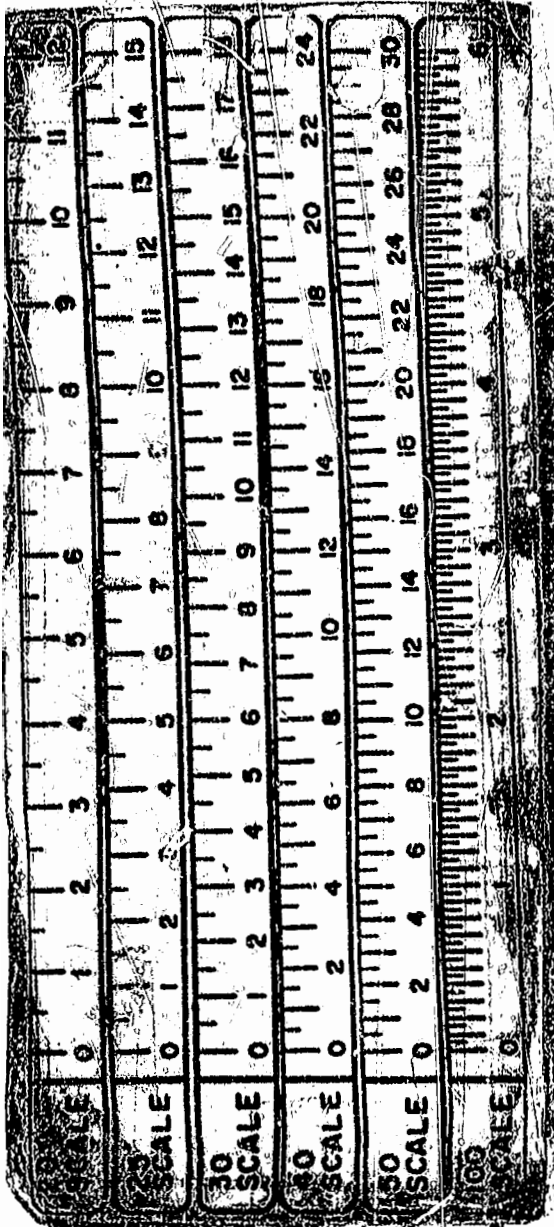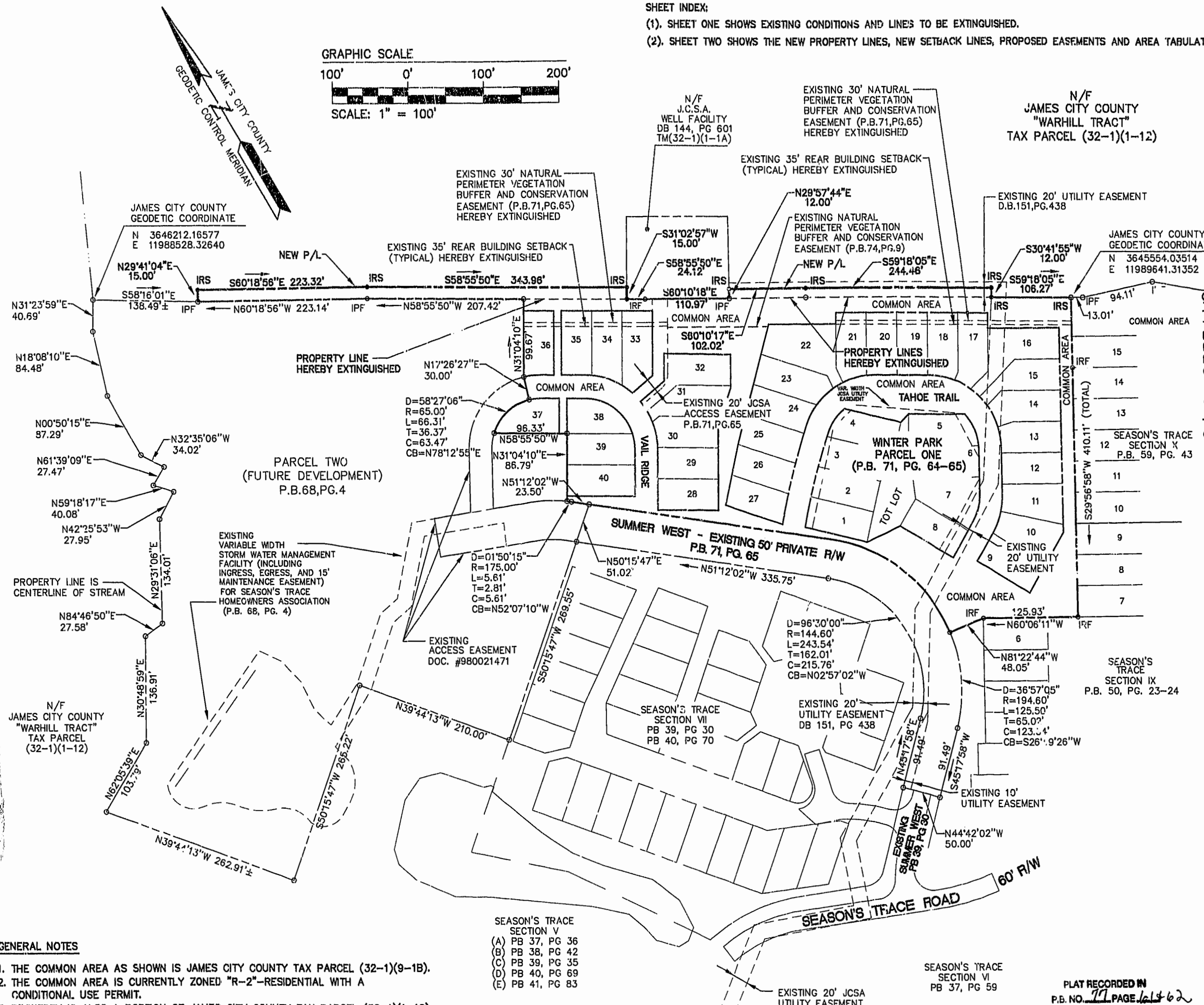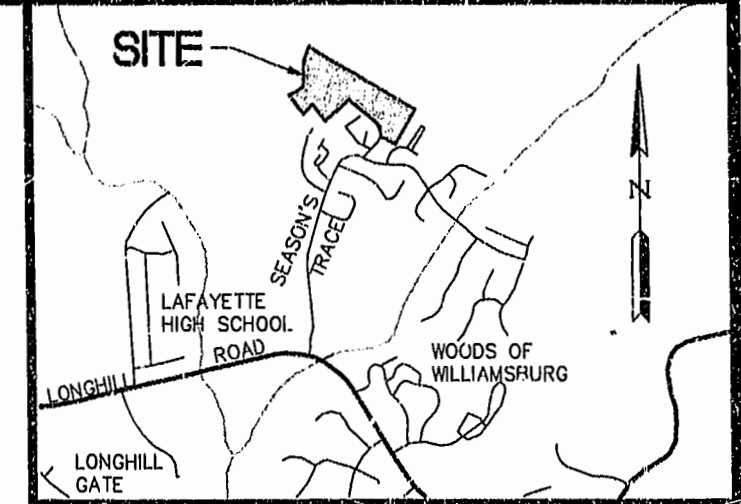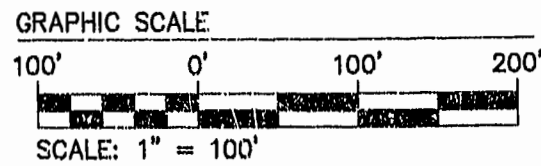SHEET INDEX:
(1). SHEET ONE SHOWS EXISTING CONDITIONS AND LINES TO BE EXTINGUISHED.
(2). SHEET TWO SHOWS THE NEW PROPERTY LINES, NEW SETBACK LINES, PROPOSED EASEMENTS AND AREA TABULATIONS.

GRAPHIC SCALE
100'   0   100'   200'
SCALE: 1" = 100'

SITE

VICINITY MAP (APPROX. SCALE 1"=2000')

CERTIFICATION OF SOURCE OF TITLE   (TAX PARCEL (32-1)(9-1B))

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SEASON'S TRACE DEVELOPMENT TO JAMESTOWN BUILDING CORPORATION, INC. BY DEED DATED NOVEMBER 11, 1997 AT LR #970019167 AND BY DEED DATED DECEMBER 1, 1998 AT LR #990000639 BOTH DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT OF WINTER PARK - PARCEL ONE AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

C. LEWIS WALTRIP, II   3-28-00
FOR JAMESTOWN BUILDING CORPORATION, INC.

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

I, Nancy S. Abbott A 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 28 DAY OF March, 2000

MY COMMISSION EXPIRES August 31, 2000

NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE   (TAX PARCEL (32-1)(1-12))

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY TMB SERVICE CORPORATION, A KANSAS CORPORATION TO JAMES CITY COUNTY, VIRGINIA A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA BY DEED DATED JUNE 19, 1996 AT LR #990018087 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT OF THE JAMES CITY COUNTY "WARHILL TRACT" AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Sanford B. Wanner   3/31/00
PRINTED NAME SANFORD B. WANNER   DATE
FOR JAMES CITY COUNTY

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

I, Jennifer A. Barker A 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 31st DAY OF March, 2000.

MY COMMISSION EXPIRES January 31, 2002

NOTARY PUBLIC

Labels within drawing (partial):

N/F J.C.S.A. WELL FACILITY DB 144, PG 601 TM(32-1)(1-1A)

EXISTING 30' NATURAL PERIMETER VEGETATION BUFFER AND CONSERVATION EASEMENT (P.B.71,PG.65) HEREBY EXTINGUISHED

N/F JAMES CITY COUNTY "WARHILL TRACT" TAX PARCEL (32-1)(1-12)

EXISTING 35' REAR BUILDING SETBACK (TYPICAL) HEREBY EXTINGUISHED

EXISTING 30' NATURAL PERIMETER VEGETATION BUFFER AND CONSERVATION EASEMENT (P.B.71,PG.65) HEREBY EXTINGUISHED

EXISTING NATURAL PERIMETER VEGETATION BUFFER AND CONSERVATION EASEMENT (P.B.74,PG.9)

EXISTING 20' UTILITY EASEMENT D.B.151,PG.438

JAMES CITY COUNTY GEODETIC COORDINATE
N 3646212.16577
E 11988528.32640

JAMES CITY COUNTY GEODETIC COORDINATE
N 3645554.03514
E 11989641.31352

EXISTING 35' REAR BUILDING SETBACK (TYPICAL) HEREBY EXTINGUISHED

N29°57'44"E 12.00'
S31°02'57"W 15.00'
S58°55'50"E 24.12'
S59°18'05"E 244.46'
S30°41'55"W 12.00'
S59°18'05"E 106.27'

PROPERTY LINE HEREBY EXTINGUISHED
N17°26'27"E 30.00'

N31°23'59"E 40.69'
N18°08'10"E 84.48'
N00°50'15"E 87.29'
N32°35'06"W 34.02'
N61°39'09"E 27.47'
N59°18'17"E 40.08'
N42°25'53"W 27.95'
N29°31'06"E 134.01'

PARCEL TWO (FUTURE DEVELOPMENT) P.B.68, PG.4

PROPERTY LINE IS CENTERLINE OF STREAM

N84°46'50"E 27.58'

N/F JAMES CITY COUNTY "WARHILL TRACT" TAX PARCEL (32-1)(1-12)

N30°04'59"E 136.91'
N62°05'39"E 103.79'
N39°44'13"W 210.00'
N39°44'13"W 262.91'±

EXISTING VARIABLE WIDTH STORM WATER MANAGEMENT FACILITY (INCLUDING INGRESS, EGRESS, AND 15' MAINTENANCE EASEMENT) FOR SEASON'S TRACE HOMEOWNERS ASSOCIATION (P.B. 68, PG. 4)

EXISTING ACCESS EASEMENT DOC. #980021471

VAIL RIDGE

COMMON AREA
COMMON AREA
COMMON AREA
TAHOE TRAIL

WINTER PARK PARCEL ONE (P.B. 71, PG. 64-65)

SUMMER WEST - EXISTING 50' PRIVATE R/W P.B. 71, PG. 65

SEASON'S TRACE SECTION X P.B. 59, PG. 43

SEASON'S TRACE SECTION IX P.B. 50, PG. 23-24

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

SEASON'S TRACE SECTION V
(A) PB 37, PG 36
(B) PB 38, PG 42
(C) PB 39, PG 35
(D) PB 40, PG 69
(E) PB 41, PG 83

SEASON'S TRACE SECTION VI PB 37, PG 59

SEASON'S TRACE ROAD   60' R/W

EXISTING 20' JCSA UTILITY EASEMENT

EXISTING 10' UTILITY EASEMENT

PLAT RECORDED IN P.B. NO. 77 PAGE 61+62

GENERAL NOTES
1. THE COMMON AREA AS SHOWN IS JAMES CITY COUNTY TAX PARCEL (32-1)(9-1B).
2. THE COMMON AREA IS CURRENTLY ZONED "R-2"-RESIDENTIAL WITH A CONDITIONAL USE PERMIT.
3. PROPERTY IS ALSO A PORTION OF JAMES CITY COUNTY TAX PARCEL (32-1)(1-12) WHICH IS CURRENTLY ZONED "R-8"-RURAL RESIDENTIAL.
4. ALL PROPERTIES TO BE SERVED BY PUBLIC WATER AND SEWER.
5. THIS PROPERTY LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER FIRM MAP NO. 510201 0035 B, DATED 2/6/91.
6. PRIVATE STREETS AND RIGHT-OF-WAY SHALL NOT BE MAINTAINED BY VDOT OR JAMES CITY COUNTY. (ALL STREETS TO REMAIN PRIVATE).
7. MONUMENTATION SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH SECTION 19-36 OF THE SUBDIVISION ORDINANCE.
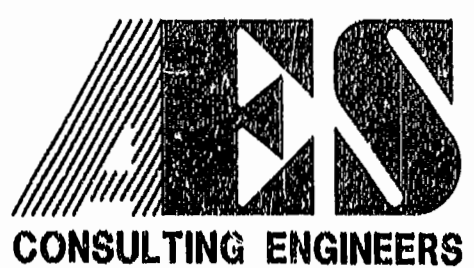
CERTIFICATE OF APPROVAL

THIS BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY   3/6/00   DATE

SURVEYOR'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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

RONALD W. EADS, L.S. #001948   12-20-99   DATE

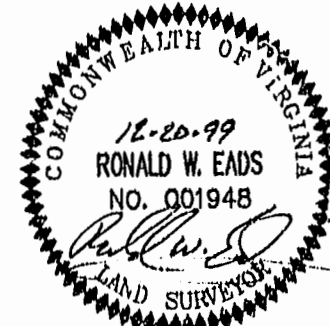COMMONWEALTH OF VIRGINIA
12-20-99
RONALD W. EADS
NO. 001948
LAND SURVEYOR

Recorded 22 day of May 2000
DOCUMENT 000009869

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT BETWEEN THE PROPERTIES OF:
JAMESTOWN BUILDING CORPORATION, INC. AND JAMES CITY COUNTY ("WARHILL TRACT")
POWHATAN DISTRICT   JAMES CITY COUNTY   VIRGINIA

Designed	Drawn
GAM	JFS

Scale 1"=100'   Date 12/20/99
Project No. 7787-5
Drawing No. 1 OF 2

2	3/17/00	REVISED PER JAMES CITY COUNTY COMMENTS	JFS
1	1/27/00	REVISED PER JAMES CITY COUNTY COMMENTS	JFS
No.	DATE	REVISION / COMMENT / NOTE	BY