#020015019

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NOTE: THE 25' BSL'S AS SHOWN ARE FROM EXISTING OR FUTURE EDGE OF PAVEMENT.

GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

JAMES CITY COUNTY GEODETIC COORDINATE
N 3648212.16577
E 11986528.32840

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

EXISTING COMMON AREA (P.B. 77, PG. 61) (L.R. 000009569)

S58°16'01"E 138.49'±
IPF
S60°18'58"E 223.14'
IPF
S50°55'50"E 47.42'

N31°23'59"E 40.69'

PROPERTY LINE IS CENTERLINE OF STREAM

N18°08'10"E 84.48'

N10°50'15"E 67.29'

N32°35'06"W 34.02'

N61°39'09"E 27.47'

N42°25'53"W 27.95'

N59°18'17"E 40.08'

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

N24°31'06"E 134.01'

N84°46'50"E 27.58'

N30°46'59"E 136.91'

N62°05'39"E 103.79'

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 SWM POND
JCC ID# PC169

LIMITS OF NON-RPA WETLANDS

REMAINDER "A" OF PARCEL TWO
6.28 ACRES
T.M. (32-1)(1-1F)
(FUTURE DEVELOPMENT)
(P.B. 68, PG. 4)
(P.B. 80, PGS. 3-4)
DOC. #010000936

FUTURE PRIVATE RIGHT OF WAY

D=44°03'55"
R=85.00'
L=65.37'
T=34.40'
CH=63.77'
CB=S9°02'13"W

25' BSL TO FUTURE EDGE OF PAVEMENT (TYP.)

S31°04'10"W 77.73' (TOTAL)

WINTER PARK PARCEL TWO
(P.B. 80, PGS. 3-4)

EXISTING COMMON AREA

LOT 50 T.M. (32-1) (9-50)

EXISTING 15' JCSA UTILITY EASEMENT (TYP.) (P.B. 80, PG. 3-4)

10' DRAINAGE EASEMENT TO HOA

S31°04'10"W 108.69'

S77°00'15"W 33.29'

N60°18'49"W 57.58'

LOT 46
3,990 S.F.
0.092 AC.

L=21.13'
L=14.36'

N58°55'50"W 87.11'

N36°48'30"W 20.00'

LOT 45
3,714 S.F.
0.085 AC.

N58°55'50"W 87.47'

L=2.27'
L=5.60'

LOT 44
3,511 S.F.
0.081 AC.

N58°55'50"W 88.24'

LOT 43
3,549 S.F.
0.081 AC.

S58°55'50"E 89.21'

N68°32'25"W 129.95' (TOTAL)

SUMMER WEST (50' PRIVATE R/W) P.B. 80, PG. 3-4

S68°32'25"E 129.95'

TEMPORARY T-TURNAROUND TO BE ABANDONED UPON COMPLETION OF FUTURE DEVELOPMENT P.B. 80, PG. 3-4

D=17°20'23"
R=125.00
L=37.83
T=19.06
CH=37.69
CB=S59°52'14"E

S51°12'02"E 13.36'

S50°15'47"W 269.55'

S50°15'47"W 265.22'

EXISTING COMMON AREA

EXISTING 10' JCSA UTILITY EASEMENT (TYP.) (P.B. 71, PG. 64-65)

S17°28'27"W 30.00'

WINTER PARK PARCEL ONE
(P.B. 77, PG. 61-62)
(P.B. 71, PG. 64-65)

S58°55'50"E 24.48'

E.O.P.

VAIL RIDGE COMMON AREA T.M. (32-1) (9-18)

E.O.P.

EXISTING VAIL RIDGE COMMON AREA

L=15.46' 25' BSL

PROPERTY LINE HEREBY EXTINGUISHED

LOT 37
3,840 S.F.
0.088 AC.

S58°55'50"E 10.00'

LOT 38 T.M. (32-1) (9-38)

S58°55'50"E 88.36'

L=13.64'

LOT 41
3,210 S.F.
0.073 AC.

S58°55'50"E 88.92'

LOT 42
3,185 S.F.
0.073 AC.

S53°55'50"E 88.05'

LOT 39 T.M. (32-1) (9-39) (P.B. 71, PG. 64-65)

LOT 40 T.M. (32-1) (9-40)

10' DRAINAGE EASEMENT TO HOA

S51°12'02"E 23.50'

L=47.35'

E.O.P.

PROPERTY LINE HEREBY EXTINGUISHED

D=01°50'15"
R=175.00'
L=5.61'
T=2.81'
CH=5.61'
CB=S52°07'10"E

S50°15'47"W 51.02'

SUMMER WEST (50' PRIVATE R/W) (P.B. 71, PG. 65)

NEW COMMON AREA
1745 S.F. OR 0.040 AC.±
HEREBY ADDED TO EXISTING COMMON AREA OF VAIL RIDGE
(5,582 S.F. OR 0.128 AC.±)
FOR A NEW TOTAL OF
7,327 S.F. OR 0.168 AC.±

JAMES CITY COUNTY GEODETIC CONTROL MERIDIAN

JAMES CITY COUNTY GEODETIC COORDINATE
N 3645447.673
E 11988709.010

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

N39°44'13"W 210.00'

N/F SEASON'S TRACE HOMEOWNERS ASSOCIATION TAX PARCEL (32-1)(1-10)

EXCLUSIVE VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT HEREBY DEDICATED TO THE JCSA

LOT CURVE TABLE

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
37A	65°43'54"	65.00	74.57	42.00	70.55	N74°34'28"E
37B	13°37'43"	65.00	15.46	7.77	15.42	S85°44'40"E
41	12°01'19"	65.00	13.64	6.84	13.61	N35°41'49"E
44A	1°31'52"	85.00	2.27	1.14	2.27	N30°18'14"E
44B	3°22'41"	95.00	5.60	2.80	5.60	S31°22'31"W
45A	28°17'27"	85.00	41.97	21.42	41.55	N15°23'58"E
45B	20°07'38"	95.00	33.37	16.86	33.20	S43°07'41"W
46A	14°14'36"	85.00	21.13	10.62	21.08	N05°52'27"W
46B	8°39'32"	95.00	14.36	7.19	14.34	S57°31'16"W

R/W CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	15°30'08"	175.00	47.35	23.82	47.20	S60°47'21"E

AREA TABULATION (INCLUDES LOT 37)

AREA OF RESIDENTIAL LOTS	25,000 S.F.	0.574 Ac.
AREA OF COMMON AREA	1745 S.F.	0.040 Ac.
AREA OF REMAINDER "A"	273,676 S.F.	6.283 Ac.
TOTAL AREA SUBDIVIDED	300,421 S.F.	6.897 Ac.
NUMBER OF LOTS	7	
AVERAGE LOT SIZE	3,571 S.F.	0.082 Ac.
SMALLEST LOT (LOT 42)	3,185 S.F.	0.073 Ac.
LARGEST LOT (LOT 46)	3,990 S.F.	0.092 Ac.

NOTES:
1. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
2. PRIVATE STREETS AND RIGHT-OF-WAY SHALL NOT BE MAINTAINED BY VDOT OR JAMES CITY COUNTY.
3. UNLESS OTHERWISE STATED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN PRIVATE.
4. FORMER AREA OF LOT 37 - 3,141 S.F. OR 0.072 AC. (P.B. 71, PG. 64-65) NEW AREA OF LOT 37 - 3840 S.F. OR 0.088 AC.
5. THE TAX PARCEL NUMBER OF EXISTING LOT 37 IS (32-1) (9-37).
6. THE NEW COMMON AREA, A PORTION OF NEW LOT 37 AND LOTS 41 AND 42 WERE FORMERLY REMAINDER "B" (P.B. 80, PG. 4)

COMMONWEALTH OF VIRGINIA
4/22/02
G.T. WILSON, JR.
CERTIFICATE No. 1183
CERTIFIED LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 1 July 2002
at 3:47 AM/PM. PB. 86 PG. 72+73
DOCUMENT # 020015019
BETSY B. WOOLRIDGE, CLERK
By: Deputy Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1	6/6/02	REVISED PER JAMES CITY COUNTY COMMENTS	JFS

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

CONSULTING ENGINEERS

PLAT OF SUBDIVISION
REMAINDER "A" AND "B" OF PARCEL TWO
AND BOUNDARY LINE ADJUSTMENT
LOT 37 OF PARCEL ONE OF
WINTER PARK
OWNED BY
JAMESTOWN BUILDING CORPORATION, INC.
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Designed GTW	Drawn JFS
Scale 1"=50'	Date 4/22/02
Project No. 7787-6	
Drawing No. 2 OF 2	

06.06.02-09:47 7787Gp2.dwg
JFS