

NOTE: THE SUBDIVISION RECORD PLAT OF SECTION VII LOTS 104-125, FORD'S COLONY @ WILLIAMSBURG WAS RECORDED PRIOR TO THE COUNTY ADOPTION OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. PROPERTY OWNER IS TO CONSULT THE "ENVIRONMENTAL DIVISION" OF THE COUNTY OF JAMES CITY ABOUT VARIANCES AND RESTRICTIONS WITHIN THE BUFFER AREA PRIOR TO ANY RESIDENTIAL PLANNING ON LOT 120.

- GENERAL NOTES:
- (1) THIS PROPERTY IS CURRENTLY ZONED R-4.
  - (2) THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
  - (3) IMPROVEMENTS ARE NOT SHOWN.
  - (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) "UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE."
  - (6) "WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE."
  - (7) WATER METER AND SEWER CLEANOUT ON LOT 120 TO BE REMOVED PER J.C.S.A. STANDARDS.
  - (8) THE RPA LINE SHOWN ON THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE BASED UPON THE FIELD CONDITIONS PRESENT AT THE TIME OF A BUILDING PERMIT APPLICATION.
  - (9) NO SINGLE FAMILY RESIDENTIAL LOT OR PARCEL SHALL BE FURTHER SUBDIVIDED PER DECLARATION OF PROTECTIVE COVENANTS. (D.B. 268, PG. 252)
  - (10) "ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE."

LOCATION MAP SCALE 1"=800'

CERTIFICATE OF SOURCE OF TITLE  
THE PROPERTY SHOWN ON THIS PLAT AS LOT 119 WAS CONVEYED BY S-O-TT G. AND DAWN S. WALLACE TO ROBERT B. SPENCER, II AND TERESA S. SPENCER BY DEED DATED FEBRUARY 14, 2001 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 01000336C.

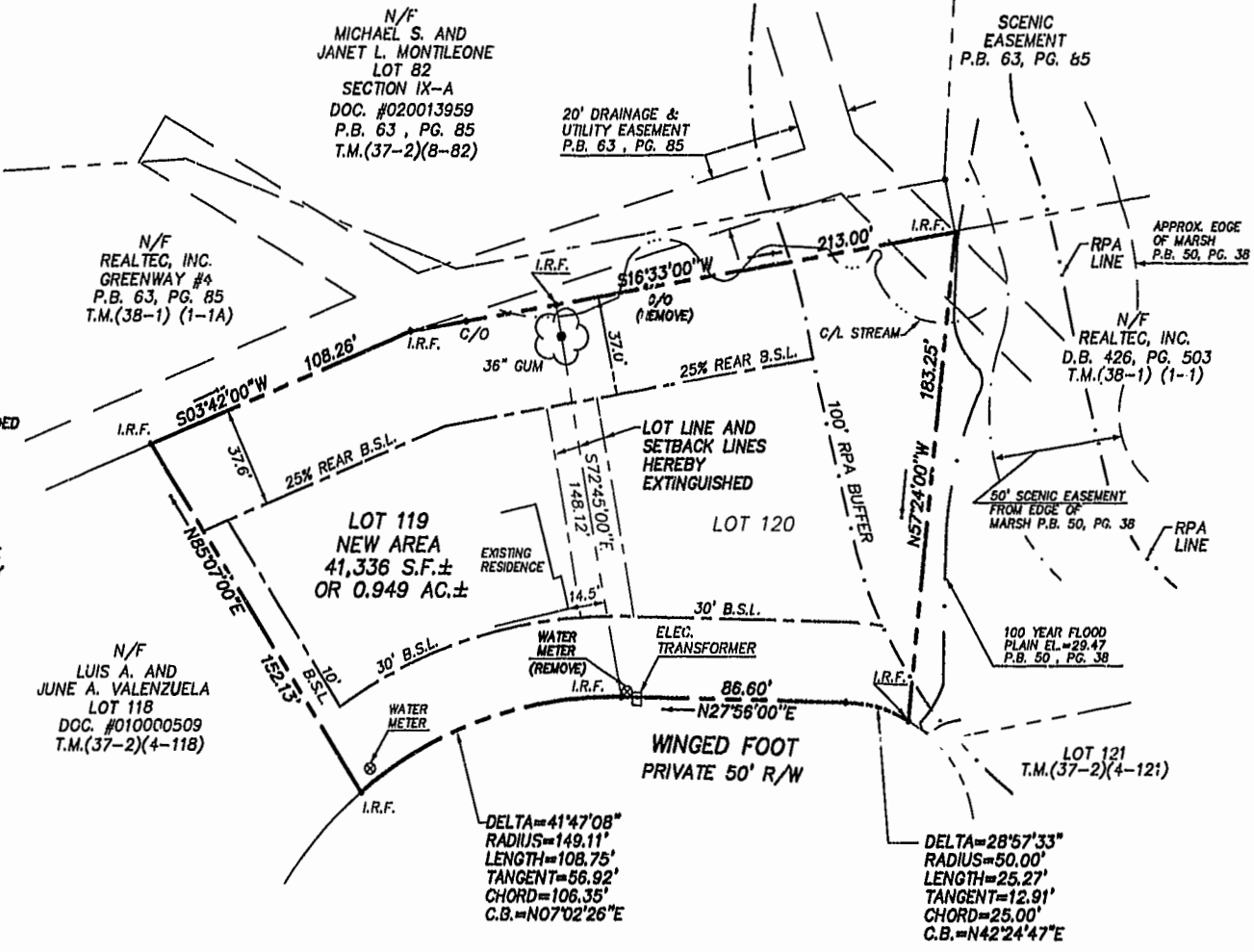
THE PROPERTY SHOWN ON THIS PLAT AS LOT 120 WAS CONVEYED BY REALTEC INCORPORATED TO ROBERT B. SPENCER, II AND TERESA S. SPENCER BY DEED DATED MAY 6, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 020013835.

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

Robert B. Spencer II 11/15/02 DATE  
ROBERT B. SPENCER, II  
Teresa S. Spencer 11/15/02 DATE  
TERESA S. SPENCER

CERTIFICATE OF NOTARIZATION  
STATE OF VIRGINIA  
CITY/COUNTY OF JAMES CITY  
I, JOHN F. SLAY, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID, GIVEN UNDER MY NAME THIS 15 DAY OF NOVEMBER 20 02.  
MY COMMISSION EXPIRES JULY 31, 2005  
John F. Slay SIGNATURE

SURVEYORS 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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.  
A.D. SEBERT, L.S. 9/24/02 DATE



CERTIFICATE OF APPROVAL  
THIS LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE DEVELOPER AND/OR HIS ASSIGNS, AND MAY BE ADMITTED TO RECORD.  
David R. Mulhane 11/15/02 DATE  
FOR REALTEC INCORPORATED

David R. Mulhane PRINTED NAME  
David R. Mulhane 11/15/02 DATE  
FOR FORD'S COLONY AT WILLIAMSBURG HOMEOWNERS ASSOCIATION, INC.  
David R. Mulhane PRINTED NAME

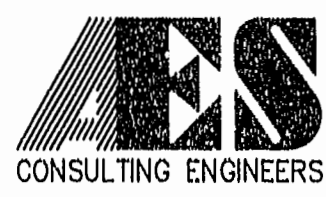
FORMER AREA LOT 119= 19,895 S.F. ±  
FORMER AREA LOT 120= 21,441 S.F. ±  
TOTAL = 41,336 S.F. ±  
NEW AREA LOT 119= 41,336 S.F. ±  
TOTAL = 41,336 S.F. ±

CERTIFICATE OF APPROVAL  
THIS LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
A.D. Sebert 11/27/03 DATE  
SUBDIVISION AGENT OF JAMES CITY COUNTY

TAX PARCEL: (37-2)(4-119)  
STREET ADDRESS: #105 WINGED FOOT  
TAX PARCEL: (37-2)(4-120)  
STREET ADDRESS: #109 WINGED FOOT

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.

STATE OF VIRGINIA  
COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 31 DAY OF January, 2003, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:33AM  
TESTE: A.D. Sebert CLERK  
PLAT BOOK 89, PAGE 38



2548 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT OF LOT LINE EXTINGUISHMENT  
BETWEEN LOTS 119 AND 120, SECTION VII  
FORD'S COLONY @ WILLIAMSBURG

POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 31 January 2003 at 11:33 AM/P.M. PB 89, PG. 38	
DOCUMENT #	030003346
A.D. Sebert, Clerk	
1 11/12/02 REVISED PER COUNTY COMMENTS JFS	
No.	DATE REVISION / COMMENT / NOTE BY

Designed	Drawn
ADS	JFS
Scale	Date
1"=40'	9/24/02
Project No.	
24433-1	
Drawing No.	
1 OF 1	

11.12.02-09:57 2443331LE JFS