

# #040028460

**CERTIFICATION OF SOURCE OF TITLE**  
 THE PROPERTY SHOWN HEREON WAS CONVEYED BY JACK & RENEE DONNER TO TRUSTCORP LIMITED AND MICHAEL J. LANDAU, TRUSTEES OF THE INVESTMENT EQUITIES TRUST BY DEED DATED APRIL 16, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #040010686.

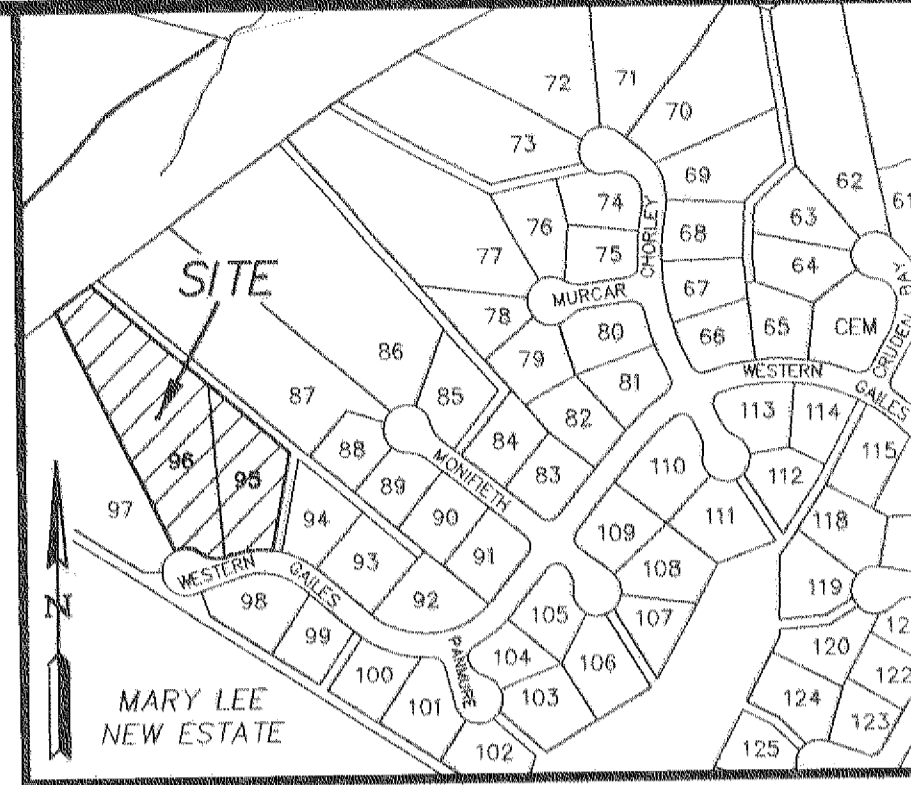
**OWNER'S CONSENT AND DEDICATION**  
 THE RESUBDIVISION OF LOT 95 SECTION XXXI FORD'S COLONY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Ⓢ INDICATES GRINDER PUMP REQUIRED  
 LOTS 95 AND 96 SHALL HAVE SANITARY SEWER SERVICE PROVIDED BY A GRINDER PUMP/FORCE MAIN SYSTEM. THE GRINDER PUMP SHALL BE A SEMI-POSITIVE DISPLACEMENT TYPE, OR EQUAL AS APPROVED BY JCSA. A MAINTENANCE CONTRACT MUST BE SECURED BY THE HOMEOWNER WITH AN APPROVED SERVICE ORGANIZATION. THE HOMEOWNER SHALL RETAIN A REGISTERED PROFESSIONAL ENGINEER FOR PROPER PUMP SELECTION AND PLACEMENT, AND OBTAIN APPROVAL FROM THE VIRGINIA DEPARTMENT OF HEALTH.

**AREA TABULATION**

TOTAL AREA OF FORMER LOT 95=	130,158 S.F.± OR 2.99 AC.±
AREA OF NEW LOT 95=	37,488 S.F.± OR 0.86 AC.±
AREA OF NEW LOT 96=	92,670 S.F.± OR 2.13 AC.±

RECORD MERIDIAN  
 PLAT BOOK 83, PAGE 76



VICINITY MAP

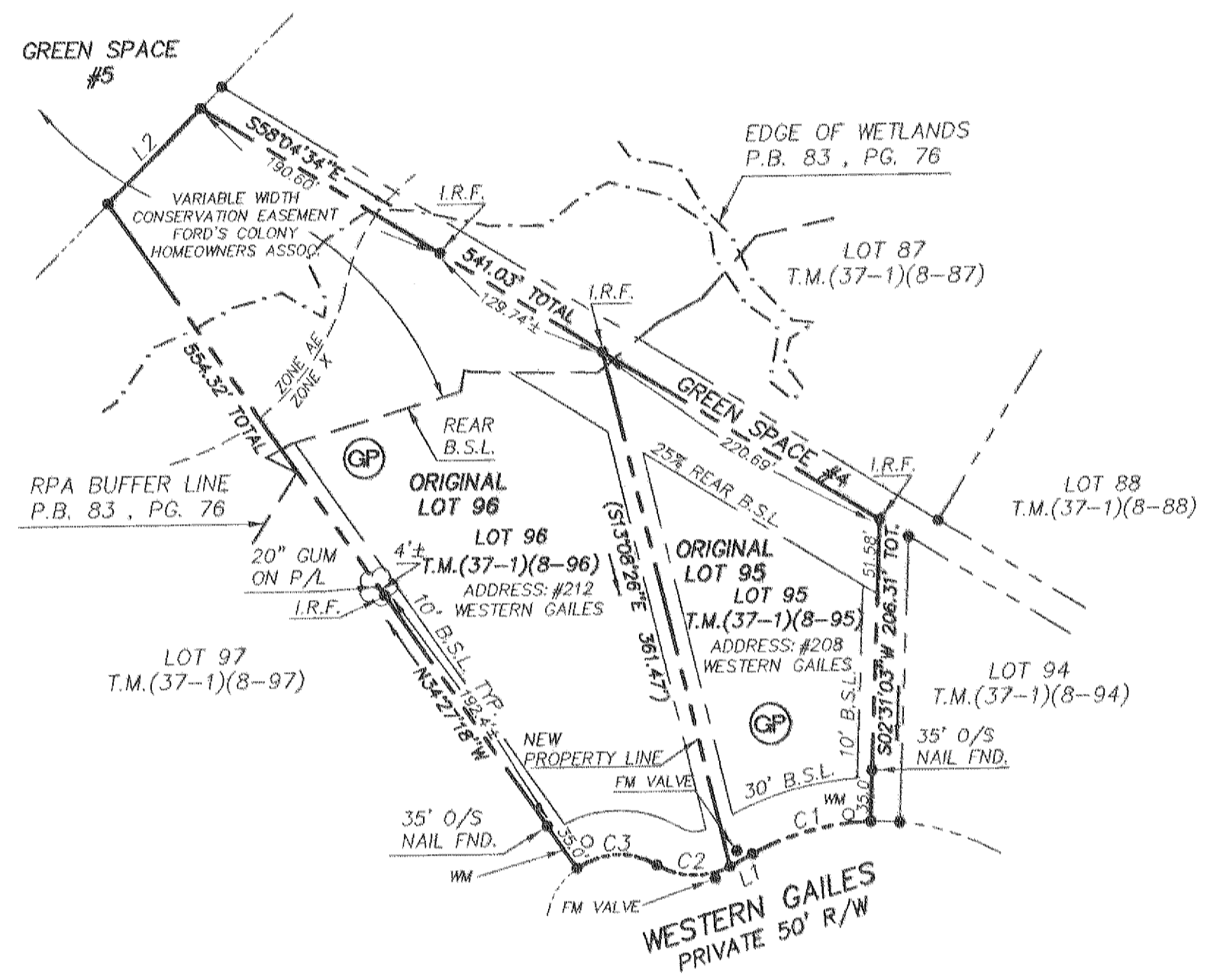
NOTE:  
 "UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE."  
 "WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE."  
 NOTE:  
 PORTION OF PROPERTY LIES IN ZONE AE (AREAS INUNDED BY 100-YEAR FLOOD) BASE EL.=26.00, PORTION OF 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.  
 NOTE:  
 WATER METER AND FORCE MAIN VALVE TO BE ADDED PER J.C.S.A. STANDARDS.

*Michael J. Landau* 10/14/04  
 MICHAEL J. LANDAU, TRUSTEE DATE

(MICHAEL J. LANDAU)  
 CERTIFICATE OF NOTARIZATION  
 STATE OF California, CITY/COUNTY OF Los Angeles, TO-WIT:  
 I, Cynthia M. Brooks, 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 14th DAY OF October, 2004.  
 MY COMMISSION EXPIRES 10-17-07.  
 *Cynthia M. Brooks*   
 NOTARY PUBLIC

*Drew Mulhare* 10.11.2004  
 OR REALTEC INCORPORATED-DREW MULHARE DATE  
*Drew Mulhare* 10.11.2004  
 DATE  
 FOR FORD'S COLONY AT WILLIAMSBURG HOMEOWNER'S ASSOCIATION, INC.-DREW MULHARE

(DREW MULHARE)  
 CERTIFICATE OF NOTARIZATION  
 STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:  
 I, Karm G. Leach, 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 11 DAY OF October, 2004.  
 MY COMMISSION EXPIRES July 31, 2005.  
 *Karm G. Leach*   
 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.*  8/4/04  
 G.T. WILSON, JR., L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**  
 THIS RESUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
 *G.T. Wilson, Jr.*  10/26/04  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

NOTE:  
 NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.

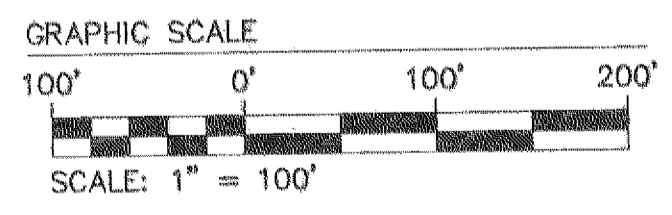
**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	S61°44'02"W	17.62'
L2	N44°59'59"E	90.66'

**CURVE DATA**

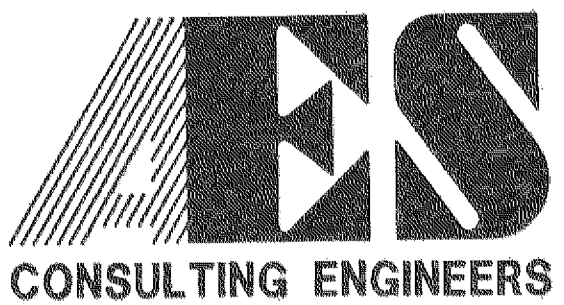
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	27°30'29"	175.00	84.02	42.84	83.21	S75°29'16"W
C2	60°00'00"	50.00	52.36	28.87	50.00	N88°15'58"W
C3	66°11'20"	50.00	57.76	32.59	54.60	S88°38'22"W

NOTE:  
 THIS PLAT REESTABLISHES LOTS 95 AND 96 AS SHOWN IN PLAT BOOK 83 PG. 76.



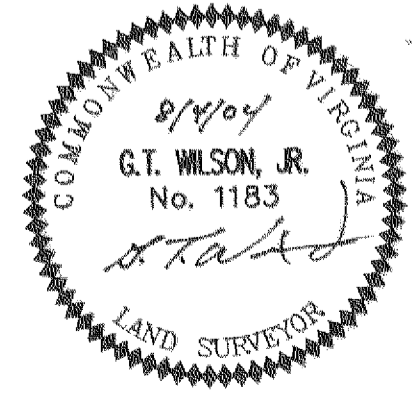
Large/Small Plat(s) Recorded herewith as # 040028460

STATE OF VIRGINIA  
 COUNTY OF JAMES CITY  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 5th DAY OF November, 2004, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.  
 *Betty B. Woolridge*   
 CLERK  
 *Claudia H. Bahlitz, Dep. Clerk*   
 BY  
 INSTRUMENT # 040028460



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

PLAT OF RESUBDIVISION  
 BEING LOTS 95 & 96 SECTION XXXI  
 FORD'S COLONY @ WILLIAMSBURG  
 OWNED BY:  
 TRUSTCORP LIMITED, ETALS  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
RED	LNH
Scale	Date
1"=100'	8/04/04
Project No.	25087-2
Drawing No.	1 OF 1