

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 133 WAS CONVEYED BY NORMAN E. AND SHIRLEY M. SHIPLEY TO PAUL AND JUDITH B. BANKIT BY DEED DATED MAY 11, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT #990010156.

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Paul Bankit Jan 6-2006
PAUL BANKIT DATE
Judith B. Bankit 1-6-06
JUDITH B. BANKIT DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:
Jacqueline H. Hodge 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 14th DAY OF January, 2006.

MY COMMISSION EXPIRES October 31, 2009.

Jacqueline H. Hodge
NOTARY PUBLIC

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Drew Mulhare 12/19/2005
FOR FORD'S COLONY • WILLIAMSBURG DATE
HOMEOWNER'S ASSOCIATION, INC. - DREW MULHARE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:
Lynn D. Conbo 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 19th DAY OF December, 2005.

MY COMMISSION EXPIRES November 30, 2007.

Lynn D. Conbo
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

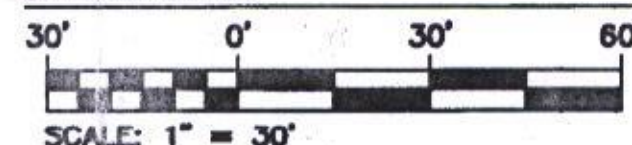
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISION WITHIN THE COUNTY.

G.T. Wilson, Jr. 1/16/06
G.T. WILSON, JR., L.S. #1183 DATE

5-002-06

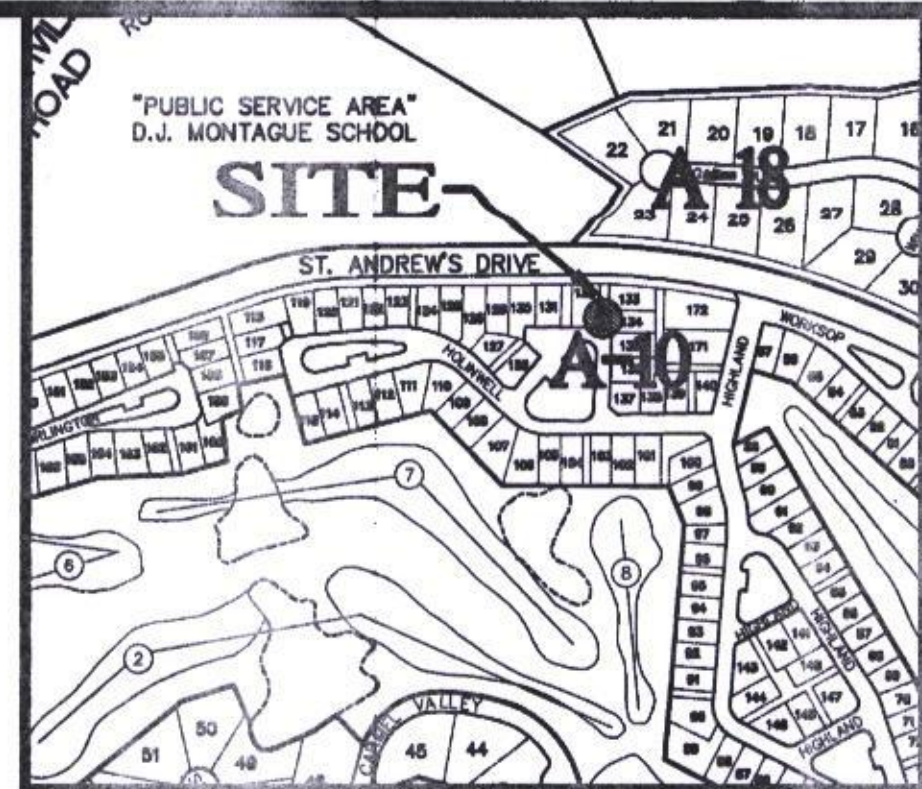


GRAPHIC SCALE

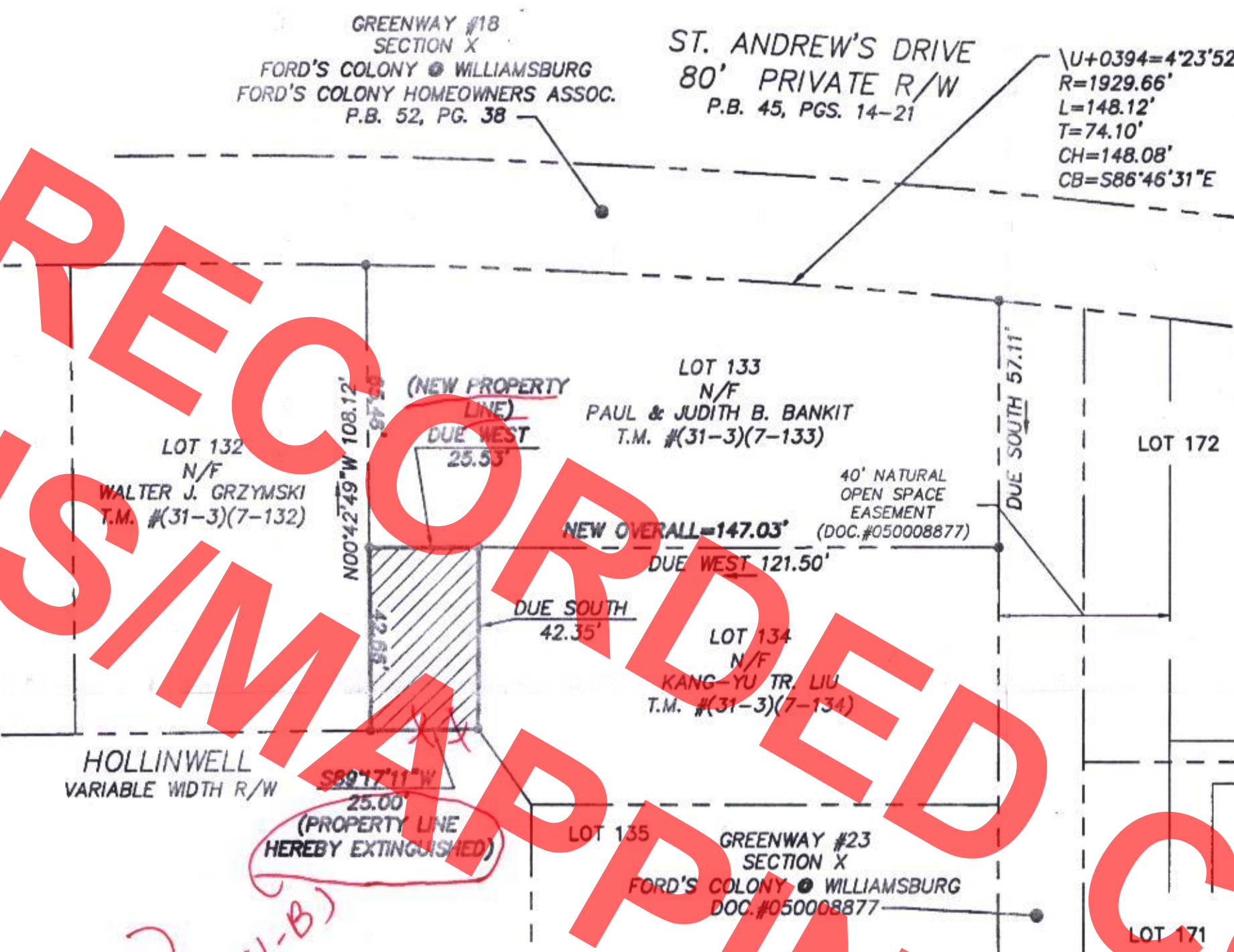


RECORD MERIDIAN

LAT BOOK 45, PAGE 17



LOCATION MAP SCALE: 1"=2000'



AREA TABULATION

FORMER AREA OF LOT 133	10,247 S.F.±	0.235 ACRES±
AREA HEREBY CONVEYED TO HOLLINWELL RIGHT-OF-WAY	1,074 S.F.±	0.025 ACRES±
NEW AREA OF LOT 133	9,173 S.F.±	0.210 ACRES±



AREA HEREBY CONVEYED TO HOLLINWELL RIGHT-OF-WAY

FINAL ADDRESS (ES)

RECEIVED 2/19/06
CODED mgj

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF
JAMES CITY COUNTY

DATE

STATE OF VIRGINIA, CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS DAY OF January, 2006, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 0 AM/PM
INSTRUMENT # _____

TESTE: BETSY B. WOOLRIDGE, CLERK

GENERAL NOTES

1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4.
2. ALL LOTS ARE TO BE PROVIDED WITH WATER AND SEWER SERVICE BY THE JAMES CITY SERVICE AUTHORITY.
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 X-A, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.



5248 Olde Towne Road, Suite 1
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CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER

PLAT SHOWING BOUNDARY LINE ADJUSTMENT
AND PROPERTY LINE EXTINGUISHMENT
BETWEEN
PAUL & JUDITH B. BANKIT
AND
FORD'S COLONY HOMEOWNER'S ASSOCIATION

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AES
Scale 1"=30'	Date 11/16/05
Project No. 5652-10	Drawing No. 1 OF 1