

#050007621

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN HEREON IS IN THE NAME OF REALTEC INCORPORATED, AND WAS ACQUIRED FROM ELIZABETH CARTER BY INSTRUMENT #990001247, DATED JANUARY 20, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY AND BY BOUNDARY LINE AGREEMENT WITH WARHILL CORPORATION BY INSTRUMENT #990021241.

ALSO SEE "PLAT OF SUBDIVISION, SECTION XXXII LOTS 72-78, 93-129" RECORDED 6/9/03 BY DOCUMENT #030017011. (PORTION OF TAX MAP PARCEL (31-3)(1-30)).

OWNER'S CONSENT AND DEDICATION

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

[Signature] 3/17/05
 FOR REALTEC INCORPORATED—DREW MULHARE DATE

[Signature] 3/17/05
 FOR FORD'S COLONY AT WILLIAMSBURG HOMEOWNER'S ASSOCIATION, INC.—DREW MULHARE DATE

(DREW MULHARE)

CERTIFICATE OF NOTARIZATION

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

I, A. B. Miller 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 ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 17th DAY OF March, 2005.

MY COMMISSION EXPIRES 11/30/05

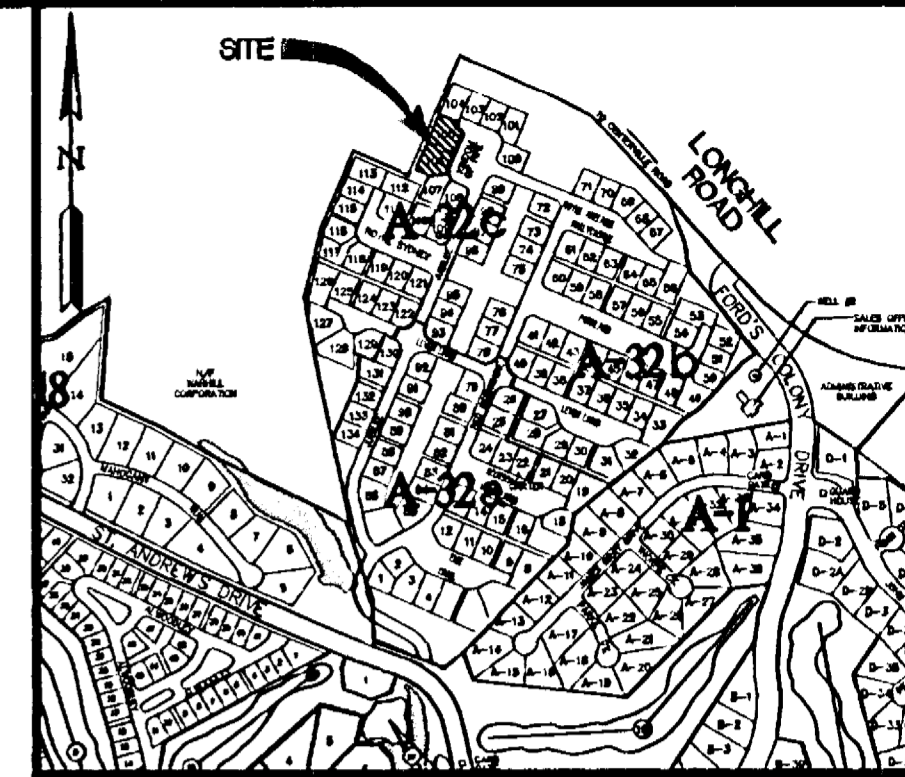
[Signature]
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

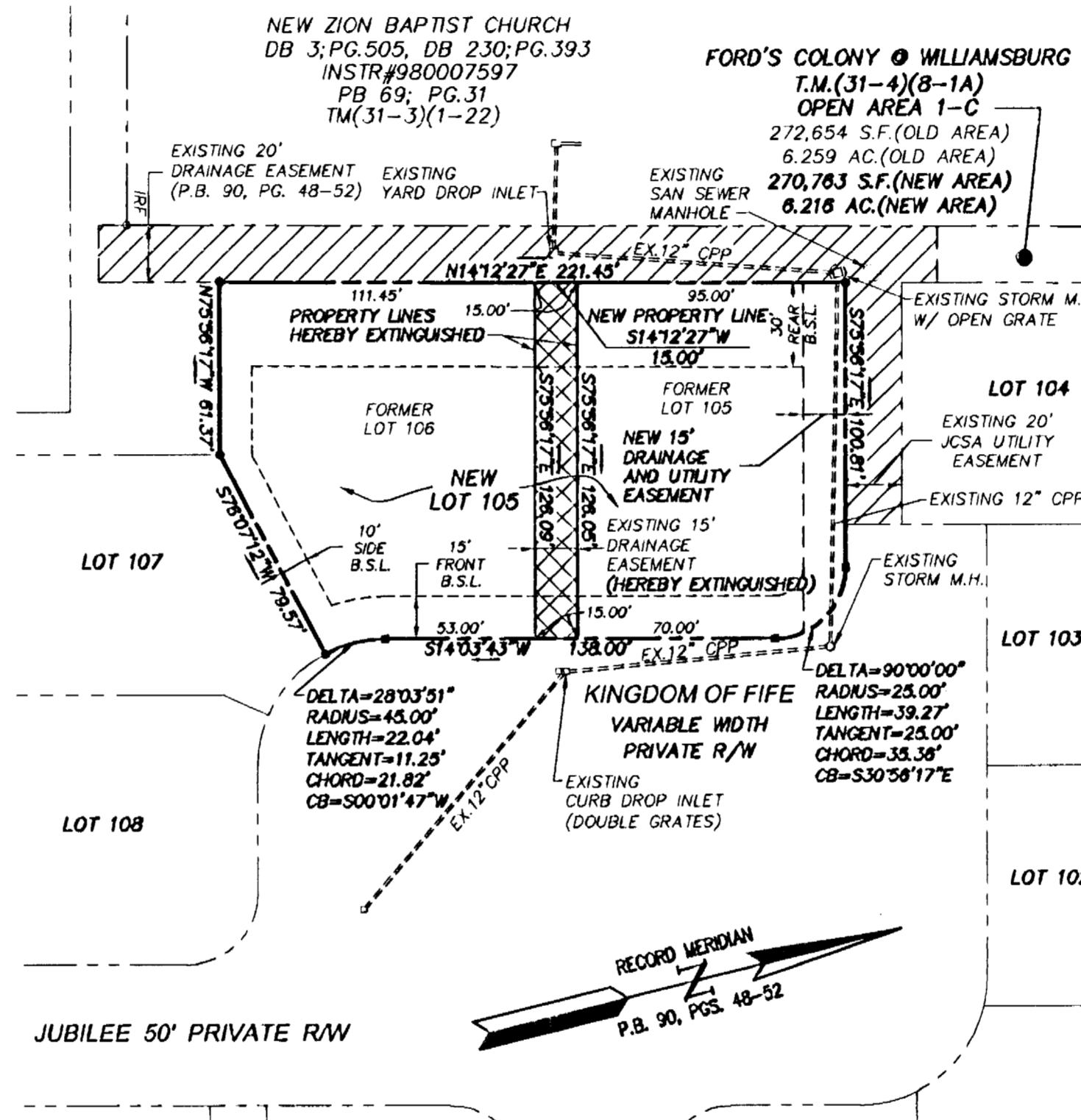
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISION WITHIN THE COUNTY.

[Signature] 3/10/05
 G.T. WILSON, JR., L.S. #1183 DATE

LOT	ADDRESS	TAX PARCEL	AREA
FORMER LOT 105	119 KINGDOM OF FIFE	(31-3)(12-105)	11,829 S.F., 0.272 AC.
FORMER LOT 106	115 KINGDOM OF FIFE	(31-3)(12-106)	12,992 S.F., 0.298 AC.
TOTAL:			24,821 S.F., 0.570 AC.
FROM FORD'S COLONY @ WILLIAMSBURG (OPEN AREA 1-C):			+1,991 S.F., 0.043 AC.
NEW LOT 105 AREA:			26,712 S.F., 0.613 AC.



VICINITY MAP



GENERAL NOTES

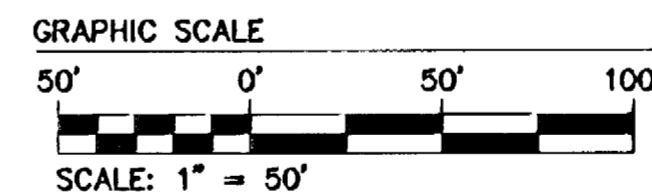
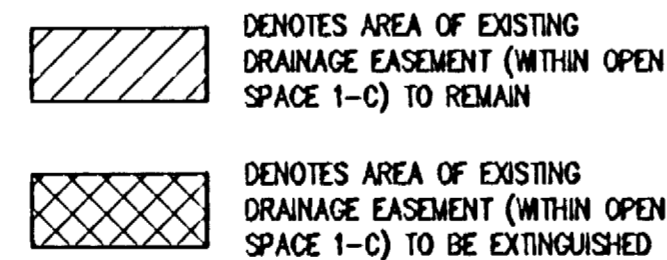
1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4, WITH PROFFERS.
2. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
4. THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.
5. PROPERTY SHOWN HEREON IS TAX MAP PARCEL (31-3)(12-105), (31-3)(12-106) AND A PORTION OF (31-4)(8-1A).
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. 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 XXXII, FORD'S COLONY @ WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
8. ALL STREETS SHOWN ON THIS PLAT ARE PRIVATE RIGHT-OF-WAYS THAT SHALL NOT BE MAINTAINED BY THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
9. ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY ORDINANCE.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

CERTIFICATE OF APPROVAL

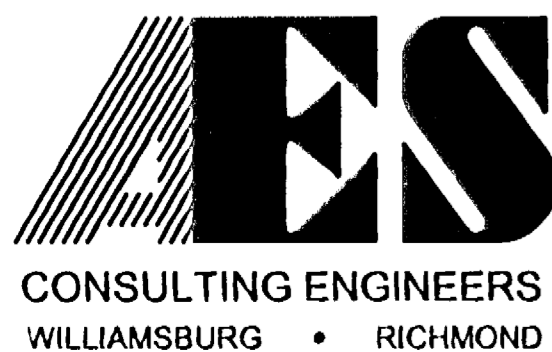
THIS PROPERTY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 3/18/05
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS DAY OF 6 April, 2005.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:17 AM / P.M.
 INSTRUMENT # 050007621
 TESTE: *[Signature]* Clerk
[Signature] Dep. Clerk
 BETSY B. WOOLRIDGE, CLERK

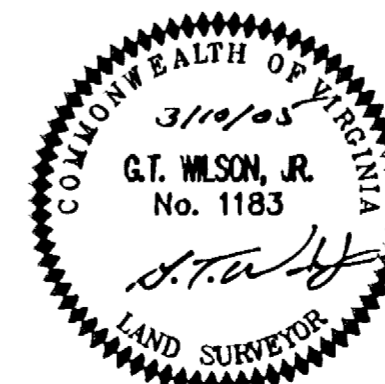


Large/Small Plat(s) Recorded herewith as # 050007621



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

PLAT SHOWING PROPERTY LINE EXTINGUISHMENT
 BETWEEN LOT 105 & LOT 106, SECTION XXXII,
 FORD'S COLONY @ WILLIAMSBURG
 OWNED BY:
 REALTEC, INC.
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on <u>6 April 2005</u> at <u>11:17</u> AM/PM. PG. <u>1</u> DOCUMENT # <u>050007621</u> BETSY B. WOOLRIDGE, CLERK <i>[Signature]</i> Clerk		Designed CBR	Drawn DLD
No. DATE REVISION / COMMENT / NOTE BY		Scale 1"=50'	Date 3/10/05
		Project No. 5652-32C	
		Drawing No. 1 OF 1	