

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 16 WAS CONVEYED BY REALTEC INCORPORATED TO WOKI L BRISTOW BY DEED DATED MAY 14, 1990 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 496, PAGE 593.

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.

WOKI L BRISTOW DATE 5/21/04

CERTIFICATE OF NOTARIZATION

STATE OF VA CITY/COUNTY OF JAMES CITY TO-WIT:

I, A.B. Miller 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 UNDER MY HAND THIS 21 DAY OF MAY, 2004

MY COMMISSION EXPIRES 11/30/05

A.B. Miller
NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 17 WAS CONVEYED BY HAROLD K. AND JEANNE B. BAKER TO MICHAEL J. AND ANN S. TIERNAN BY DEED DATED NOVEMBER 7, 2001 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #010021547

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.

MICHAEL J. TIERNAN DATE 5/20/04

ANN S. TIERNAN DATE 5/20/04

CERTIFICATE OF NOTARIZATION

STATE OF VA CITY/COUNTY OF JAMES CITY TO-WIT:

I, A.B. Miller 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 UNDER MY HAND THIS 29 DAY OF MAY, 2004

MY COMMISSION EXPIRES 11/30/05

A.B. Miller
NOTARY PUBLIC

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.

Drew Mulhare DATE 5/21/04

FOR REALTEC INCORPORATED - DREW MULHARE DATE 5/21/04

CERTIFICATE OF NOTARIZATION

STATE OF VA CITY/COUNTY OF JAMES CITY TO-WIT:

I, A.B. Miller 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 21 DAY OF MAY, 2004

MY COMMISSION EXPIRES 11/30/05

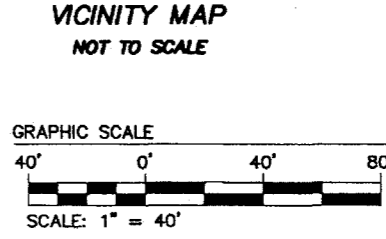
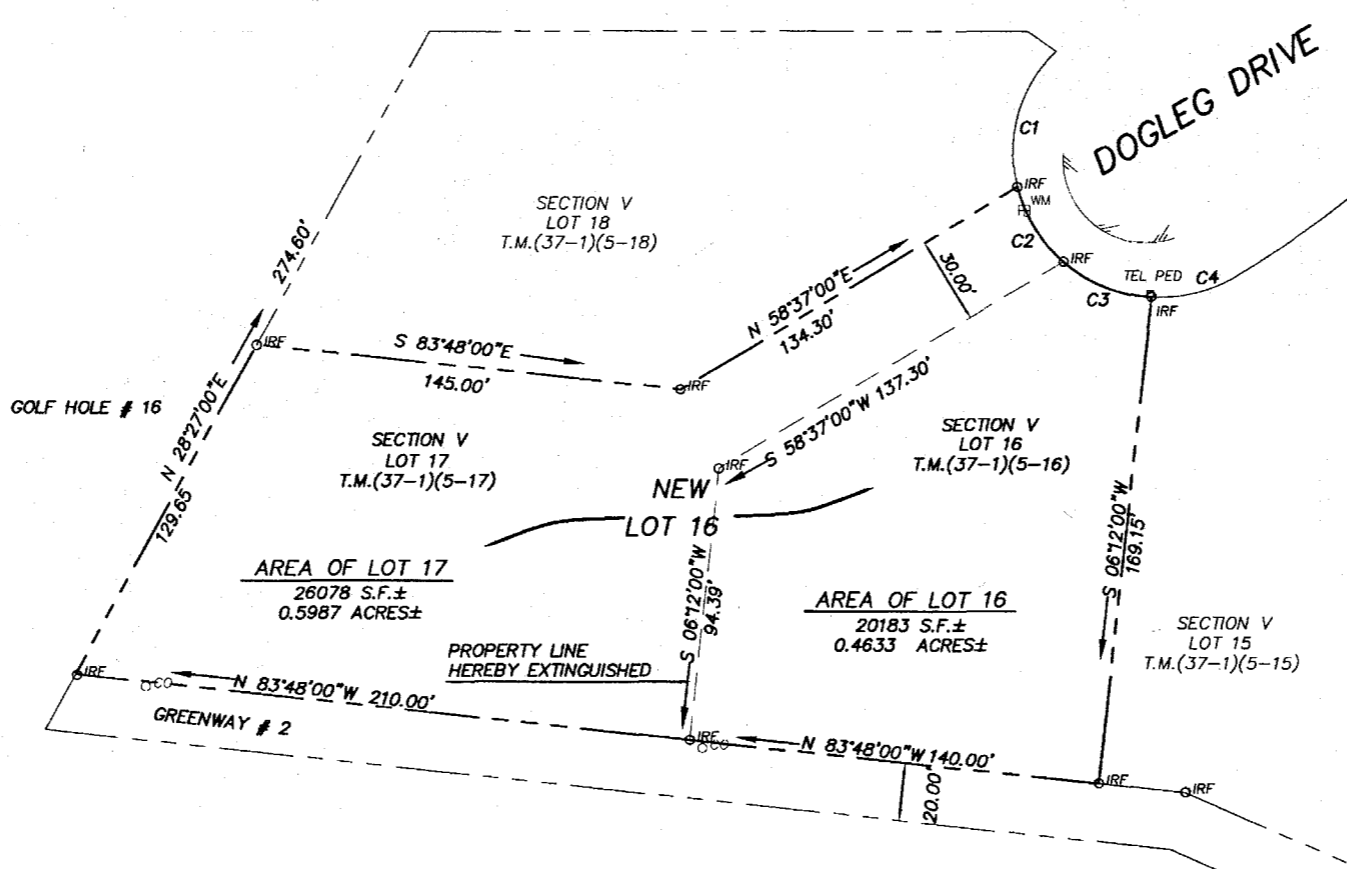
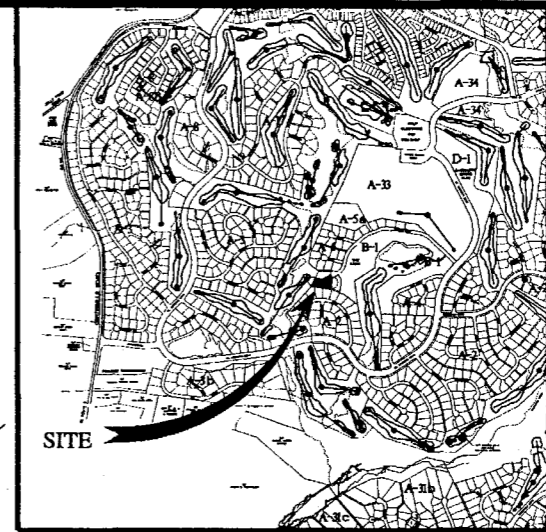
A.B. Miller
NOTARY PUBLIC

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., L.S. #1183 DATE 4/29/04

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	58°54'21"	50.00'	51.41'	28.23'	49.17'	S15°33'25"W
C2	34°54'55"	50.00'	30.47'	15.72'	30.00'	S31°21'12"E
C3	37°52'55"	50.00'	33.06'	17.18'	32.48'	S87°45'07"E
C4	34°35'25"	50.00'	30.19'	15.57'	29.73'	N76°00'43"E



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.

AREA TABULATION
 OLD AREA LOT 16= 20,183 S.F.± OR 0.4633 AC.±
 OLD AREA LOT 17= 26,078 S.F.± OR 0.5987 AC.±
 NEW AREA LOT 16=46,261 S.F.± OR 1.0620 AC.±

ADDRESS:
 LOT 16 #603 DOGLEG DRIVE
 LOT 17 #604 DOGLEG DRIVE

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.

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] DATE
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 26th DAY OF AUGUST, 2004, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:20 PM
 TESTE: [Signature] CLERK
 BY [Signature] INSTRUMENT # 040021738

#040021738

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

PLAT SHOWING PROPERTY LINE
 EXTINGUISHMENT
 BETWEEN LOTS 16 & 17, SECTION V
 FORD'S COLONY @ WILLIAMSBURG
 FOR CONVEYANCE TO CHERYL J. HAYWOOD
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed RED	Drawn LNH
Scale 1"=40'	Date 4/29/04
Project No. 25528	
Drawing No. 1 OF 1	