

#040010312

OWNER'S CERTIFICATE

THIS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

[Signature] 10/2/03
DATE
FOR FORDS COLONY COUNTRY CLUB, INC.
DREW R. MULLHAUSE
PRINT NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Pamela D. Callis
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO
THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN
THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 2 DAY
OF October 2003. MY COMMISSION EXPIRES 6/31/06
Pamela D. Callis
SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO:

DRIVING RANGE

FORD'S COLONY COUNTRY CLUB, INC. BY DEED FROM REALTEC INCORPORATED, DATED DECEMBER 18, 1986 IN DEED BOOK 325, PAGE 846. (TAX MAP PARCEL (31-3)(1-48).

PARCEL 5

FORD'S COLONY COUNTRY CLUB, INC. BY DEED FROM REALTEC INCORPORATED, DATED DECEMBER 18, 1986 IN DEED BOOK 325, PAGE 846. (TAX MAP PARCEL (31-3)(1-51).

ORIGINAL 18-HOLE GOLF COURSE

FORD'S COLONY COUNTRY CLUB, INC. BY DEED FROM REALTEC INCORPORATED, DATED DECEMBER 29, 1986 IN DEED BOOK 325, PAGE 848. (TAX MAP PARCEL (30-4)(2-2).

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.

[Signature] 9/29/03
DATE
G. T. WILSON, JR., L.S.

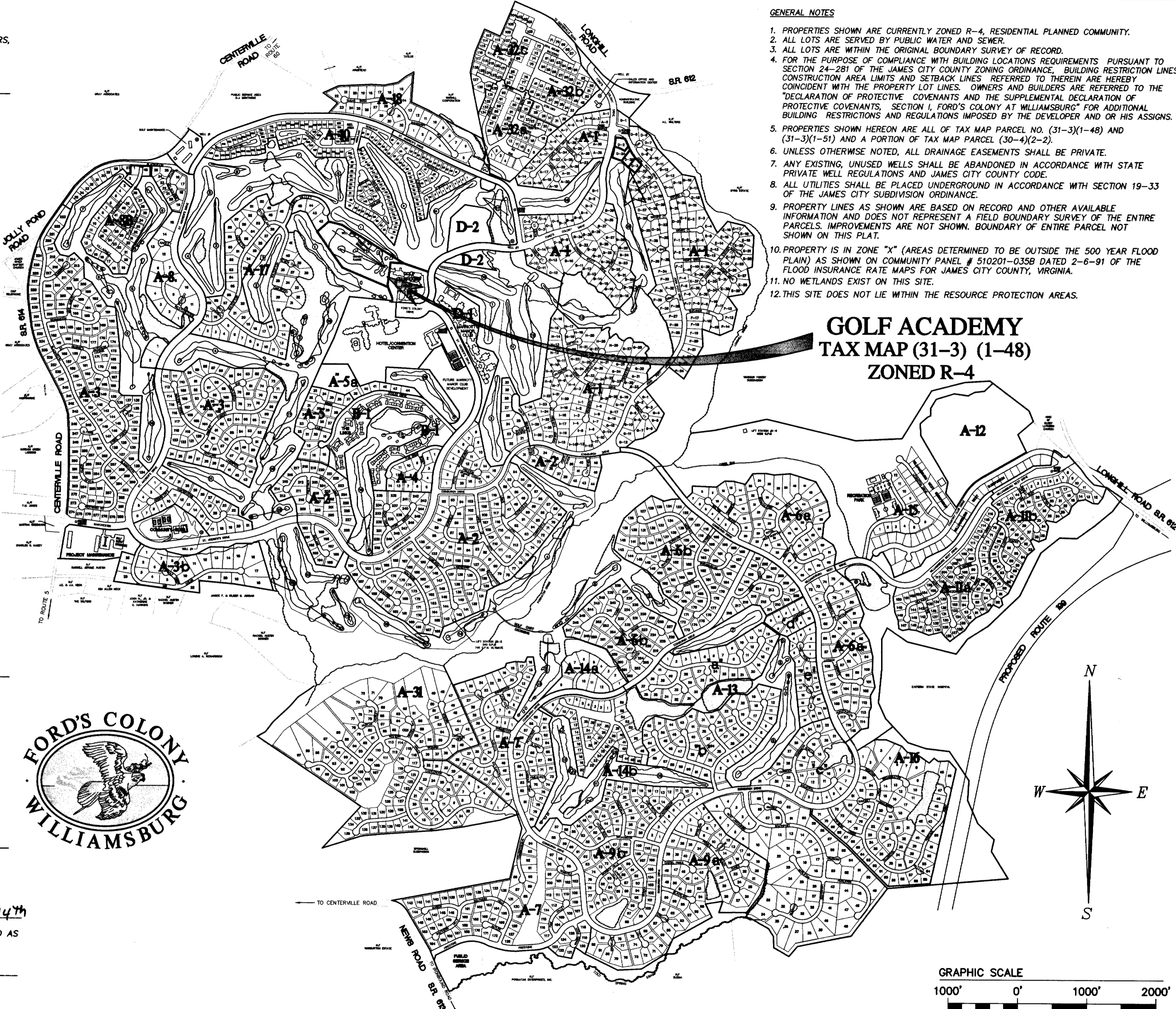
CERTIFICATE OF APPROVAL

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

[Signature] 10/21/03
DATE
SUBDIVISION AGENT OF
JAMES CITY COUNTY

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 14th
DAY OF April, 2004
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS
THE LAW DIRECTS. @ 11:52 AM/PM
INSTRUMENT # 0400

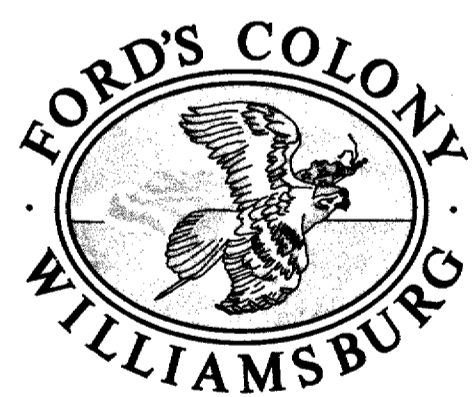
TESTE: Betsy B. Woolridge, Clerk
BETSY B. WOOLRIDGE, CLERK
By: Claudia H. Binkley, Sp. Clerk



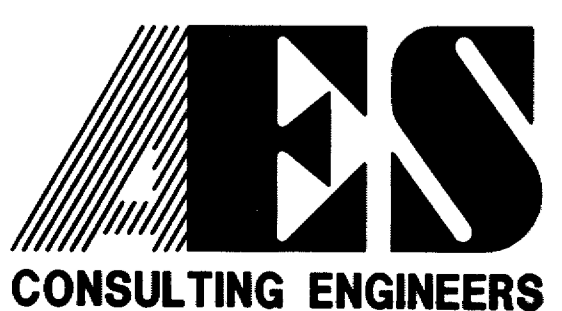
GENERAL NOTES

- 1. PROPERTIES SHOWN ARE CURRENTLY ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- 2. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- 3. ALL LOTS ARE WITHIN THE ORIGINAL BOUNDARY SURVEY OF RECORD.
- 4. FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATIONS REQUIREMENTS PURSUANT TO SECTION 24-281 OF THE JAMES CITY COUNTY ZONING ORDINANCE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LIMITS AND SETBACK LINES REFERRED TO THEREIN ARE HEREBY COINCIDENT WITH THE PROPERTY LOT LINES. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF PROTECTIVE COVENANTS AND THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SECTION I, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
- 5. PROPERTIES SHOWN HEREON ARE ALL OF TAX MAP PARCEL NO. (31-3)(1-48) AND (31-3)(1-51) AND A PORTION OF TAX MAP PARCEL (30-4)(2-2).
- 6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- 7. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 8. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
- 9. PROPERTY LINES AS SHOWN ARE BASED ON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF THE ENTIRE PARCELS. IMPROVEMENTS ARE NOT SHOWN. BOUNDARY OF ENTIRE PARCEL NOT SHOWN ON THIS PLAT.
- 10. PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN) AS SHOWN ON COMMUNITY PANEL # 510201-0358 DATED 2-6-91 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- 11. NO WETLANDS EXIST ON THIS SITE.
- 12. THIS SITE DOES NOT LIE WITHIN THE RESOURCE PROTECTION AREAS.

GOLF ACADEMY
TAX MAP (31-3) (1-48)
ZONED R-4



5652368p01-BL_ADJUST.dwg
10.01.03-13:48
EAW



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

PLAT OF BOUNDARY LINE ADJUSTMENT
FORD'S COLONY COUNTRY CLUB
FORD'S COLONY
@ WILLIAMSBURG
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>14 April 2004</u> at <u>11:52 AM/PM</u> PG. <u>1</u> DOCUMENT # <u>040010312</u> BETSY B. WOOLRIDGE, CLERK <u>Betsy B. Woolridge</u> Clerk		Designed RDM	Drawn EAW
1 10/16/03 REVISED PER JCSA COMMENT DATED 10/15/03 RDM		Scale 1"=1000'	Date 9/29/03
No. DATE REVISION / COMMENT / NOTE BY		Project No. 5652-368	
		Drawing No. 1 OF 2	