

#040024379

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 121 WAS CONVEYED BY KATIE N. BIGGS TO WILLIAM T. & GRACE C. LACEY BY DEED DATED JULY 16, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INST. # 98013899.

THE PROPERTY SHOWN ON THIS PLAT AS LOT 122 WAS CONVEYED BY BRUCE A. & BLANCHE H. MAXWELL TO WILLIAM T. & GRACE C. LACEY BY DEED DATED JULY 17, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INST. # 98016034.

OWNER'S CONSENT AND DEDICATION

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

William T. Lacey 8-16-04
DATE
Grace C. Lacey 8-16-04
DATE
GRACE C. LACEY

CERTIFICATE OF NOTARIZATION

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

I, Karen Buckley A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 10th DAY OF August, 2004.

MY COMMISSION EXPIRES July 31, 2008

Karen Buckley
NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 123 WAS CONVEYED BY CHARLES F. & BRITTANY H. REAMES TO DURANT S. & KRISTINE T. VICK BY DEED DATED JUNE 24, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INST. #030019754.

OWNER'S CONSENT AND DEDICATION

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

Durant S. Vick 8/18/04
DATE
Kristine T. Vick 8/18/04
DATE
KRISTINE T. VICK

CERTIFICATE OF NOTARIZATION

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

I, Karen J. Leach A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 18 DAY OF August, 2004.

MY COMMISSION EXPIRES July 31, 2005

Karen J. Leach
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

Drew Mulhare 8-20-04
DATE
Drew Mulhare 8-20-04
DATE
FOR REALTEC CORPORATION - DREW MULHARE
FOR FORD'S COLONY AT WILLIAMSBURG HOMEOWNER'S ASSOCIATION, INC. - DREW MULHARE

TOTAL CURVE
DELTA=24°43'39"
RADIUS=365.33'
LENGTH=157.66'
TANGENT=80.08'
CHORD=156.45'
C.B.=N12°21'50"W

SURVEYOR'S CERTIFICATE

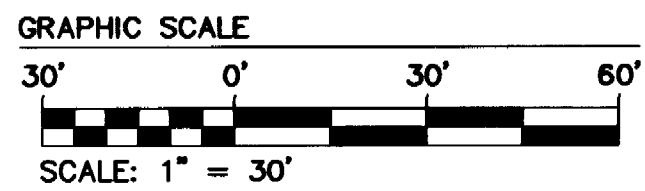
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISION WITHIN THE COUNTY.

G.T. Wilson, Jr. 8/2/04
DATE
G.T. WILSON, JR., L.S. #1183

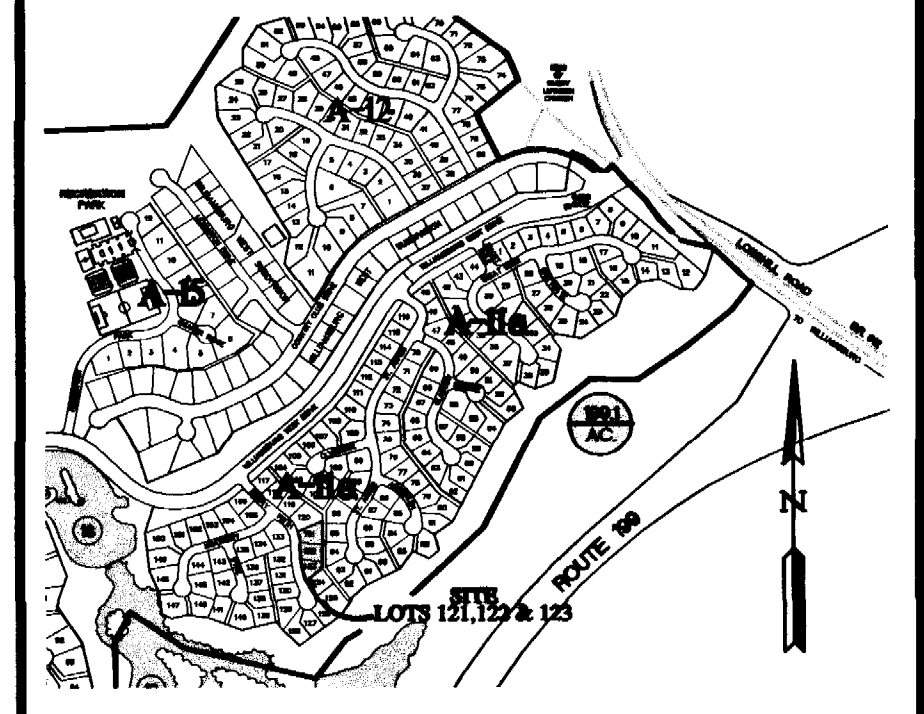
CERTIFICATE OF APPROVAL

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

G.T. Wilson, Jr. 8/2/04
DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY



RECORD MERIDIAN
PLAT BOOK 47, PAGE 87



VICINITY MAP NOT TO SCALE

AREA TABULATION

OLD AREA LOT 121= 12,538 S.F.± OR 0.2878 AC.±
NEW AREA LOT 121= 19,362 S.F.± OR 0.4445 AC.±
OLD AREA LOT 122= 10,234 S.F.± OR 0.2349 AC.±
(LOT 122 EXTINGUISHED)
OLD AREA LOT 123= 10,172 S.F.± OR 0.2335 AC.±
NEW AREA LOT 123= 13,582 S.F.± OR 0.3118 AC.±

GENERAL NOTES

- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4.
- ALL LOTS ARE TO BE PROVIDED WITH WATER AND SEWER SERVICE BY THE JAMES CITY SERVICE AUTHORITY.
- ALL LOTS ARE WITHIN THE ORIGINAL BOUNDARY SURVEY OF RECORD.
- 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 XI-A, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- IMPROVEMENTS AND B.S.L. NOT SHOWN.

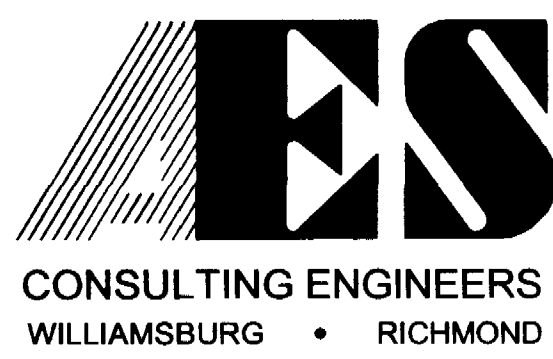
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	23°56'32"	365.33	152.65	77.46	151.66	N12°45'24"W
C2	04°47'07"	365.33	5.01	2.50	5.01	N00°23'33"W
C3	22°45'07"	224.77	89.25	45.22	88.66	N11°22'39"W

LEGEND
IRF= IRON ROD FOUND
IRS= IRON ROD SET
B.S.L.= BUILDING SET BACK LINE

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 28th DAY OF SEPT., 2004, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
TESTE: Betsy B. Woolridge
CLERK
Claudia H. Binkley
BY D. Clark
INSTRUMENT# 040024379

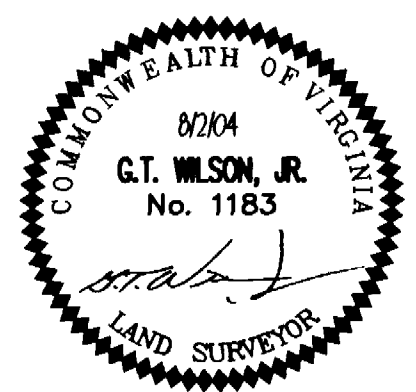
NOTE:
THIS PROPERTY LIES IN ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0035 B, DATED 2/6/91.

LOT 121 STREET ADDRESS: #109 MORAY FIRTH
LOT 122 STREET ADDRESS: #111 MORAY FIRTH
LOT 123 STREET ADDRESS: #113 MORAY FIRTH



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

PLAT OF BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT BETWEEN LOTS 121, 122 & 123, SECTION XI-A FORD'S COLONY @ WILLIAMSBURG
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed RED	Drawn LNH
Scale 1" = 30'	Date 8/02/04
Project No. 21611	
Drawing No. 1 of 1	