

# #040013142

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT AS LOT 56 WAS CONVEYED BY REALTEC INCORPORATED TO SALVATORE SOTIS, JR. AND MAUREEN SOTIS BY DEED DATED DECEMBER 4, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #980023846.

THE PROPERTY SHOWN ON THIS PLAT AS LOT 57 WAS CONVEYED BY BRIAN C. SHELTON TO SALVATORE SOTIS, JR. AND MAUREEN SOTIS BY DEED DATED SEPTEMBER 27, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #020022536.

**OWNER'S CONSENT AND DEDICATION**

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

Salvatore Sotis, Jr. 4/14/04  
 SALVATORE SOTIS, JR. DATE  
Maureen Sotis 4/17/04  
 MAUREEN SOTIS DATE

(SALVATORE SOTIS, JR. & MAUREEN SOTIS)  
 CERTIFICATE OF NOTARIZATION

STATE OF Penna., CITY/COUNTY OF York/Chester, TO-WIT:  
 I, Crystal L. Peterson 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 ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.  
 GIVEN UNTO MY HAND THIS 17<sup>th</sup> DAY OF April, 2004.  
 MY COMMISSION EXPIRES Sept 3, 2007  
Crystal L. Peterson  
 NOTARY PUBLIC

Drew Mulhare 4/14/04  
 FOR REALTEC INCORPORATED—DREW MULHARE DATE

Drew Mulhare 4/14/04  
 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, TO-WIT:  
 I, Lynn D. 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 ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.  
 GIVEN UNTO MY HAND THIS 14 DAY OF April, 2004  
 MY COMMISSION EXPIRES November 30, 2007  
Lynn D. 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.

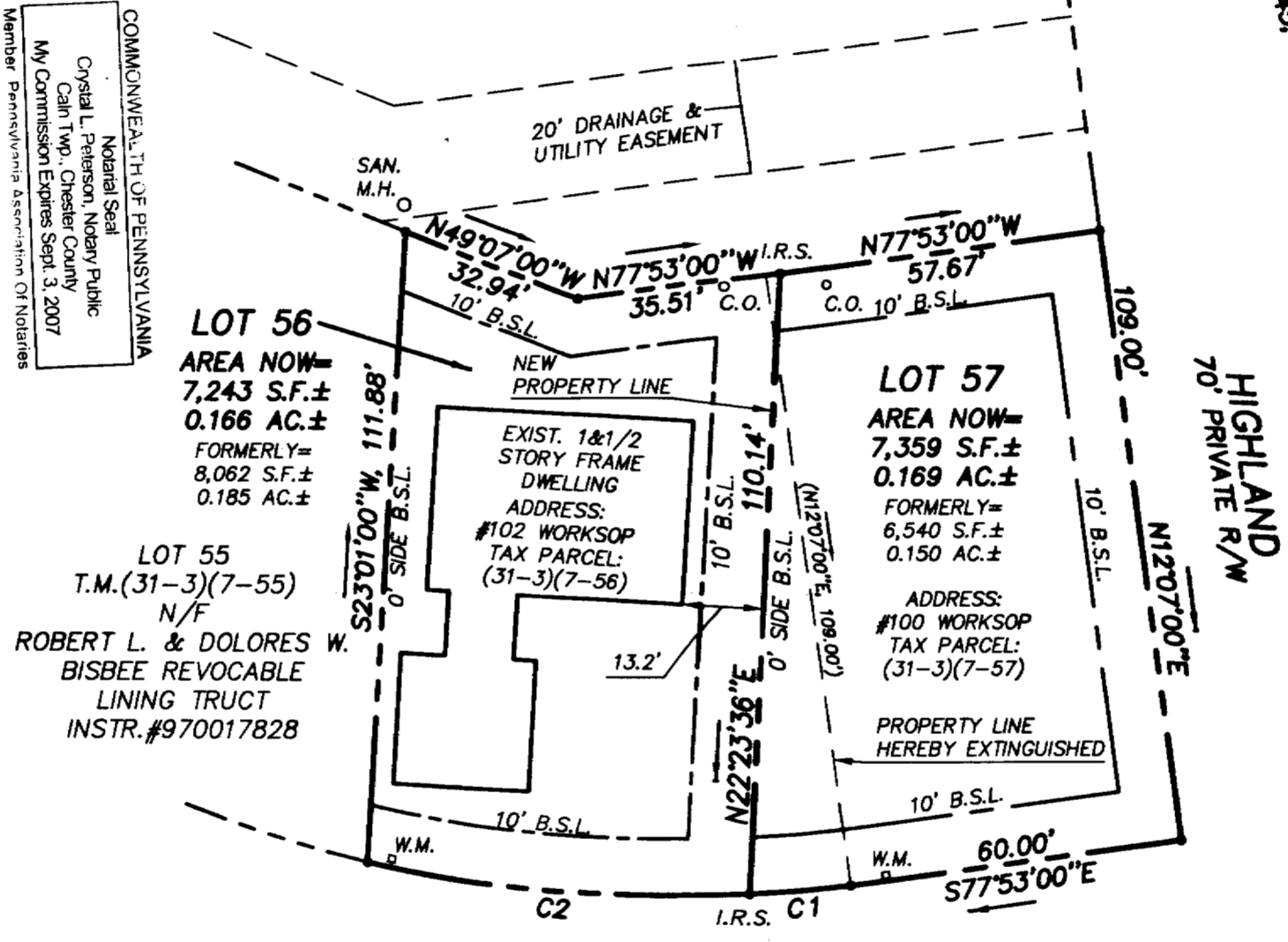
G.T. Wilson, Jr. 4/5/04  
 G.T. WILSON, JR., L.S. #1183 DATE

**GENERAL NOTES**

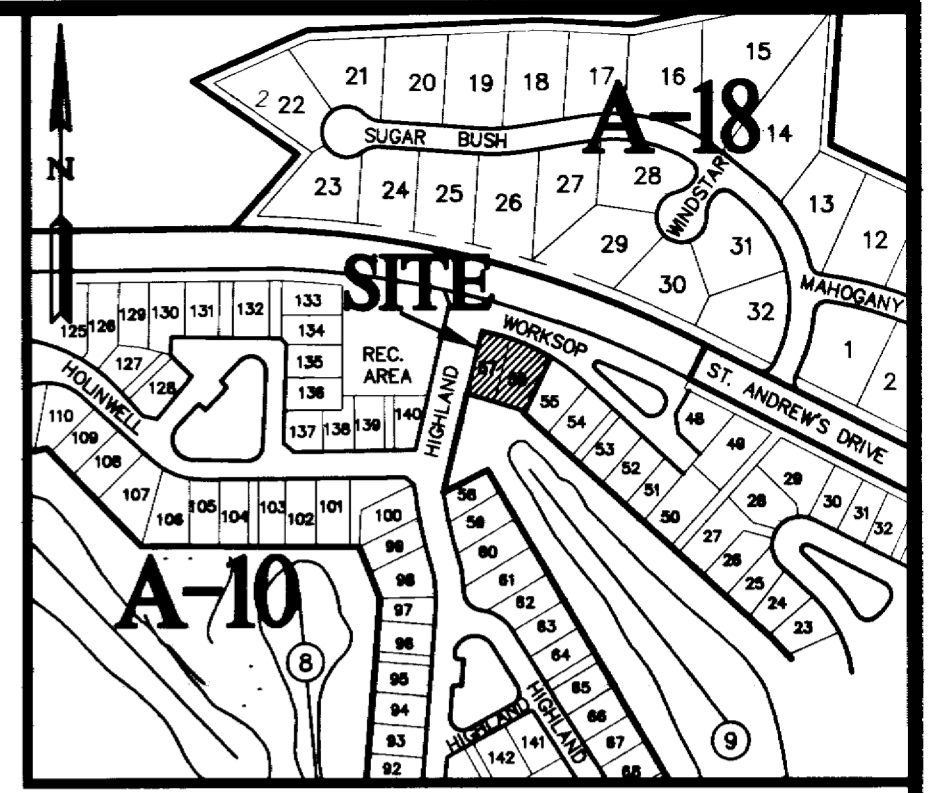
1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4.
2. ALL LOTS ARE TO BE PROVIDED WITH WATER AND SEWER SERVICE BY THE JAMES CITY SERVICE AUTHORITY.
3. ALL LOTS ARE WITHIN THE ORIGINAL BOUNDARY SURVEY OF RECORD.
4. FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATIONS REQUIREMENTS PURSUANT TO SECTION 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 X-A, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.

N/F  
 FORD'S COLONY  
 COUNTRY CLUB, INC.  
 D.B. 325, PG. 848  
 P.B. 44, PG. 38  
 T.M.(31-4)(2-2)

COMMONWEALTH OF PENNSYLVANIA  
 Notary Seal  
 Crystal L. Peterson, Notary Public  
 Cash Exp. 03/31/2007  
 My Commission Expires Sept. 3, 2007  
 Member Pennsylvania Association of Notaries



LOT 55  
 T.M.(31-3)(7-55)  
 N/F  
 ROBERT L. & DOLORES W.  
 BISBEE REVOCABLE  
 LINING TRUST  
 INSTR. #970017828



VICINITY MAP

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.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
  - 2.) BUILDING SETBACK LINES ARE BASED UPON THE PURCHASER'S HANDBOOK FOR SINGLE FAMILY HOMEBUILDING AT FORD'S COLONY AND SHALL BE APPROVED BY THE FORD'S COLONY E.C.C.

**AREA TABULATION**

OLD AREA LOT 56= 8,062 S.F.± OR 0.185 AC.±  
 NEW AREA LOT 56= 7,243 S.F.± OR 0.166 AC.±  
 OLD AREA LOT 57= 6,540 S.F.± OR 0.150 AC.±  
 NEW AREA LOT 57= 7,359 S.F.± OR 0.169 AC.±

**CERTIFICATE OF APPROVAL**

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

Betsy B. Woolridge 5/6/04  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

STATE OF VIRGINIA 12:05 p.m.  
 COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS May 20, 2004 DAY OF May, 2004. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

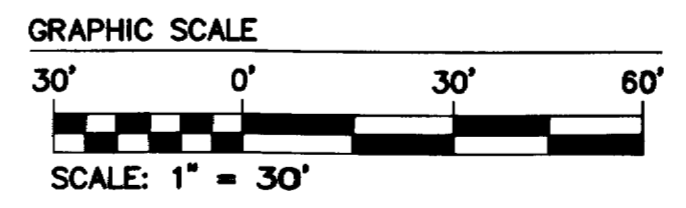
TESTE: Betsy B. Woolridge, Clerk

CLERK  
Betsy B. Woolridge  
 BY

INSTRUMENT # 040013142

**CURVE DATA**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	04°09'59"	238.37	17.33	8.67	17.33	S75°47'60"E
C2	16°15'57"	238.37	67.67	34.06	67.44	S65°35'03"E

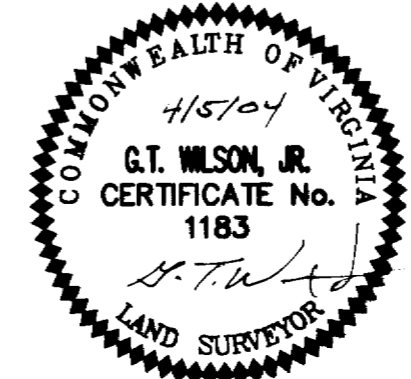


City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
May 20, 2004  
 at 12:05 AM/PM, PG. 1  
 DOCUMENT # 040013142  
 BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

04-08-04-08-41 25513P01.DWG JKR

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

PLAT SHOWING BOUNDARY LINE ADJUSTMENT  
 BETWEEN LOT 56 & LOT 57, SECTION X,  
 FORD'S COLONY @ WILLIAMSBURG  
 OWNED BY:  
 SALVATORE SOTIS, JR. & MAUREEN SOTIS  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
AES	JKR
Scale	Date
1"=30'	4/5/2004
Project No.	
25513	
Drawing No.	
1 OF 1	