

#040024379

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 121 WAS CONVEYED BY KATIE N. BIGGS TO WILLIAM T. & GRACE C. LACEY BY DEED DATED JULY 16, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INST.# 98013899.

THE PROPERTY SHOWN ON THIS PLAT AS LOT 122 WAS CONVEYED BY BRUCE A. & BLANCHE H. MAXWELL TO WILLIAM T. & GRACE C. LACEY BY DEED DATED JULY 17, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INST.# 98016034.

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.

William T. Lacey 8-16-04
DATE
Grace C. Lacey 8-16-04
DATE
WILLIAM T. LACEY
GRACE C. LACEY

CERTIFICATE OF NOTARIZATION

STATE OF Virginia, CITY/COUNTY OF James City, TO-WIT:

I, Karen Buckley 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 10th DAY OF August, 2004.

MY COMMISSION EXPIRES July 31, 2008

Karen Buckley
NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 123 WAS CONVEYED BY CHARLES F. & BRITTANY H. REAMES TO DURANT S. & KRISTINE T. VICK BY DEED DATED JUNE 24, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INST.#030019754.

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.

Durant S. Vick 8/18/04
DATE
Kristine T. Vick 8/18/04
DATE
DURANT S. VICK
KRISTINE T. VICK

CERTIFICATE OF NOTARIZATION

STATE OF Virginia, CITY/COUNTY OF James City, TO-WIT:

I, Karen J. Leach 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 18 DAY OF August, 2004.

MY COMMISSION EXPIRES July 31, 2005

Karen J. Leach
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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 8-20-04
DATE
Drew Mulhare 8-20-04
DATE
FOR REALTEC CORPORATION - DREW MULHARE
FOR FORD'S COLONY AT WILLIAMSBURG HOMEOWNER'S ASSOCIATION, INC. - DREW MULHARE

TOTAL CURVE
DELTA=24°43'39"
RADIUS=365.33'
LENGTH=157.66'
TANGENT=80.08'
CHORD=156.45'
C.B.=N12°21'50"W

SURVEYOR'S CERTIFICATE

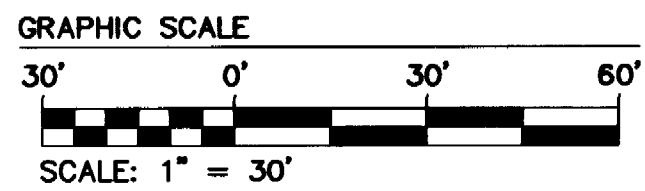
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISION WITHIN THE COUNTY.

G.T. Wilson, Jr. 8/2/04
DATE
G.T. WILSON, JR., L.S. #1183

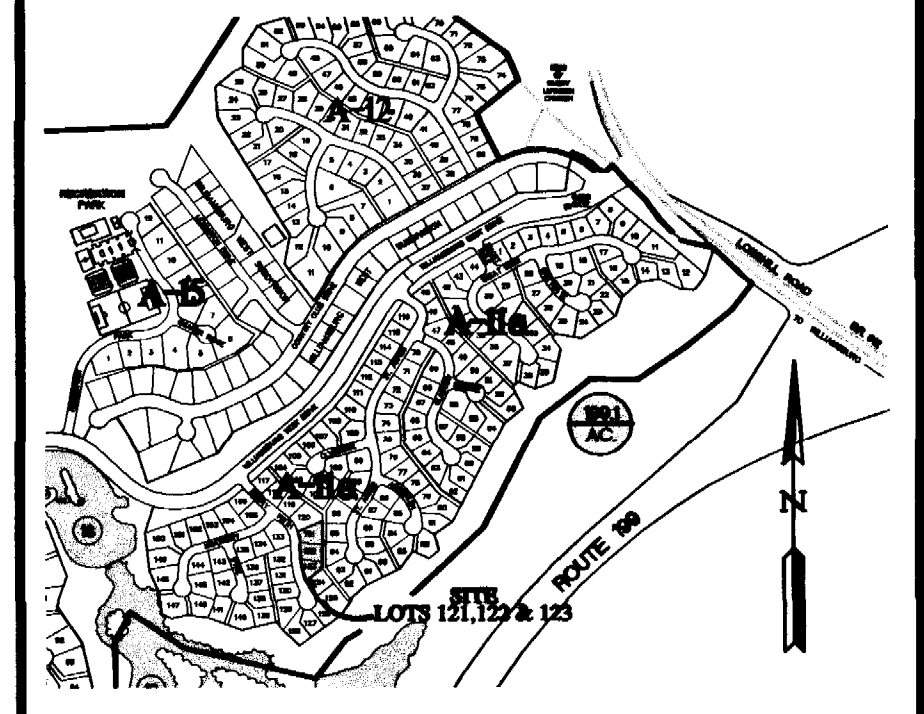
CERTIFICATE OF APPROVAL

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

G.T. Wilson, Jr. 8/2/04
DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY



RECORD MERIDIAN
PLAT BOOK 47, PAGE 87



VICINITY MAP
NOT TO SCALE

AREA TABULATION

OLD AREA LOT 121= 12,538 S.F.± OR 0.2878 AC.±
NEW AREA LOT 121= 19,362 S.F.± OR 0.4445 AC.±
OLD AREA LOT 122= 10,234 S.F.± OR 0.2349 AC.±
(LOT 122 EXTINGUISHED)
OLD AREA LOT 123= 10,172 S.F.± OR 0.2335 AC.±
NEW AREA LOT 123= 13,582 S.F.± OR 0.3118 AC.±

GENERAL NOTES

- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4.
- ALL LOTS ARE TO BE PROVIDED WITH WATER AND SEWER SERVICE BY THE JAMES CITY SERVICE AUTHORITY.
- 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 XI-A, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- IMPROVEMENTS AND B.S.L. NOT SHOWN.

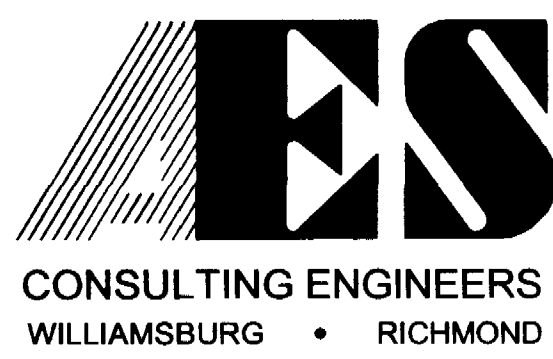
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	23°56'32"	365.33	152.65	77.46	151.66	N12°45'24"W
C2	04°47'07"	365.33	5.01	2.50	5.01	N00°23'33"W
C3	22°45'07"	224.77	89.25	45.22	88.66	N11°22'39"W

LEGEND
IRF= IRON ROD FOUND
IRS= IRON ROD SET
B.S.L.= BUILDING SET BACK LINE

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 28th DAY OF SEPT., 2004, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
TESTE: Betsy B. Woolridge
CLERK
Claudia H. Binkley
BY D. Clark
INSTRUMENT# 040024379

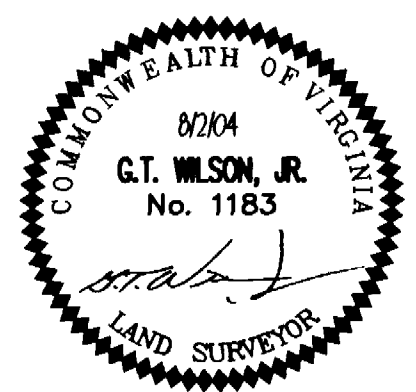
NOTE:
THIS PROPERTY LIES IN ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0035 B, DATED 2/6/91.

LOT 121 STREET ADDRESS: #109 MORAY FIRTH
LOT 122 STREET ADDRESS: #111 MORAY FIRTH
LOT 123 STREET ADDRESS: #113 MORAY FIRTH



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

PLAT OF BOUNDARY LINE ADJUSTMENT
AND PROPERTY LINE EXTINGUISHMENT
BETWEEN LOTS 121, 122 & 123, SECTION XI-A
FORD'S COLONY
@ WILLIAMSBURG
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
RED	LNH
Scale	Date
1" = 30'	8/02/04
Project No.	
21611	
Drawing No.	
1 of 1	

#040024397

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT IS OWNED BY C.C. CASEY LIMITED COMPANY (SEE SHEET TWO FOR THE SOURCE OF TITLE) BY DEEDS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT SHOWN AS PARCELS 1-5 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Robert T. Casey 8/25/2004
C.C. CASEY LIMITED COMPANY DATE
ROBERT T. CASEY, SECRETARY
PRINTED NAME TITLE

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 25 DAY OF August, 2004. MY COMMISSION EXPIRES 03/1/06.
Pamela D. Callis
SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.C. CASEY LIMITED COMPANY TO VIRGINIA UNITED METHODIST HOMES, INC. BY DEED RECORDED AS DOCUMENT NO. 030023373 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATE

THE 3224 S.F. RIGHT-OF-WAY DEDICATION AS SHOWN ON SHEET 3 OF THIS PLAT AND THE DEDICATION OF JCSA UTILITY EASEMENTS AS SET FORTH IN GENERAL NOTE NO. 11 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Wm. Daryl Fink 8/25/04
VIRGINIA UNITED METHODIST HOMES, INC. DATE
Wm. Daryl Fink President
PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF Williamsburg, Judy M. Walker
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 25th DAY OF August, 2004. MY COMMISSION EXPIRES 9-30-04.
Judy M. Walker
SIGNATURE

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., L.S. 11/15/04
DATE

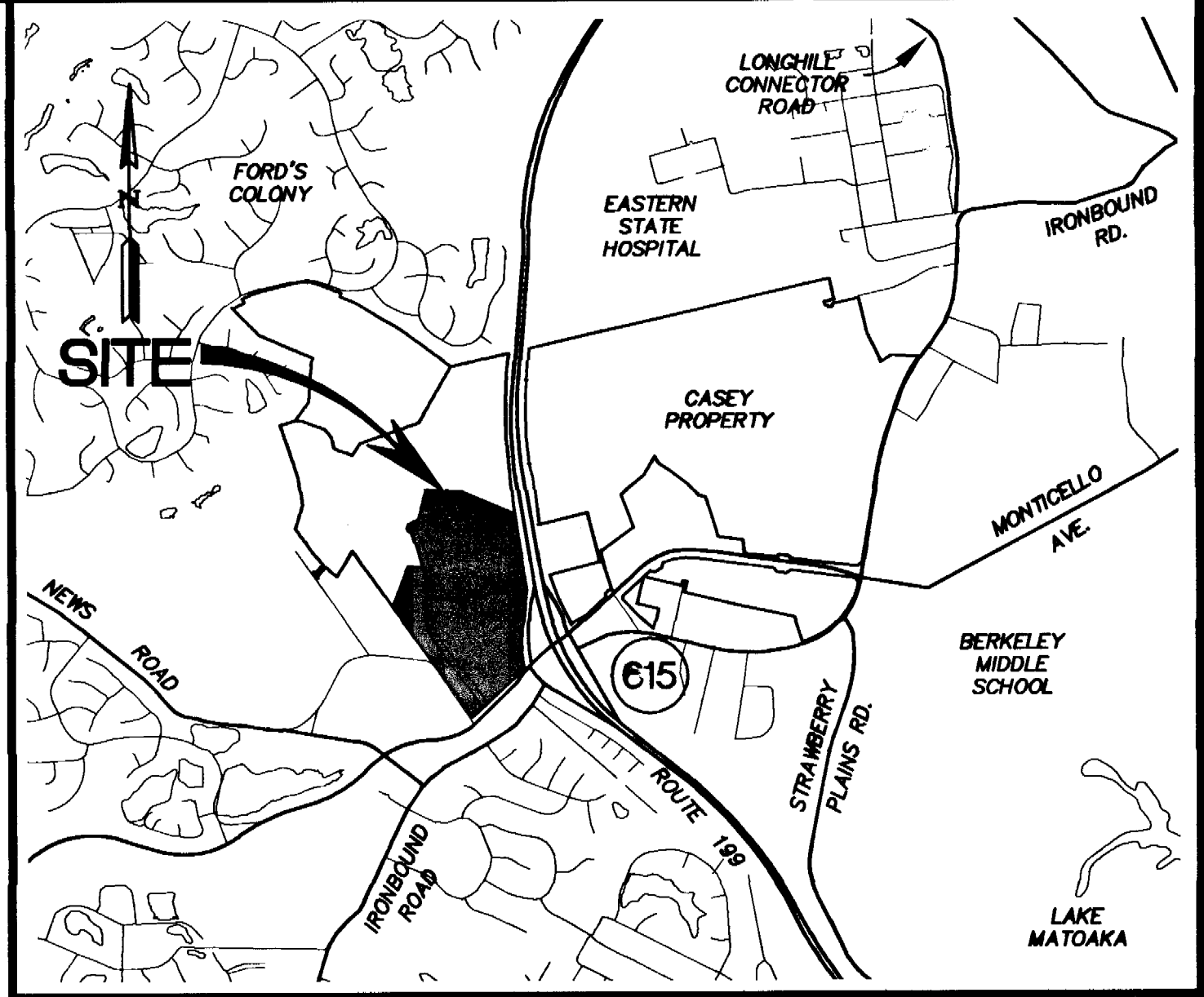
CERTIFICATE OF APPROVAL

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

Ansley 8/26/04
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
Ansley 9/10/04
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

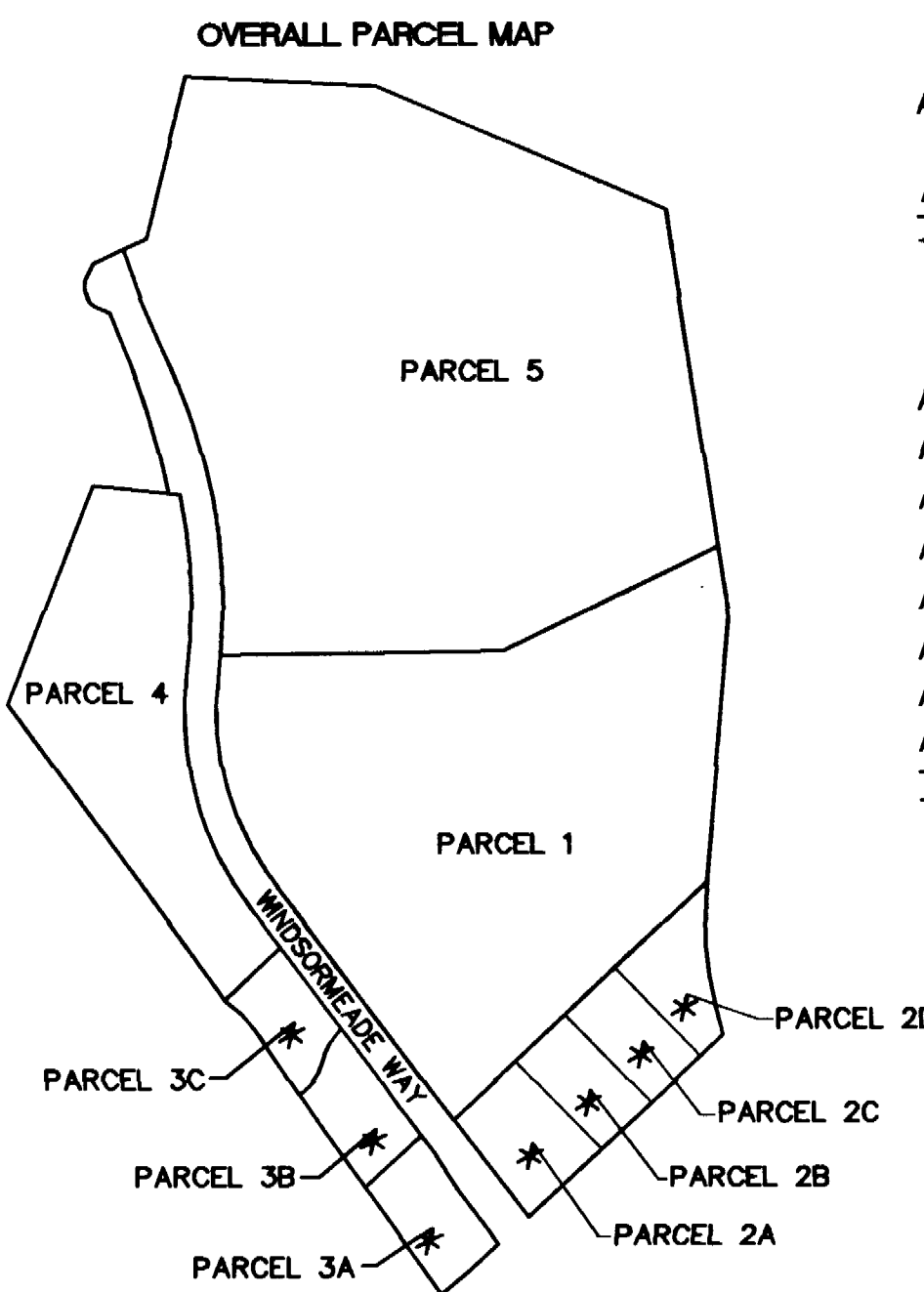
GENERAL NOTES

- PROPERTY IS ZONED MIXED USE WITH PROFFERS (FOR PROFFERS REFERENCE JCC CASE NOS. Z-03-01, MP-02-97, Z-05-03, AND MP-06-03).
- THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON MAY 20, 2004, IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
- PROPERTY TAX PARCEL NUMBERS AND ADDRESSES ARE AS LISTED ON SHEET TWO OF THE PLAT UNDER SOURCE OF TITLE.
- SETBACKS AND BUFFERS WILL BE AS SET FORTH IN THE PROFFERS AND AS IDENTIFIED FOR MIXED USE IN THE JAMES CITY ZONING ORDINANCE.
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- WINDSORMEADE WAY (VARIABLE WIDTH RIGHT-OF-WAY) INCLUDING THE 3224 S.F. RIGHT-OF-WAY AREA AS SHOWN ON SHEET 3 IS HEREBY DEDICATED FOR PUBLIC USE SUBJECT TO THE DECLARATION AND RESERVATION OF EASEMENTS BETWEEN C.C. CASEY LIMITED AND S.L.N. CASEY ASSOCIATES AND RECORDED PRIOR HERETO.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. 510201-0035B, DATED 2/6/91.
- ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE HEREBY DEDICATED FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL CENTERLINES OF JCSA EASEMENTS AREA LOCATED ON THE UTILITY CORRESPONDING TO THE CONSTRUCTION PLANS.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.



LOCATION MAP

SCALE: 1"=2000'



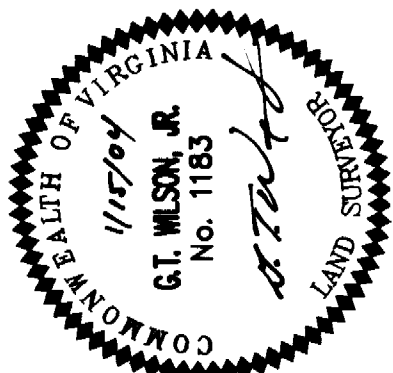
AREA TABULATION

PARCELS 1, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 4 AND 5

	SQUARE FEET	ACRES
AREA OF PARCELS 1, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 4 AND 5	3,207,772 S.F.	73.640 AC.±
AREA OF WINDSORMEADE WAY	219,241 S.F.	5.033 AC.±
TOTAL AREA SUBDIVIDED	3,427,013 S.F.	78.673 AC.±
AREA OF OLD PARCEL B	19,572 S.F.	0.45 AC.±
AREA OF OLD PARCEL C	58,390 S.F.	1.34 AC.±
AREA OF OLD PARCEL D	29,308 S.F.	0.67 AC.±
AREA OF OLD PARCEL E	19,348 S.F.	0.444 AC.±
AREA OF OLD PARCEL F	494,526 S.F.	11.35 AC.±
AREA OF OLD PARCEL G	15,046 S.F.	0.345 AC.±
AREA OF OLD PARCEL H	2,787,599 S.F.	63.994 AC.±
AREA FROM VIRGINIA UNITED METHODISTS HOMES INC.	3224 S.F.	0.074 AC.±
TOTAL AREA OF OLD PARCELS	3,427,013 S.F.	78.67 AC.±

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 28th DAY OF Sept, 2004. THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE
LAW DIRECTS. @ 1:24 PM
INSTRUMENT # 040024397
TESTE: Betsy B. Woolridge Deputy Clerk
BETSY B. WOOLRIDGE, CLERK

NO.	DATE	REVISION / COMMENT / NOTE
3	7/27/04	REVISED PER ATTORNEY COMMENTS
2	7/21/04	REVISED PER JCC COMMENTS
1	6/3/04	REVISED PER JCC COMMENTS



PLAT OF SUBDIVISION
AND LOT LINE EXTINGUISHMENT
PARCELS 1 THROUGH 5
BEING THE PROPERTY OF
C.C. CASEY LIMITED COMPANY
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Designed AES	Drawn JFS
Scale 1"=100'	Date 1/15/04
Project No. 9069-02	
Drawing No. 1 OF 5	