

11-0400004-48

NOTE:
ORIGINAL PLAT "PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT, SECTION XXXI LOTS 82-142" WAS RECORDED IN JAMES CITY CIRCUIT COURT 10/31/01 BY INSTRUMENT #010019806 (SEE PLAT BOOK 83, PGS. 75-78). THE ONLY CHANGE TO THIS PLAT IS THE CHANGING OF THE STREET NAME OF TITLOCHRY TO PITLOCHRY. THE STREET NAME CHANGE WAS APPROVED BY THE JAMES CITY BOARD OF SUPERVISORS BY RESOLUTION DATED 3/11/03.

OWNER'S CERTIFICATE
THE PLAT OF CORRECTION SHOWN ON THIS PLAT AND KNOWN AS FORD'S COLONY @ WILLIAMSBURG, SECTION XXXI, LOTS 110-113, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.
Drew R. Mulhare 4/24/03
FOR REALTEC, INCORPORATED DATE
DREW R. MULHARE
CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF James City, Pamela D. Callis
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 AFORESAID. GIVEN UNDER MY NAME THIS 21 DAY OF April, 2003 MY COMMISSION EXPIRES 6/31/06.
Pamela D. Callis
SIGNATURE

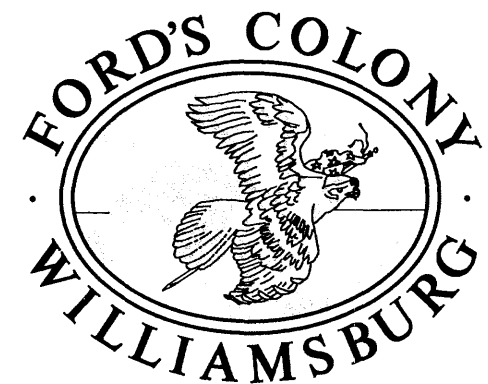
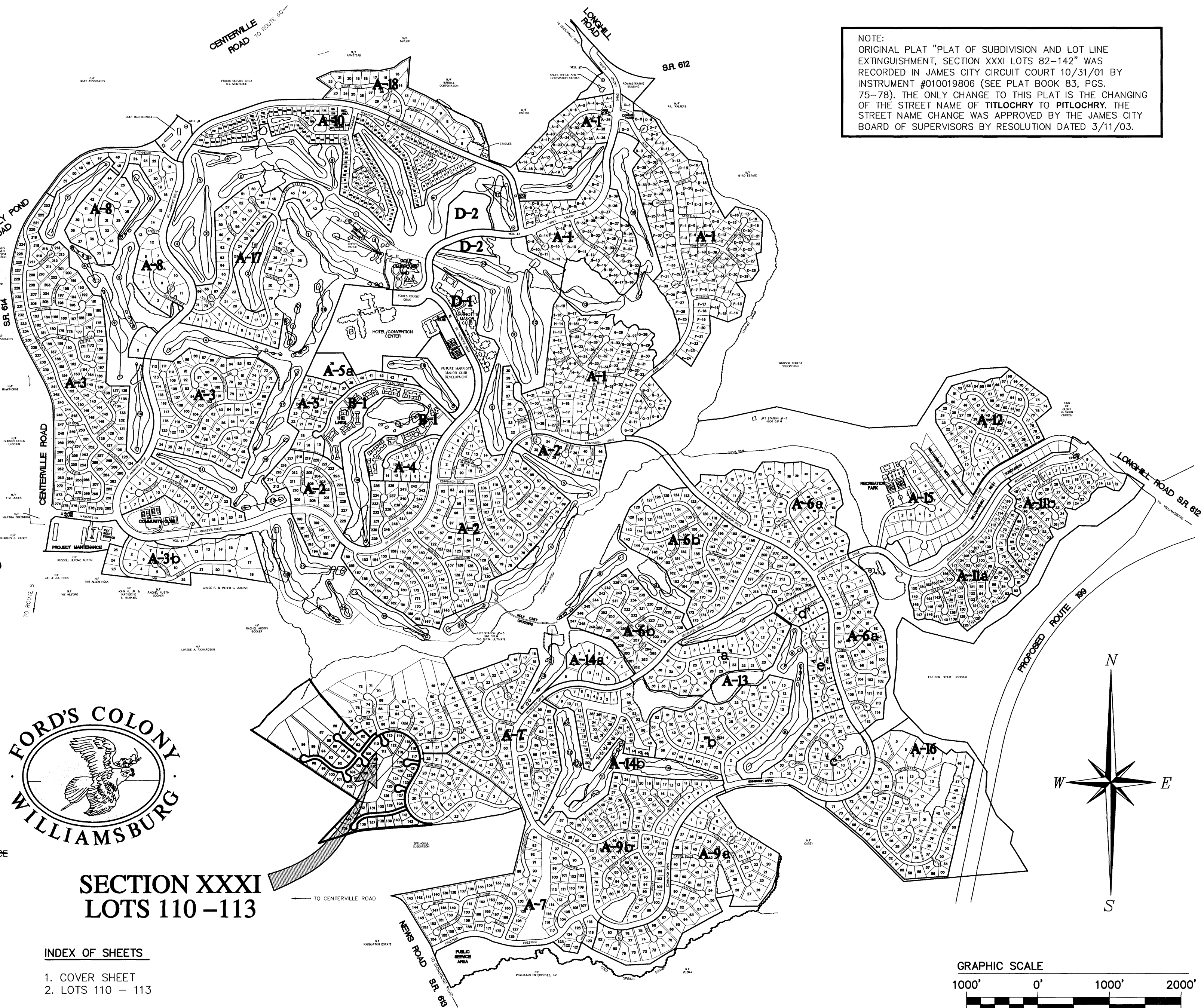
CERTIFICATION OF SOURCE OF TITLE LOT 110, 112, & 113:
REALTEC INCORPORATED BY DEED FROM JAMES HERBERT NEW, ET ALS, RECORDED 4/14/99 IN DOCUMENT NUMBER 990008149. (TAX MAP PARCEL (37-2)(1-1))
REALTEC INCORPORATED BY DEED FROM PAUL A. WILFORD, ET ALS, RECORDED 5/10/99 IN DOCUMENT NUMBER 990010100. (TAX MAP PARCEL (37-1)(1-2))
REALTEC INCORPORATED BY PLAT "PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT, SECTION XXXI LOTS 82-142" RECORDED 10/31/01 BY INSTRUMENT #010019806. (TAX MAP PARCEL (37-1)(1-2) & (37-2)(1-1)).

OWNER'S CERTIFICATE: LOT 111
THE PLAT OF CORRECTION SHOWN ON THIS PLAT AND KNOWN AS FORD'S COLONY @ WILLIAMSBURG, SECTION XXXI, LOTS 110-113, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.
Warren A. Spence 12/9/03
FOR LOT 111 DATE
WARREN A. SPENCE
M. Christine Spence 12/9/03
FOR LOT 111 DATE
M. CHRISTINE SPENCE
CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg, Barbara J. Claus
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 AFORESAID. GIVEN UNDER MY NAME THIS 9 DAY OF December, 2003 MY COMMISSION EXPIRES 1/31/07.
Barbara J. Claus
SIGNATURE

CERTIFICATION OF SOURCE OF TITLE LOT 111:
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO:
WARREN A. & M. CHRISTINE SPENCE INCORPORATED BY DEED FROM REALTEC, INC. RECORDED 11/27/02 IN DOCUMENT NUMBER 030001396. (TAX MAP PARCEL (37-1)(8-111))
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 OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
G.T. Wilson, Jr. 4/14/03
G.T. WILSON, JR., C.L.S. DATE

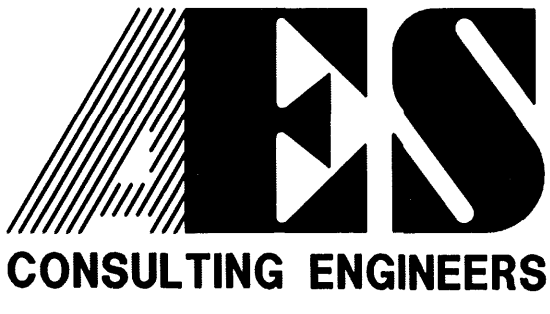
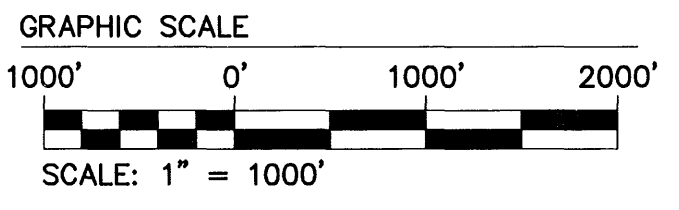
CERTIFICATE OF APPROVAL
THIS PLAT OF CORRECTION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE
STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 17 DAY OF January, 2004 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
TESTE: *Betsy B. Woolridge*
CLERK

PLAT BOOK _____, PAGE _____



**SECTION XXXI
LOTS 110 - 113**

- INDEX OF SHEETS**
1. COVER SHEET
 2. LOTS 110 - 113



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

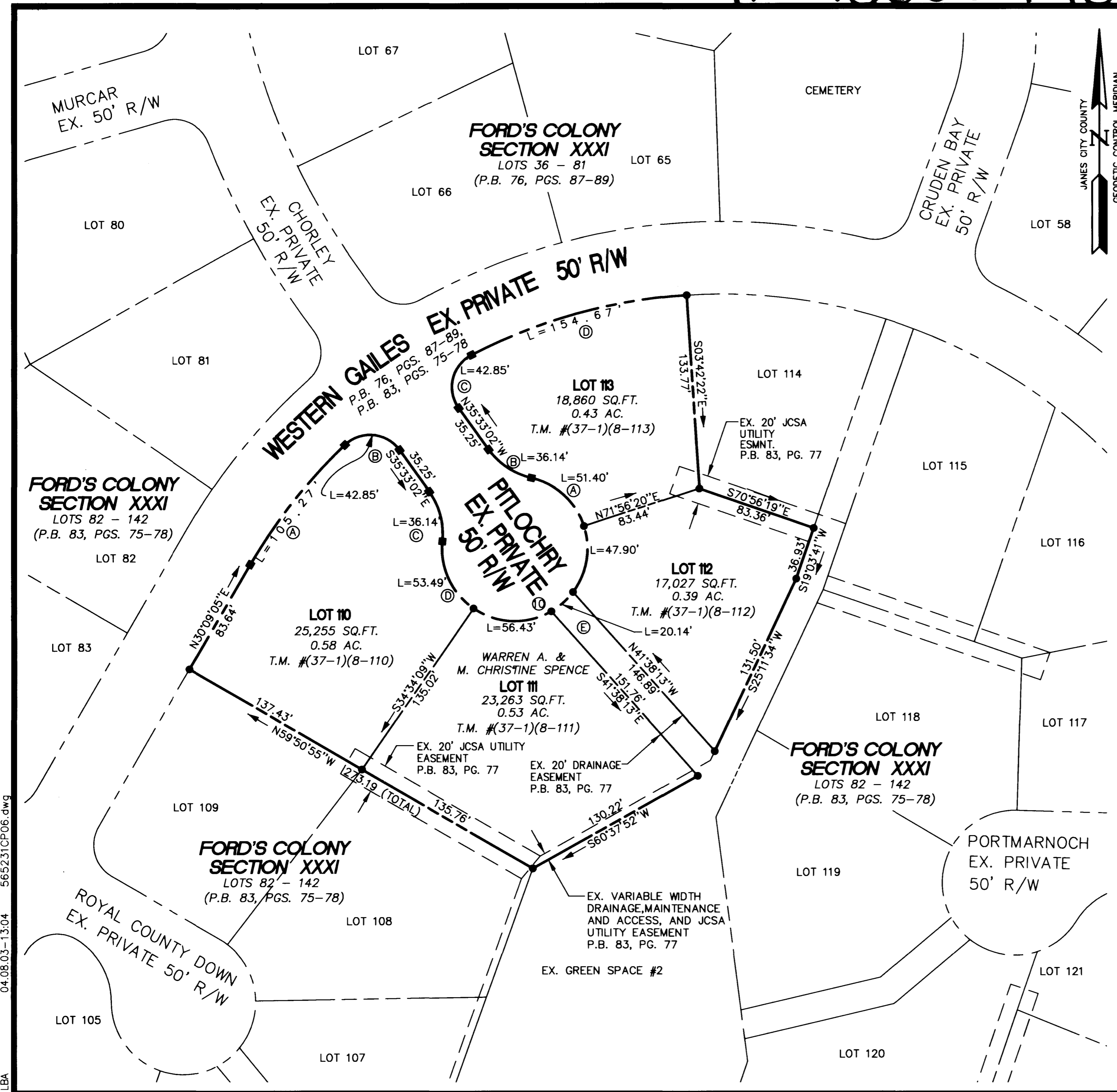
PLAT OF CORRECTION
SECTION XXXI
LOTS 110-113
**FORD'S COLONY
@ WILLIAMSBURG**
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
		City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>7 January 2004</u> at <u>12:27</u> PM/PM, PG. <u> </u> DOCUMENT # <u>040000448</u> BETSY B. WOOLRIDGE, CLERK <u>Betsy B. Woolridge</u> Clerk	

Designed LBA	Drawn DLD
Scale 1"=1000'	Date 4/14/03
Project No. 5652-31C	
Drawing No. 1 OF 2	

#040000448



LOT CURVE TABLE						
LOT#	DELTA	RADIUS	LENGTH	TAN	CHORD	CHORD BEARING
110A	16°04'57"	375.00	105.27	52.99	104.93	N38°11'38"E
110B	98°12'48"	25.00	42.85	28.87	37.80	S84°39'25"E
110C	41°24'35"	50.00	36.14	18.90	35.36	S14°50'44"E
110D	61°17'24"	50.00	53.49	29.62	50.97	S24°47'09"E
111	64°40'09"	50.00	56.43	31.65	53.49	S87°45'55"E
112	54°53'15"	50.00	47.90	25.97	46.09	N09°22'57"E
113A	58°53'56"	50.00	51.40	28.23	49.17	N47°30'38"W
113B	41°24'35"	50.00	36.14	18.90	35.36	N56°15'19"W
113C	98°12'48"	25.00	42.85	28.87	37.80	N13°33'22"E
113D	23°37'52"	375.00	154.67	78.45	153.57	N74°28'42"E

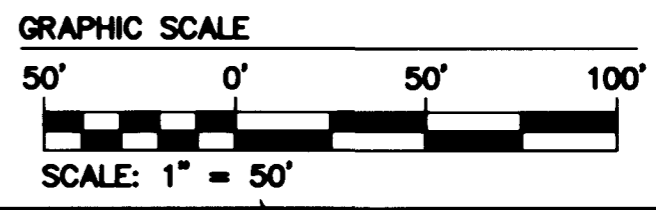
RIGHT-OF-WAY CURVE TABLE						
R/W#	DELTA	RADIUS	LENGTH	TAN	CHORD	CHORD BEARING
10	262°49'10"	50.00	229.36	---	75.00	N54°26'30"E

GREEN SPACE CURVE TABLE						
GS#	DELTA	RADIUS	LENGTH	TAN	CHORD	CHORD BEARING
GS#2E	23°04'26"	50.00	20.14	10.21	20.00	N48°21'47"E

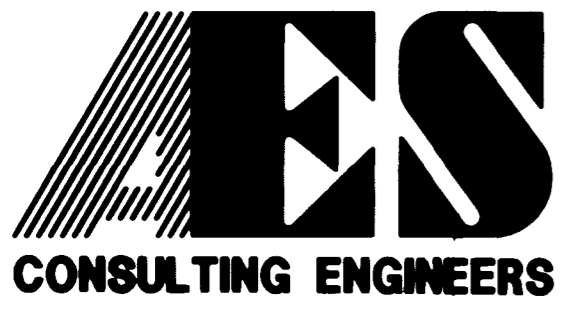
- NOTE:
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE
 - MERIDIAN IS: JAMES CITY COUNTY (JCC) GEODETIC CONTROL, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83)
 - AREAS AND METES & BOUNDS, SHOWN ON THIS PLAT ARE AS RECORDED ON SUBDIVISION PLAT INSTR. #010019806 (P.B. 83, PGS. 75-78) WITH NO CHANGE TO BEARINGS OR DISTANCES.

NOTE:
ORIGINAL PLAT "PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT, SECTION XXXI LOTS 82-142" WAS RECORDED IN JAMES CITY CIRCUIT COURT 10/31/01 BY INSTRUMENT #010019806 (SEE PLAT BOOK 83, PGS. 75-78). THE ONLY CHANGE TO THIS PLAT IS THE CHANGING OF THE STREET NAME OF TITLOCHRY TO PITLOCHRY. THE STREET NAME CHANGE WAS APPROVED BY THE JAMES CITY BOARD OF SUPERVISORS BY RESOLUTION DATED 3/11/03.

- GENERAL NOTES
- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4, WITH PROFFERS.
 - ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
 - ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
 - ALL LOTS ARE WITHIN THE ORIGINAL BOUNDARY SURVEY OF RECORD.
 - 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 XXXI, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
 - SEE LOTS FOR TAX PARCEL NUMBERS OF PROPERTY SHOWN HEREON.
 - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
 - ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 - ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.



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

PLAT OF CORRECTION
SECTION XXXI
LOTS 110-113
FORD'S COLONY
© WILLIAMSBURG

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 7 January 2004
at 12:24 AM PM, PG.
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BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Clerk

Designed LBA	Drawn DLD
Scale 1"=50'	Date 4/14/03
Project No. 5652-31C	
Drawing No. 2 OF 2	