

#020025774

88 PAGE 25

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 95 WAS CONVEYED BY REALTEC INCORPORATED TO JACK & RENEE DONNER BY DEED DATED FEBRUARY 20, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #020008656.

THE PROPERTY SHOWN ON THIS PLAT AS LOT 96 WAS CONVEYED BY REALTEC INCORPORATED TO JACK & RENEE DONNER BY DEED DATED FEBRUARY 20, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #020008657.

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.

Jack Donner 7/19/02
 JACK DONNER DATE
Renee Donner 7/19/02
 RENEE DONNER DATE

**(JACK & RENEE DONNER)
 CERTIFICATE OF NOTARIZATION**

STATE OF VA, CITY/COUNTY OF Williamsburg, TO-WIT:
 I, Janice M. Thompson, 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 July, 2002.
 MY COMMISSION EXPIRES 02-28-03.

Janice M. Thompson
 NOTARY PUBLIC

Drew Mulhare 7/22/02
 FOR REALTEC INCORPORATED-DREW MULHARE DATE

Drew Mulhare 7/22/02
 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, Lynn Combs, 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 22nd DAY OF July, 2002.
 MY COMMISSION EXPIRES November 30, 2003.

Lynn Combs
 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. 7/19/02
 G.T. WILSON, JR., C.L.S. #1183 DATE

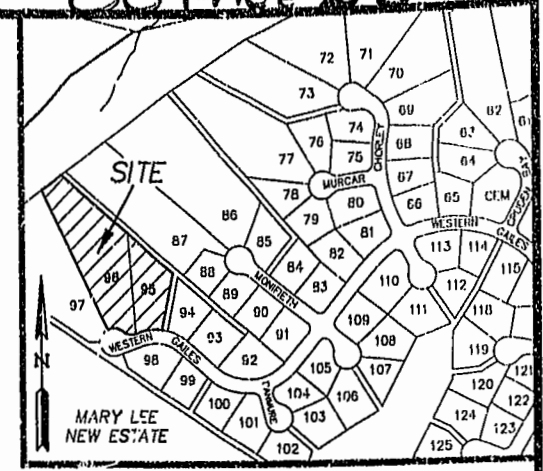
ⓄP INDICATES GRINDER PUMP REQUIRED

LOTS 95 AND 96 SHALL HAVE SANITARY SEWER SERVICE PROVIDED BY A GRINDER PUMP/FORCE MAIN SYSTEM. THE GRINDER PUMP SHALL BE A SEMI-POSITIVE DISPLACEMENT TYPE, OR EQUAL, AS APPROVED BY JCSA. A MAINTENANCE CONTRACT MUST BE SECURED BY THE HOMEOWNER WITH AN APPROVED SERVICE ORGANIZATION. THE HOMEOWNER SHALL RETAIN A REGISTERED PROFESSIONAL ENGINEER FOR PROPER PUMP SELECTION AND PLACEMENT, AND OBTAIN APPROVAL FROM THE VIRGINIA DEPARTMENT OF HEALTH.

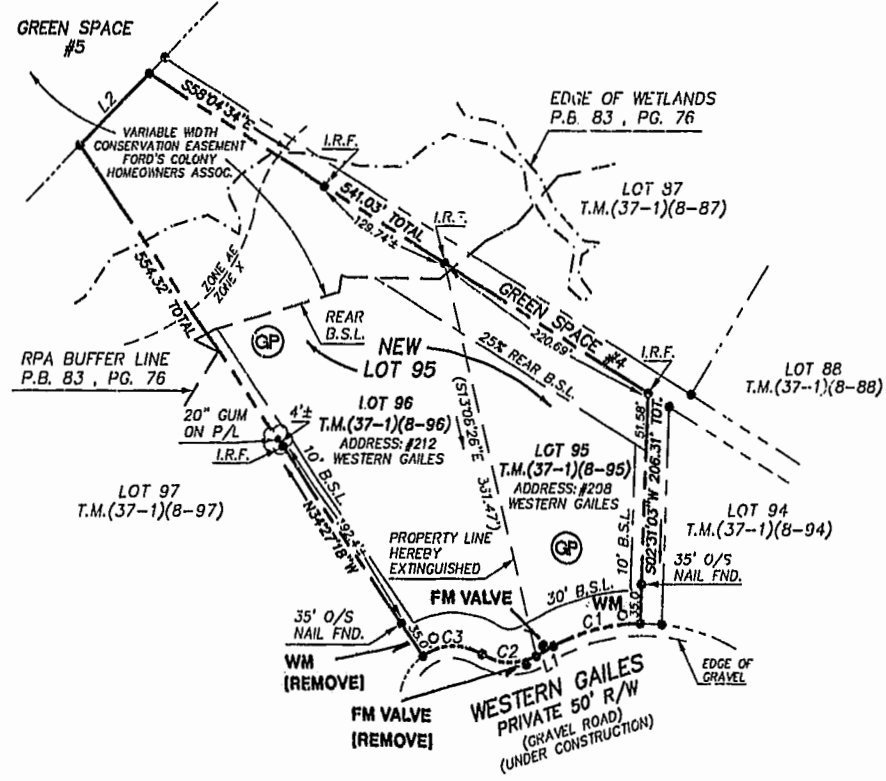
AREA TABULATION

AREA OF FORMER LOT 95= 37,488 S.F.± OR 0.86 AC.±
 AREA OF FORMER LOT 96= 92,670 S.F.± OR 2.13 AC.±
 TOTAL AREA OF NEW LOT 95= 130,158 S.F.± OR 2.99 AC.±

RECORD MERIDIAN
 PLAT BOOK 83, PAGE 76



VICINITY MAP



NOTE: UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

"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."

NOTE: PORTION OF PROPERTY LIES IN ZONE AE (AREAS INUNDATED BY 100-YEAR FLOOD) BASE EL.=26.00, PORTION OF 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.

NOTE: WATER METER AND FORCE MAIN VALVE TO BE REMOVED PER J.C.S.A. STANDARDS.

CERTIFICATE OF APPROVAL

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

Betsy D. Woolridge 9/20/02
 SUBDIVISION AGENT OF DATE
 THE COUNTY OF JAMES CITY

NOTE: LOT 96 (TAX PARCEL: (37-1)(8-96)) HEREBY EXTINGUISHED.

STATE OF VIRGINIA
 COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 17th DAY OF July, 2002, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:23 PM

TESTE: Betsy D. Woolridge
 CLERK
 BETSY D. WOOLRIDGE, CLERK OF CIRCUIT COURT

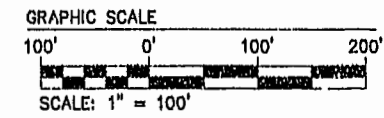
PLAT BOOK 88, PAGE 25

LINE TABLE

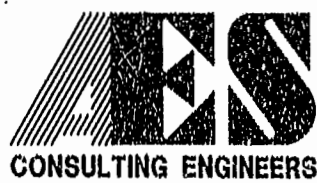
NUMBER	BEARING	DISTANCE
L1	S61°44'02"W	17.62'
L2	N44°59'59"E	90.66'

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	27°30'29"	175.00	84.02	42.84	63.21	S75°29'16"W
C2	60°00'00"	50.00	52.36	28.87	50.00	N88°15'58"W
C3	66°11'20"	50.00	57.76	32.59	54.60	S88°38'22"W



25087P02.DWG
 04-10-02-09:39
 JKR



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

PLAT SHOWING PROPERTY LINE EXTINGUISHMENT BETWEEN LOT 95 & LOT 96. SECTION XXXI, FORD'S COLONY @ WILLIAMSBURG
 OWNED BY:
 JACK & RENEE DONNER
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	9/3/02	PER J.C.C. COMMENTS	JKR

Designed	Drawn
000	JKR
Scale	Date
1"=100'	4/10/2002
Project No.	25087-1
Drawing No.	1 OF 1