

STATEMENT OF OWNER'S CONSENT AND DEDICATION

THE PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

Robert D. Buchwald 10/27/94
ROBERT D. BUCHWALD DATE

Lucinda C. Buchwald 10/27/94
LUCINDA C. BUCHWALD DATE

NOTARY

STATE OF VIRGINIA, COUNTY OF JAMES CITY, TO-WIT:

I, GREGORY R. DAVIS, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 27th DAY OF October, 1994.

MY COMMISSION EXPIRES August 31, 1998.

A.R.D.
NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

PROPERTY SHOWN AS LOT 163, SECTION III, FORD'S COLONY AT WILLIAMSBURG WAS CONVEYED TO ROBERT DALE AND LUCINDA CALLAWAY BUCHWALD BY DEED DATED OCTOBER 7, 1994 AND RECORDED IN DEED BOOK 710, PAGE 328 AND LOT 164, SECTION III, FORD'S COLONY AT WILLIAMSBURG WAS CONVEYED TO ROBERT D. AND LUCINDA C. BUCHWALD BY DEED DATED SEPTEMBER 6, 1986 IN DEED BOOK 2, PAGE 427. ALL AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

ENGINEERING OR SURVEYING CERTIFICATE

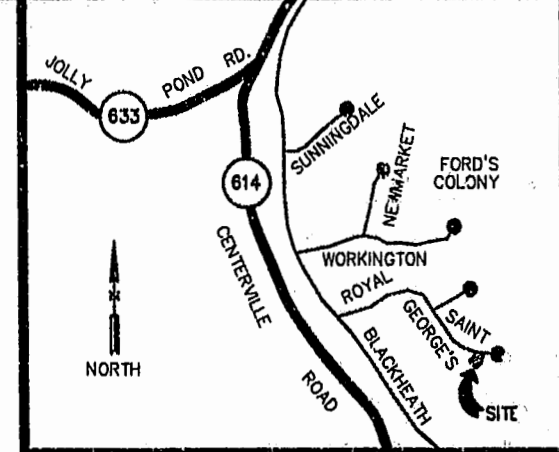
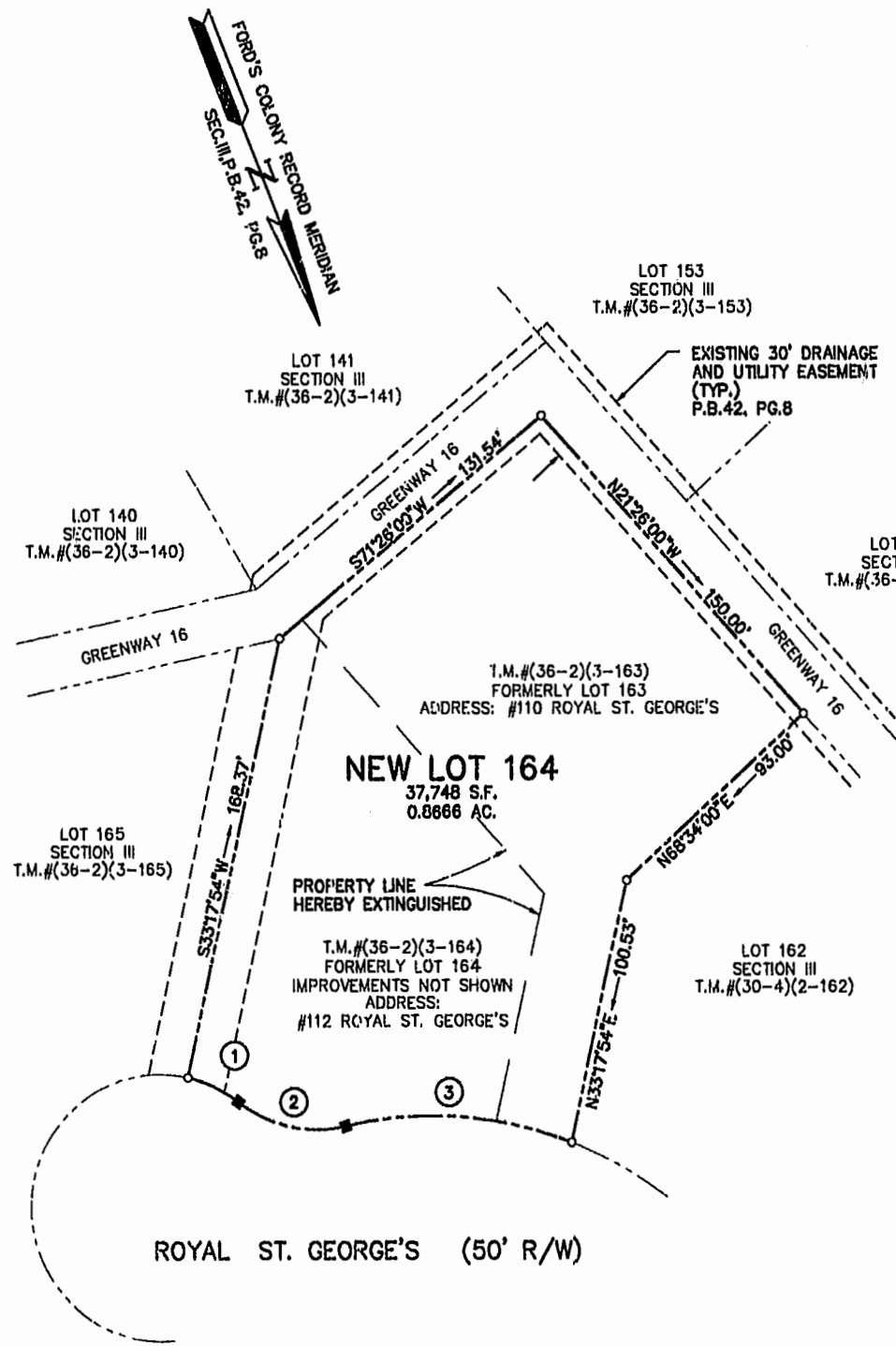
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

G.T. Wilson, Jr. 10-26-94
G.T. WILSON, JR., C.L.S. DATE

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] 11/1/94
SUBDIVISION AGENT OF DATE
JAMES CITY COUNTY



AREA TABULATIONS

FORMER LOT 163	20,925 S.F.	0.4804 AC.
FORMER LOT 164	16,823 S.F.	0.3862 AC.
NEW LOT 164	37,748 S.F.	0.8666 AC.

NOTE: LOTS 163 AND 164 ARE HEREBY RELAELED AS LOT 164 DUE TO EXTINGUISHMENT OF COMMON LINE.

GENERAL NOTES

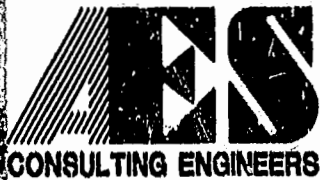
1. PROPERTY IS CURRENTLY ZONED "R-4" RESIDENTIAL PLANNED COMMUNITY DISTRICT.
2. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

BUILDING SETBACKS (PER COVENANTS):

1. FRONT SETBACK: 30 FEET FROM LOT LINE
2. REAR SETBACK: 25 FEET OR 25 PERCENT OF THE DEPTH OF THE LOT, WHICHEVER IS GREATER, FROM THE REAR LOT LINE
3. SIDE SETBACK: 10 FEET FROM THE SIDE LOT LINES
4. IN THE EVENT THE ENVIRONMENTAL CONTROL COMMITTEE SHALL DETERMINE THAT APPLICATION OF THE AFORESAID SETBACKS TO A PARTICULAR LOT WOULD UNREASONABLY LIMIT THE USE THEREOF BY THE OWNER AND EFFECTIVELY DEPRIVE HIM OF AN APPROPRIATE CONSTRUCTION SITE, THE ENVIRONMENTAL CONTROL COMMITTEE SHALL GRANT A VARIANCE TO THE OWNER OF SAID LOT FROM THE PROVISIONS OF THESE SETBACK REQUIREMENTS.

NO.	DELTA	RADIUS	CURVE TABLE		CHORD	CH. BEARING
			ARC	TANGENT		
1	24°50'25"	50.00'	21.63'	11.01'	21.51'	S 44°16'00" E
2	50°25'45"	50.00'	44.01'	23.54'	42.60'	S 67°03'40" E
3	33°52'12"	150.00'	88.67'	45.67'	87.39'	S 65°20'27" E

PLAT RECORDED IN
 P. NO. 60 PAGE 25



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 263-0040
 Fax (804) 220-8994

PLAT OF
 PROPERTY LINE EXTINGUISHMENT
 LOTS 163 AND 164, SECTION III
FORD'S COLONY
AT WILLIAMSBURG
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
MLP	MLP
Scale	Date
1"=40'	10/28/94
Project No.	
20678-1	
Drawing No.	
1 of 1	