

#040010324

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 136 WAS CONVEYED BY STEVEN L. & SANDRA L. BECRAFT TO JAMES T. & VIRGINIA M. MARTIN BY DEED DATED DECEMBER 10, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #040000387.

THE PROPERTY SHOWN ON THIS PLAT AS LOT 137 WAS CONVEYED BY RICHARD WORLEY GENERAL CONTRACTOR, INC. TO JAMES T. & VIRGINIA M. MARTIN BY DEED DATED OCTOBER 20, 2003 AND RECORDED IN OFFICE OF OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #030032973.

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.

James T. Martin 2/25/04
 JAMES T. MARTIN DATE
Virginia M. Martin 2/25/04
 VIRGINIA M. MARTIN DATE

**(JAMES T. & VIRGINIA M. MARTIN)
 CERTIFICATE OF NOTARIZATION**

STATE OF Virginia, CITY/COUNTY OF Charlottesville, TO-WIT:
 I, NANCY R. BURGESS 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 HAVE ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 25 DAY OF February, 2004.

MY COMMISSION EXPIRES 11/30/04.

Nancy R. Burgess
 NOTARY PUBLIC

Drew Mulhare 2/27/04
 FOR REALTEC INCORPORATED-DREW MULHARE DATE

Drew Mulhare 2/27/04
 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 Cty, TO-WIT:

I, Wichenda McIlvain 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 27 DAY OF February, 2004.

MY COMMISSION EXPIRES Nov. 30, 2007.

W. McIlvain
 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. 2/16/04
 G.T. WILSON, JR., L.S. #1183 DATE

CURVE DATA

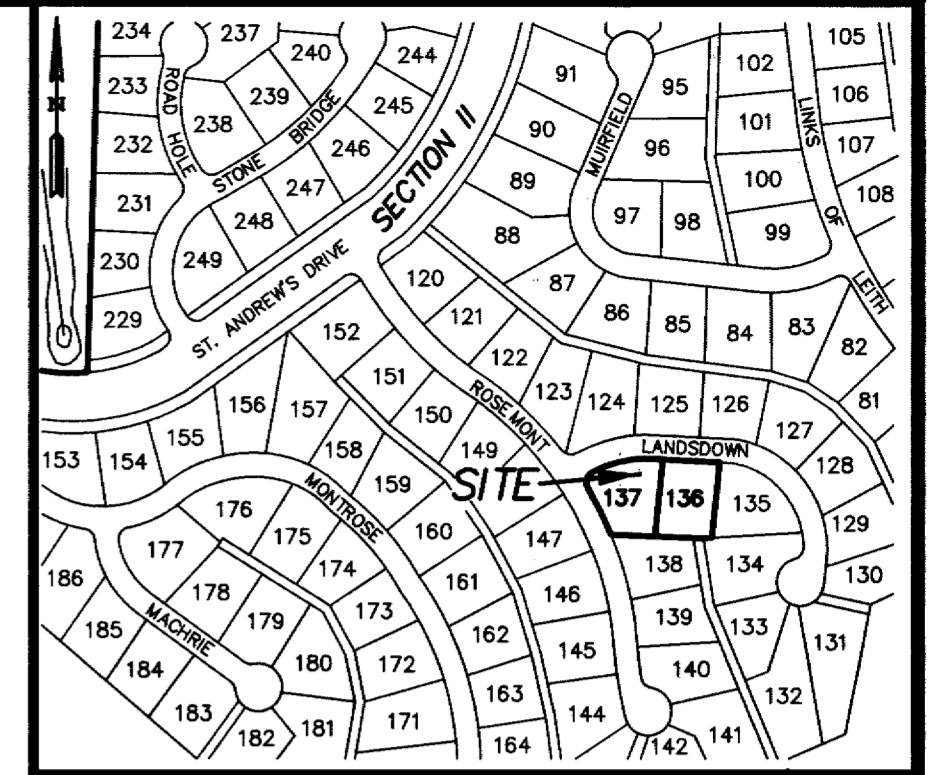
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	08°32'26"	750.00	111.80	56.00	111.69	N27°40'06"W
C2	97°02'28"	25.00	42.34	28.28	37.46	N16°34'55"E
C3	28°44'51"	275.00	137.98	70.47	136.54	N79°28'34"E

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S85°05'00"W	18.00'

AREA TABULATION

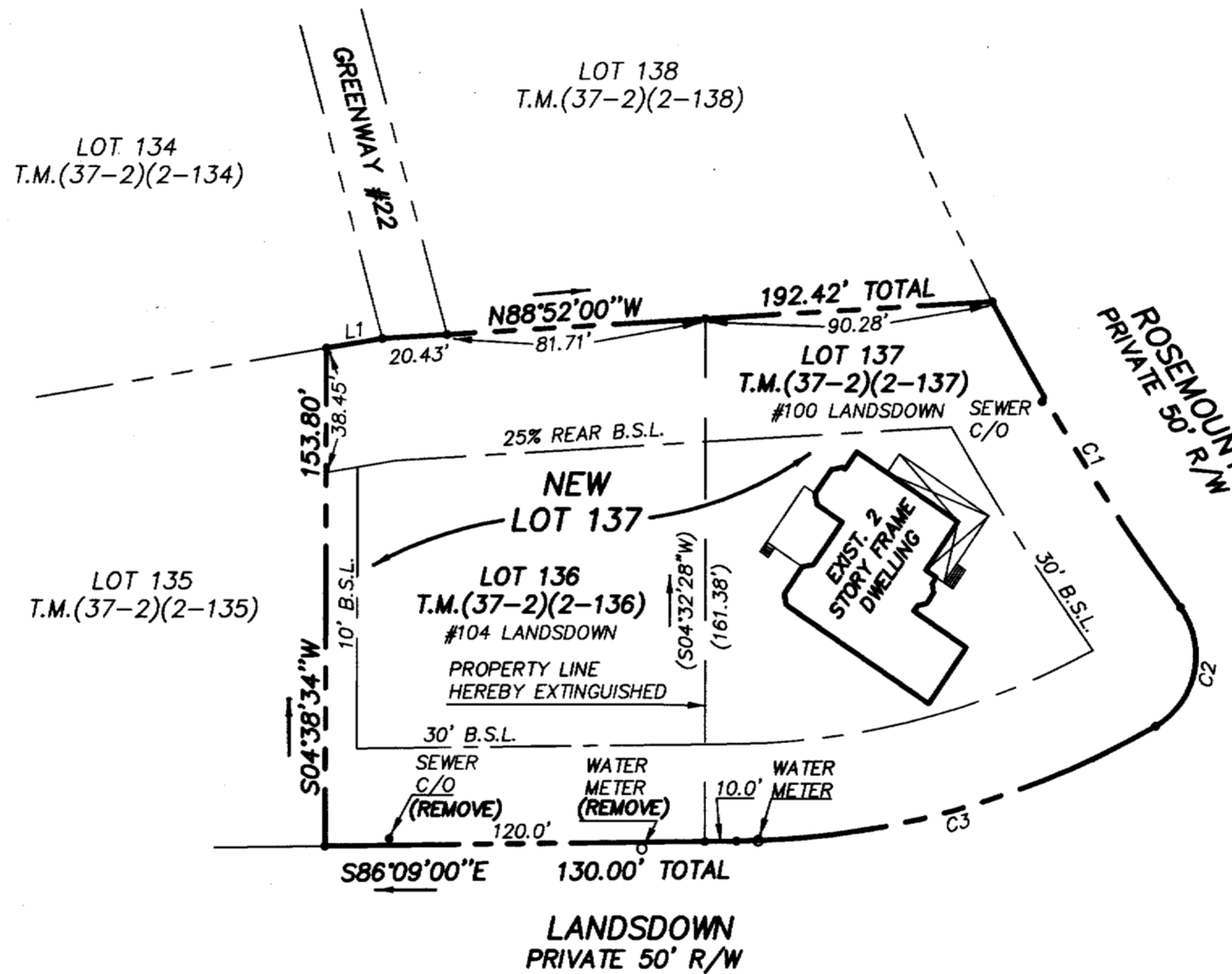
AREA OF FORMER LOT 136= 18,984 S.F.± OR 0.4358 AC.±
 AREA OF FORMER LOT 137= 19,973 S.F.± OR 0.4585 AC.±
 TOTAL AREA OF NEW LOT 137= 38,957 S.F.± OR 0.8943 AC.±



VICINITY MAP

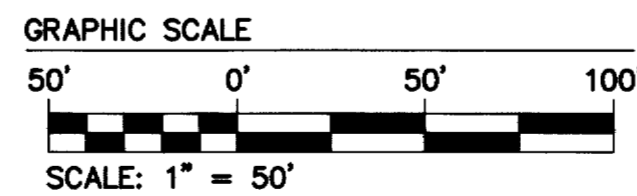
NOTE:
 "UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE."

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.



- NOTES:
 1.) BUILDING SETBACK LINES SHOWN ARE PER FORD'S COLONY H.O.A. DOCUMENTS AND COVENANTS.
 2.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 3.) WATER METER, SEWER CLEAN-OUT AND SERVICE LINES TO EACH SHALL BE REMOVED PER J.C.S.A. STANDARDS.(UTILITIES TO BE REMOVED ARE FOR SERVICE TO FORMER LOT 136)

NOTE:
 LOT 136 (TAX PARCEL: (37-2)(2-136))
 HEREBY EXTINGUISHED.



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] 4/6/04
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

STATE OF VIRGINIA
 COUNTY OF JAMES CITY

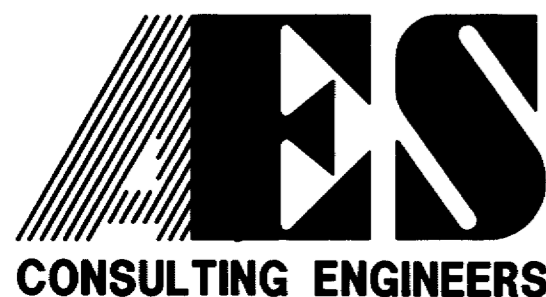
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 14th DAY OF April, 2004. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge CLERK
Clarkin H. Baskin, Dep. Clerk
 BY

INSTRUMENT# 040010324

02.13.04-09.01 25159P01.DWG

JKR



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

PLAT SHOWING PROPERTY LINE EXTINGUISHMENT
 BETWEEN LOT 136 & LOT 137, SECTION II,
 FORD'S COLONY @ WILLIAMSBURG
 OWNED BY:
 JAMES T. & VIRGINIA M. MARTIN
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
AES	JKR
Scale	Date
1"=50'	2/16/2004
Project No.	
25159-1	
Drawing No.	
1 OF 1	