

#040010312

OWNER'S CERTIFICATE

THIS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

*[Signature]* 10/2/03  
DATE  
FOR FORDS COLONY COUNTRY CLUB, INC.  
DREW R. MULLHAUSE  
PRINT NAME

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 PERSON WHOSE NAME IS SIGNED TO  
THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN  
THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 2 DAY  
OF October 2003. MY COMMISSION EXPIRES 6/31/06  
Pamela D. Callis  
SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO:

DRIVING RANGE  
FORD'S COLONY COUNTRY CLUB, INC. BY DEED FROM REALTEC  
INCORPORATED, DATED DECEMBER 18, 1986 IN DEED BOOK 325,  
PAGE 846. (TAX MAP PARCEL (31-3)(1-48).  
PARCEL 5  
FORD'S COLONY COUNTRY CLUB, INC. BY DEED FROM REALTEC  
INCORPORATED, DATED DECEMBER 18, 1986 IN DEED BOOK 325,  
PAGE 846. (TAX MAP PARCEL (31-3)(1-51).  
ORIGINAL 18-HOLE GOLF COURSE  
FORD'S COLONY COUNTRY CLUB, INC. BY DEED FROM REALTEC  
INCORPORATED, DATED DECEMBER 29, 1986 IN DEED BOOK 325,  
PAGE 848. (TAX MAP PARCEL (30-4)(2-2).

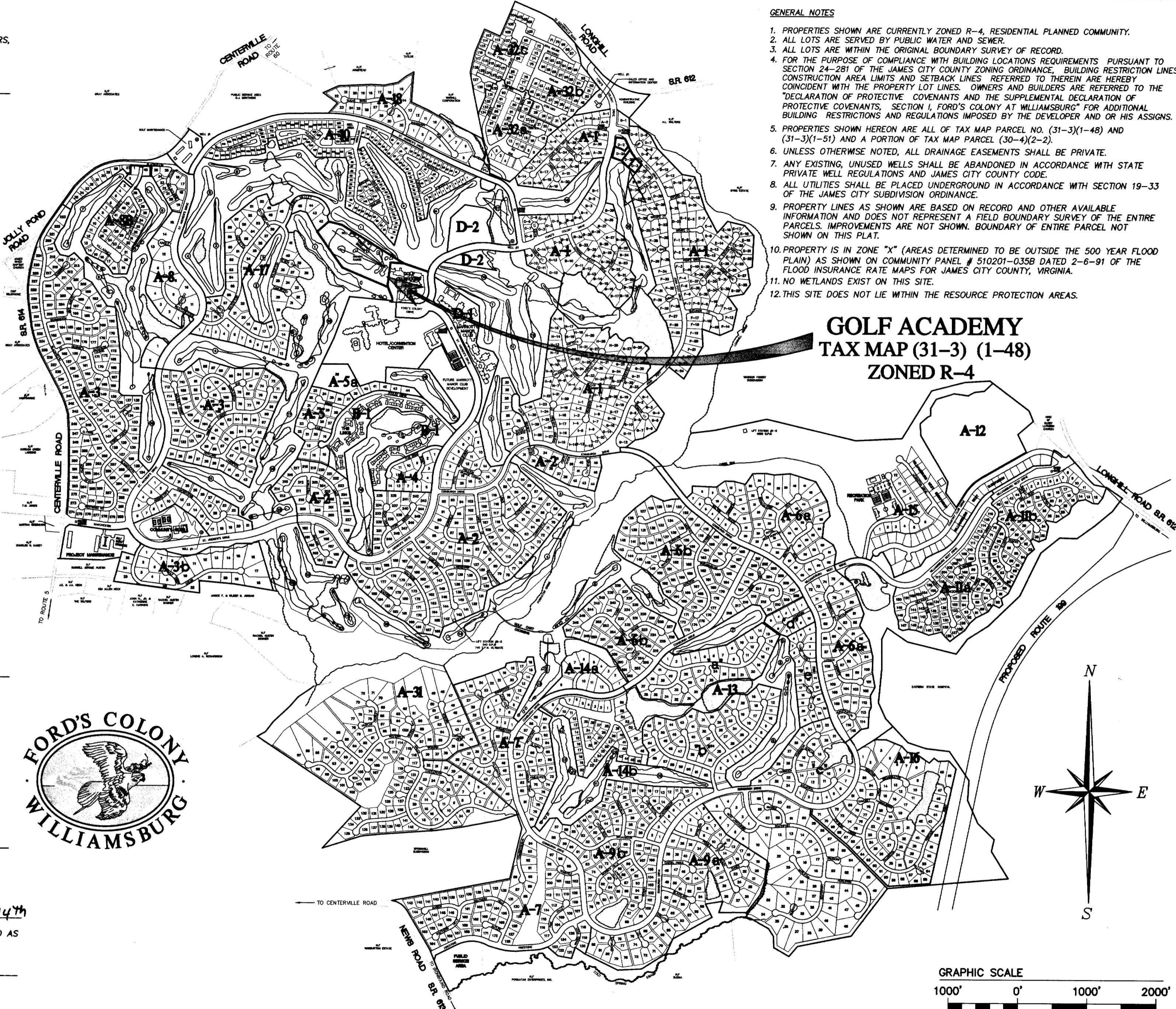
SURVEYOR'S CERTIFICATE

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.  
*[Signature]* 9/29/03  
DATE  
G. T. WILSON, JR., L.S.

CERTIFICATE OF APPROVAL

THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN  
ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE  
ADMITTED TO RECORD.  
*[Signature]* 10/21/03  
DATE  
SUBDIVISION AGENT OF  
JAMES CITY COUNTY

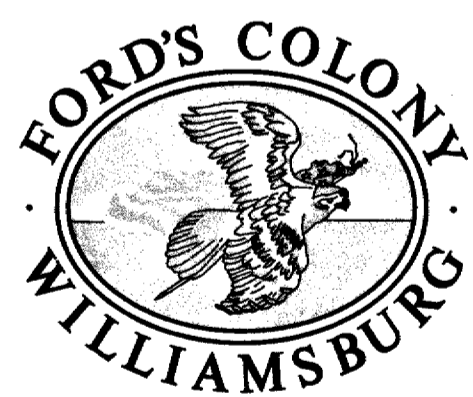
STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 14<sup>th</sup>  
DAY OF April 2004  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS  
THE LAW DIRECTS. @ 11:52 AM/PM  
INSTRUMENT # 0400  
TESTE: Betsy B. Woolridge, Clerk  
BETSY B. WOOLRIDGE, CLERK  
By: Claudia H. Binkley, Sp. Clerk



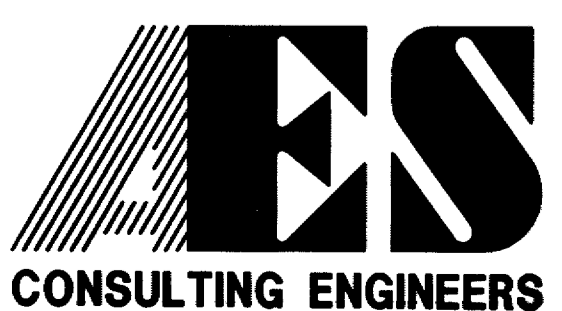
GENERAL NOTES

- 1. PROPERTIES SHOWN ARE CURRENTLY ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- 2. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- 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 I, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
- 5. PROPERTIES SHOWN HEREON ARE ALL OF TAX MAP PARCEL NO. (31-3)(1-48) AND (31-3)(1-51) AND A PORTION OF TAX MAP PARCEL (30-4)(2-2).
- 6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- 7. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 8. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
- 9. PROPERTY LINES AS SHOWN ARE BASED ON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF THE ENTIRE PARCELS. IMPROVEMENTS ARE NOT SHOWN. BOUNDARY OF ENTIRE PARCEL NOT SHOWN ON THIS PLAT.
- 10. PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN) AS SHOWN ON COMMUNITY PANEL # 510201-0358 DATED 2-6-91 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- 11. NO WETLANDS EXIST ON THIS SITE.
- 12. THIS SITE DOES NOT LIE WITHIN THE RESOURCE PROTECTION AREAS.

GOLF ACADEMY  
TAX MAP (31-3) (1-48)  
ZONED R-4



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EAW



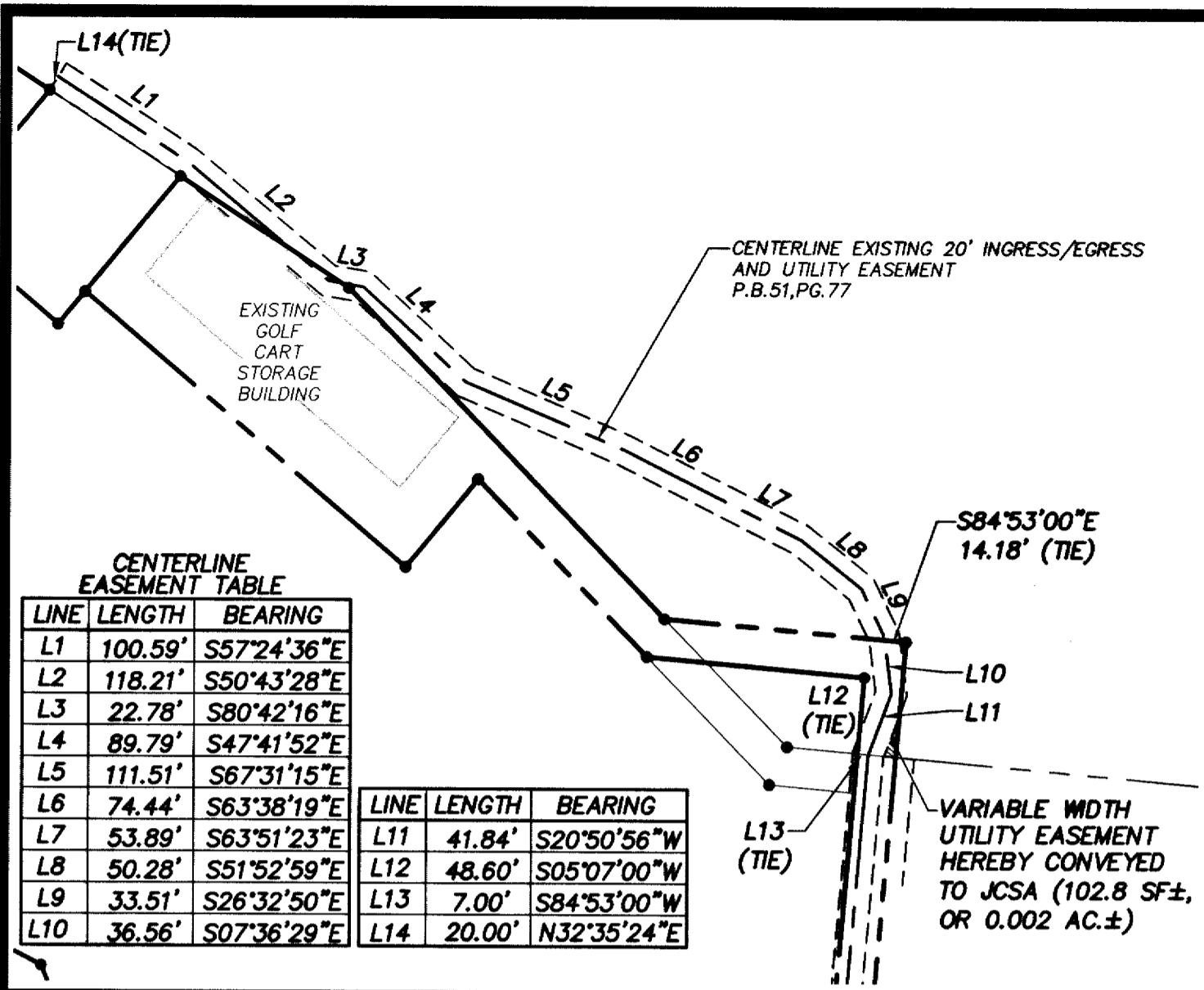
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT OF BOUNDARY LINE ADJUSTMENT  
FORD'S COLONY COUNTRY CLUB  
FORD'S COLONY  
@ WILLIAMSBURG  
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>14 April 2004</u> at <u>11:52 AM/PM</u> PG. <u>1</u> DOCUMENT # <u>040010312</u> BETSY B. WOOLRIDGE, CLERK <u>Betsy B. Woolridge</u> Clerk		Designed RDM	Drawn EAW
1 10/16/03 REVISED PER JCSA COMMENT DATED 10/15/03 RDM		Scale 1"=1000'	Date 9/29/03
No. DATE REVISION / COMMENT / NOTE BY		Project No. 5652-368	
		Drawing No. 1 OF 2	

# #040010312



INSERT  
SCALE: 1"=100'

**NOTE:**

EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER, OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

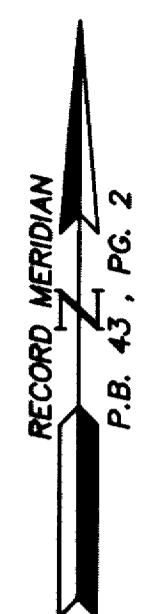
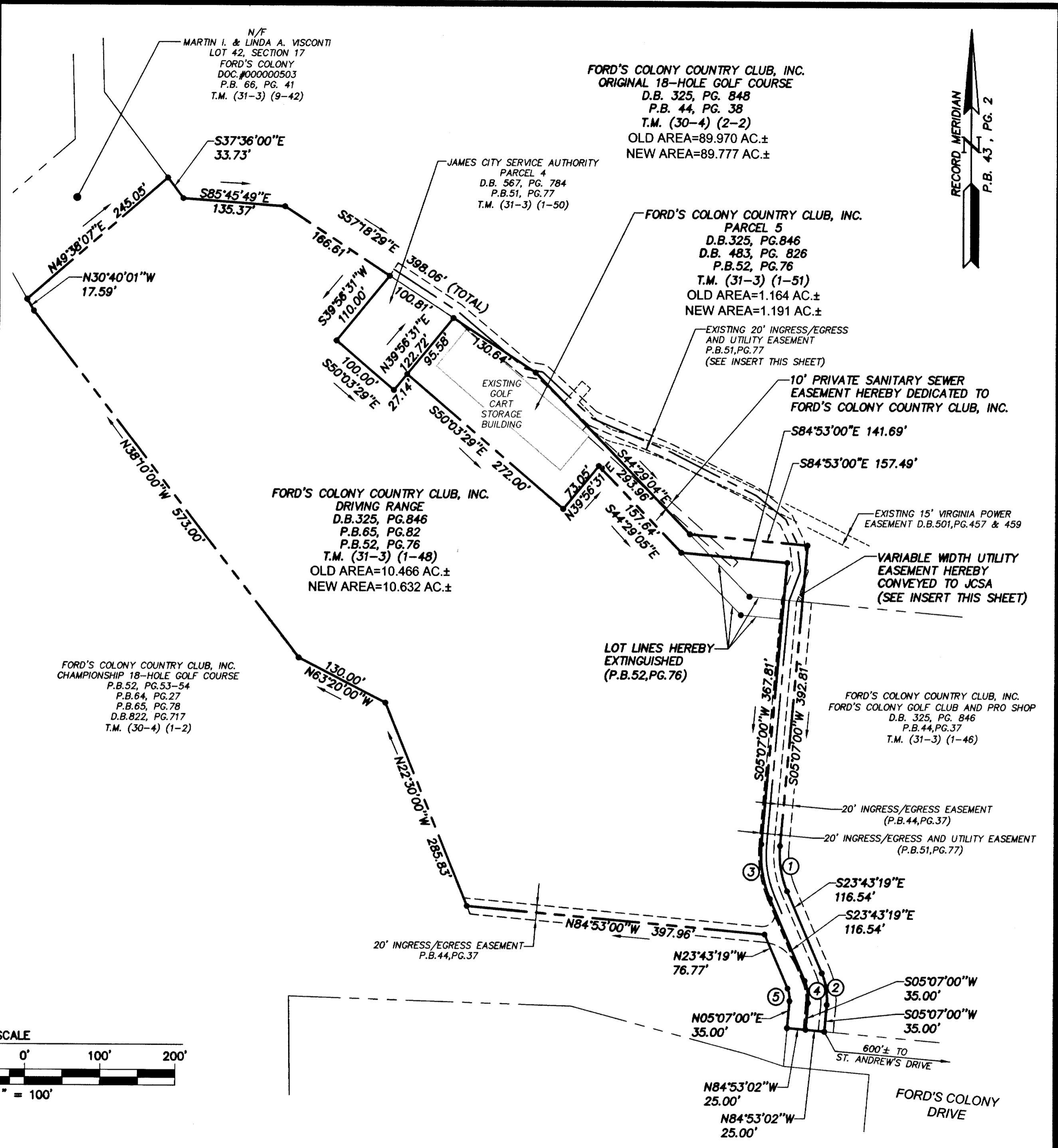
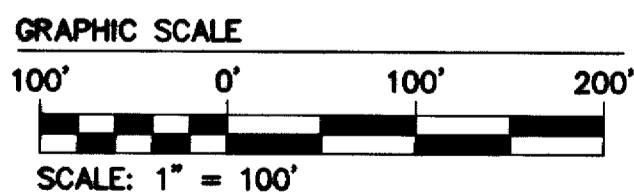
**AREA TABULATION**

FORMER DRIVING RANGE 455,909 S.F.± OR 10.466 AC.±  
 FORMER PARCEL 5 50,709 S.F.± OR 1.164 AC.±  
 FORMER GOLF COURSE 3,919,093 S.F.± OR 89.970 AC.±  
 TOTAL 4,425,711 S.F.± OR 101.600 AC.±

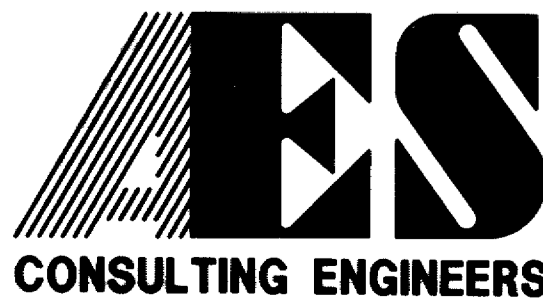
NEW DRIVING RANGE 463,157 S.F.± OR 10.632 AC.±  
 NEW PARCEL 5 51,871 S.F.± OR 1.191 AC.±  
 NEW GOLF COURSE 3,910,683 S.F.± OR 89.777 AC.±  
 TOTAL 4,425,711 S.F.± OR 101.600 AC.±

**CURVE DATA**

NO.	DELTA	RADIUS	LENGTH	TAN	CHORD	CH.BEARING
1	28°50'19"	120.00'	60.40'	30.85'	59.76'	S09°18'09"E
2	28°50'19"	83.00'	41.78'	21.34'	41.34'	S09°18'09"E
3	28°50'19"	145.00'	72.98'	37.28'	72.21'	S09°18'09"E
4	28°50'19"	58.00'	29.19'	14.91'	28.89'	S09°18'09"E
5	28°50'19"	33.00'	16.61'	8.48'	16.44'	N09°18'09"W



S:\JOBS\565236B-GolfAcademy\dwg\Plats\Brady Line Adjust\565236Bp02-BL-ADJUST.dwg, 10/17/2003 09:59:01 AM, eaw



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

**PLAT OF BOUNDARY LINE ADJUSTMENT**  
**FORD'S COLONY COUNTRY CLUB**  
**FORD'S COLONY**  
**@ WILLIAMSBURG**

POW-HATAN DISTRICT      JAMES CITY COUNTY      VIRGINIA



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
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 BETSY B. WOOLRIDGE, CLERK  
 Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1	10/16/03	REVISED PER JCSA COMMENT DATED 10/15/03	RDM

Designed	Drawn
RDM	EAW
Scale	Date
1"=100'	9/29/03
Project No.	
5652-36B	
Drawing No.	
2 OF 2	