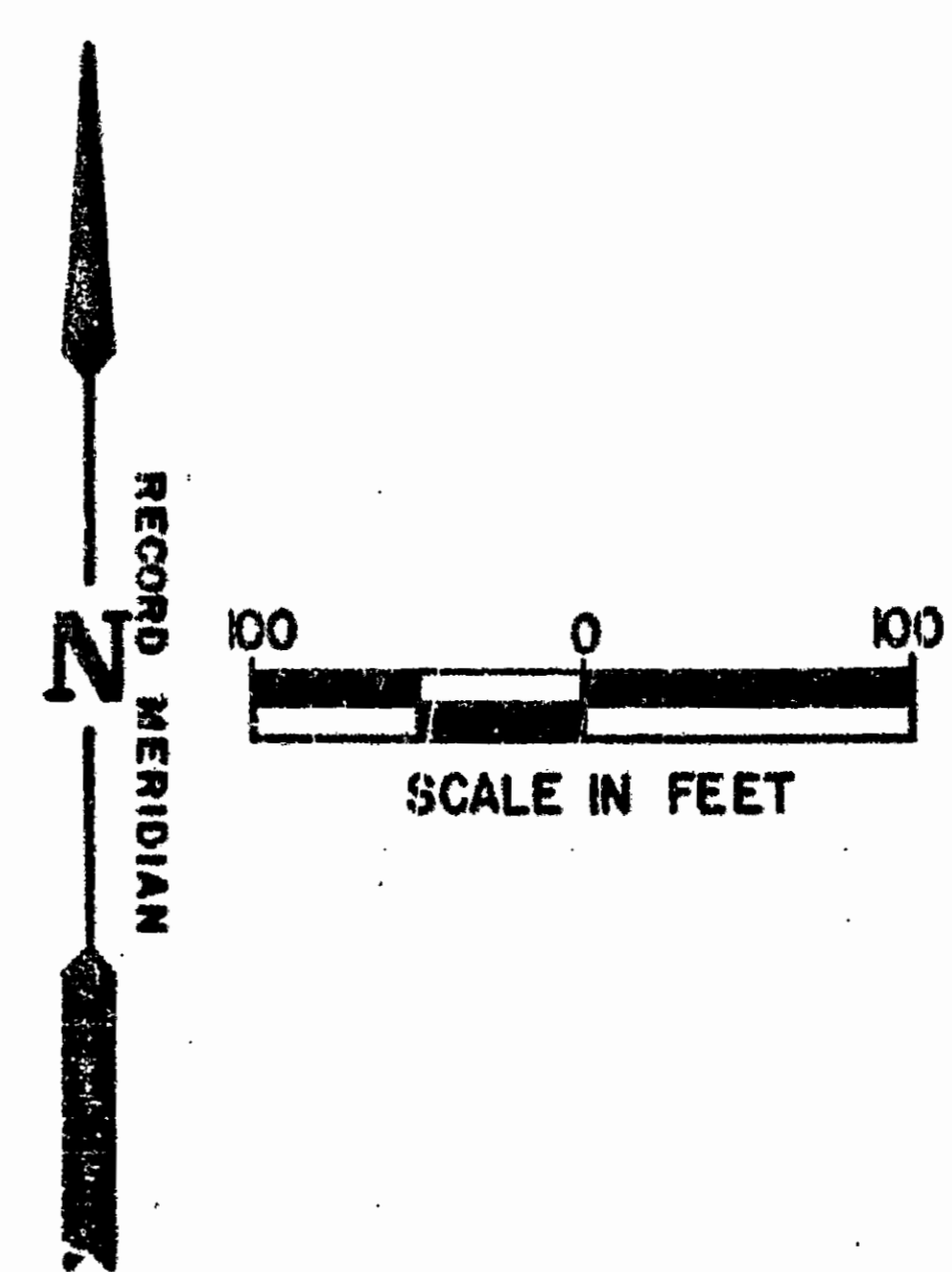
GENERAL NOTES

- 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 ASSIGNS.
- 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 OWNER'S BUILDING FOR PURPOSE OF ESSENTIAL MAINTENANCE, SERVICE AND DRAINAGE.
- SETRACKS FROM EXTERNAL PROPERTY LINE AND STATE 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.
- PRIVATE UTILITY, DRAINAGE AND ACCESS EASEMENTS FOR THE BENEFIT OF LOT OWNERS ARE HEREBY DEDICATED OVER, ACROSS AND THROUGH THE AREA SO DESIGNATED AS SUCH IN "PHEASANT RUN".

1:55 pm
 Recorded 27th day of April, 1993
 in _____
 G. B. No. 615; pages 263
Debra Shover Clerk

**SEASON'S TRACE SECTION IX-B, AND FUTURE SECTION X
 LAND USE AND AREA TABULATIONS**

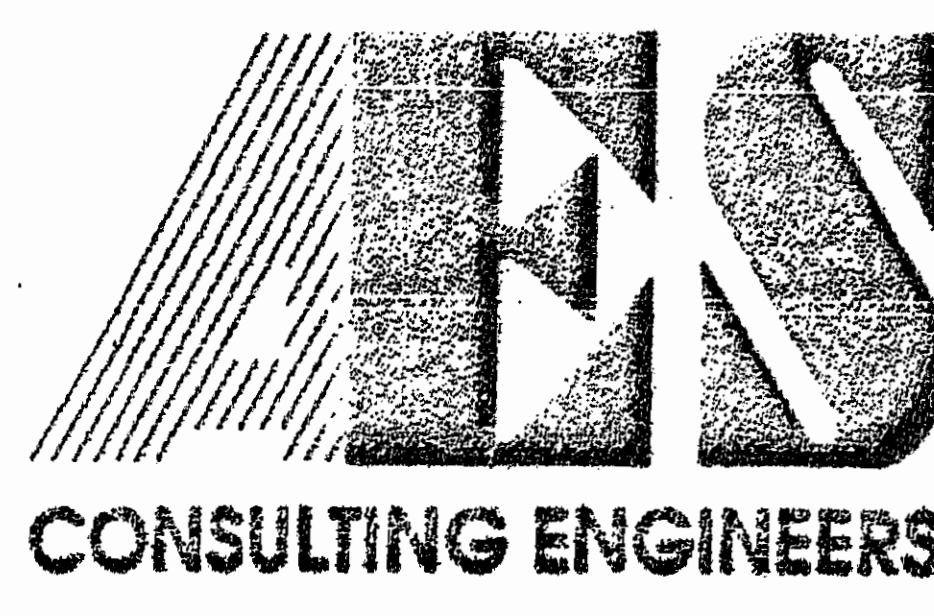
TOTAL AREA DEVELOPED	379,710 S.F.±	8.717 AC.±	100.0%
SECTION IX, WOOD DUCK COMMONS LOTS 1-9, 52 & 53	37,840 S.F.±	0.869 AC.±	10.0%
SECTION IX-B, PHEASANT RUN LOTS 10-24	51,600 S.F.±	1.185 AC.±	13.6%
SECTION X FUTURE LOTS 25-51	92,669 S.F.±	2.127 AC.±	24.4%
COMMON AREA: ACCESS ROADWAYS AND VISITOR PARKING	47,020 S.F.±	1.079 AC.±	12.4%
OPEN AREA	150,581 S.F.±	3.457 AC.±	39.6%
NUMBER OF LOTS - SECTION IX-B	15		
NUMBER OF LOTS - SECTION X (FUTURE)	27		



NOTE:
 THIS PLAT OF CORRECTION SHOWS NEW "PHEASANT RUN" ENTRANCE AND DESIGNATES SECTION IX, AND IX-B. THE ORIGINAL LOT DESCRIPTIONS OF LOTS 1-24, 52 AND 53 RECORDED IN PLAT BOOK 50, PAGE 23-24 HAVE NOT BEEN CHANGED.

CURVE TABLE

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
1	48°42'17"	360.00'	306.01'	162.94'	296.88'	N48°42'40"W
2	12°33'42"	360.00'	78.93'	39.62'	78.77'	N79°20'47"W
3	23°01'30"	340.00'	136.63'	69.25'	135.72'	N74°06'52"W
4	116°17'18"	25.00'	50.74'	40.23'	42.47'	N04°27'29"W
5	36°45'33"	194.60'	124.85'	64.66'	122.72'	N35°18'25"W



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
 Fax (804) 220-8994

PLAT OF CORRECTION
SEASON'S TRACE
 SECTION IX-B
 LOTS 10-24, (FUTURE SECTION X)

POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



RECORDED IN
 P.B. NO. 52 PAGE 278

No.	DATE	REVISION / COMMENT / NOTE	BY
1	3/29/93	REVISED PER OWNER	RWJ

Designed AES	Drawn BB
Scale 1"=100'	Date 3/19/93
Project No. 7787	
Drawing No. 1 of 2	