

#050008866

OWNER'S CERTIFICATE
 THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.
 DATED 11/21/03
 FOR FORDS COLONY COUNTRY CLUB, INC.

CERTIFICATE OF NOTARIZATION
 STATE OF VA CITY/COUNTY OF James City
 TO WIT: I, LYNDA D. COMBS
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 21 DAY OF November, 2003
 MY COMMISSION EXPIRES November 30, 2003
 SIGNATURE Linda D. Combs

CERTIFICATION OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO: FORDS COLONY COUNTRY CLUB, INC. BY DEEDS DATED 12/23/86 IN DEED BOOK 325, PAGE 844, TM# (37-2)(2-1B), DATED 12/18/86 IN DEED BOOK 325, PAGE 848, TM# (31-3)(1-46,48,51), DATED 12/29/86 IN DEED BOOK 325, PAGE 848, TM# (31-4)(2-2), AND DATED 12/28/96 IN DEED BOOK 822, PAGE 717, TM# (30-4)(1-2), AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATE
 THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.
 DATED 11/21/03
 DREW R. MULHARE FOR REALTEC, INCORPORATED

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA CITY/COUNTY OF James City
 TO WIT: I, LYNDA D. COMBS
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 21 DAY OF November, 2003
 MY COMMISSION EXPIRES November 30, 2003
 SIGNATURE Linda D. Combs

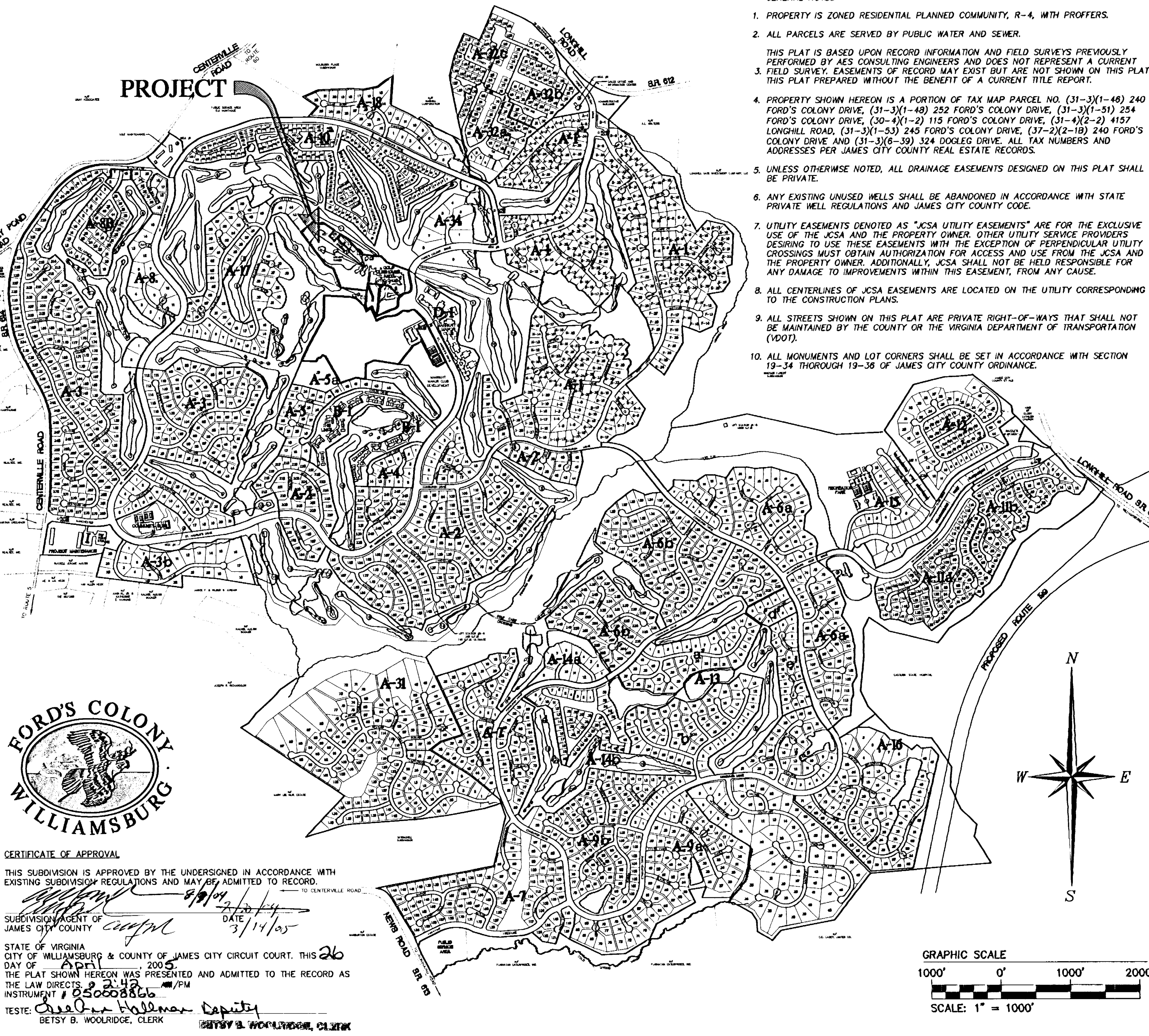
CERTIFICATION OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO: REALTEC INCORPORATED, SUCCESSOR BY MERGER TO FORD'S COLONY AT WILLIAMSBURG, INC. BY DEED DATED 12/19/88 IN DEED BOOK 325, PAGE 394 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATE
 THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.
 DATED 11/24/03
 DOROTHEA M. FORD, LOT 39 SECTION 5A

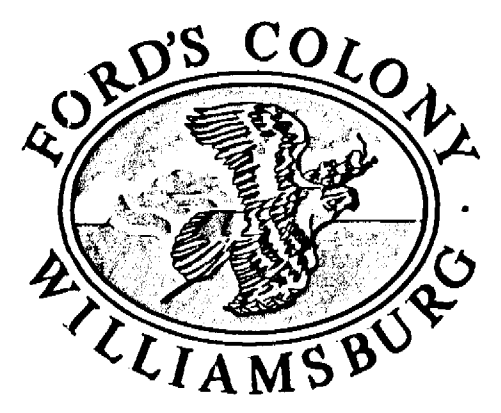
CERTIFICATE OF NOTARIZATION
 STATE OF VA CITY/COUNTY OF James City
 TO WIT: I, LYNDA COMBS
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 24 DAY OF November, 2003
 MY COMMISSION EXPIRES November 30, 2003
 SIGNATURE Linda D. Combs

CERTIFICATION OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO: DOROTHEA M. FORD BY DEED DATED 4/14/94 IN DEED BOOK 681, PAGE 230, TM# (31-3)(6-39) AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

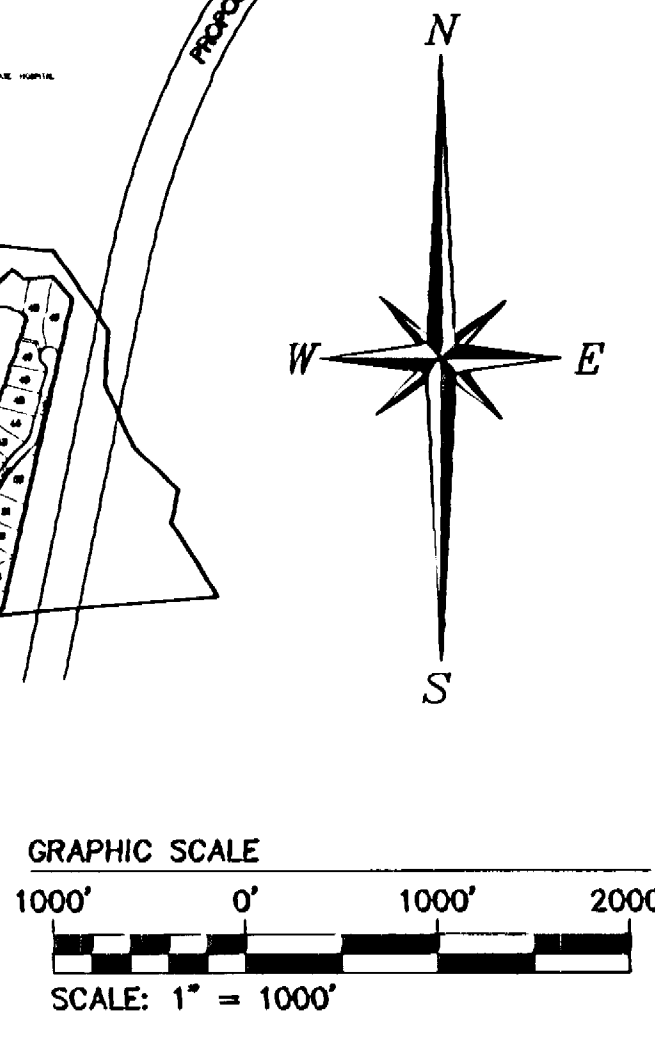
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
 DATED 11/19/03
 G. T. WILSON, JR. L.S.



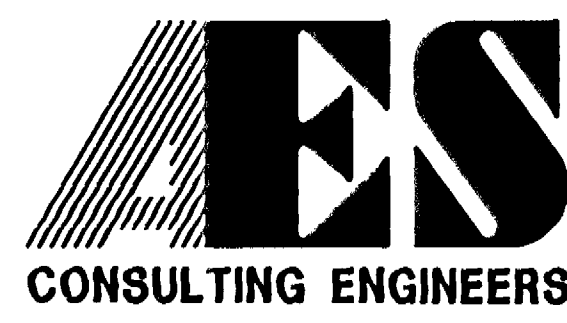
- GENERAL NOTES**
- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4, WITH PROFFERS.
 - ALL PARCELS ARE SERVED BY PUBLIC WATER AND SEWER.
 - THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 - PROPERTY SHOWN HEREON IS A PORTION OF TAX MAP PARCEL NO. (31-3)(1-46) 240 FORD'S COLONY DRIVE, (31-3)(1-48) 252 FORD'S COLONY DRIVE, (31-3)(1-51) 254 FORD'S COLONY DRIVE, (30-4)(1-2) 115 FORD'S COLONY DRIVE, (31-4)(2-2) 4157 LONGHILL ROAD, (31-3)(1-53) 245 FORD'S COLONY DRIVE, (37-2)(2-1B) 240 FORD'S COLONY DRIVE AND (31-3)(6-39) 324 DOGLEG DRIVE. ALL TAX NUMBERS AND ADDRESSES PER JAMES CITY COUNTY REAL ESTATE RECORDS.
 - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNED ON THIS PLAT SHALL BE PRIVATE.
 - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 - UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE 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.
 - ALL CENTERLINES OF JCSA EASEMENTS ARE LOCATED ON THE UTILITY CORRESPONDING TO THE CONSTRUCTION PLANS.
 - ALL STREETS SHOWN ON THIS PLAT ARE PRIVATE RIGHT-OF-WAYS THAT SHALL NOT BE MAINTAINED BY THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
 - ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THOROUGH 19-36 OF JAMES CITY COUNTY ORDINANCE.



CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 DATED 11/20/03
 SUBDIVISION AGENT OF JAMES CITY COUNTY
 STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 26 DAY OF April, 2005
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
 INSTRUMENT # 050008866
 TESTE: Betsy B. Woolridge Deputy
 BETSY B. WOOLRIDGE, CLERK

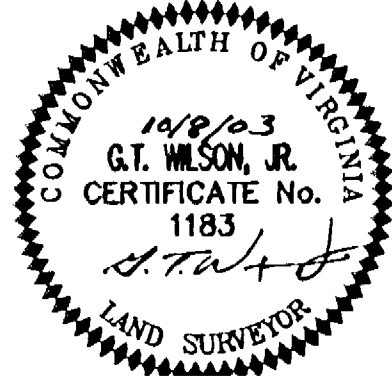


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5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

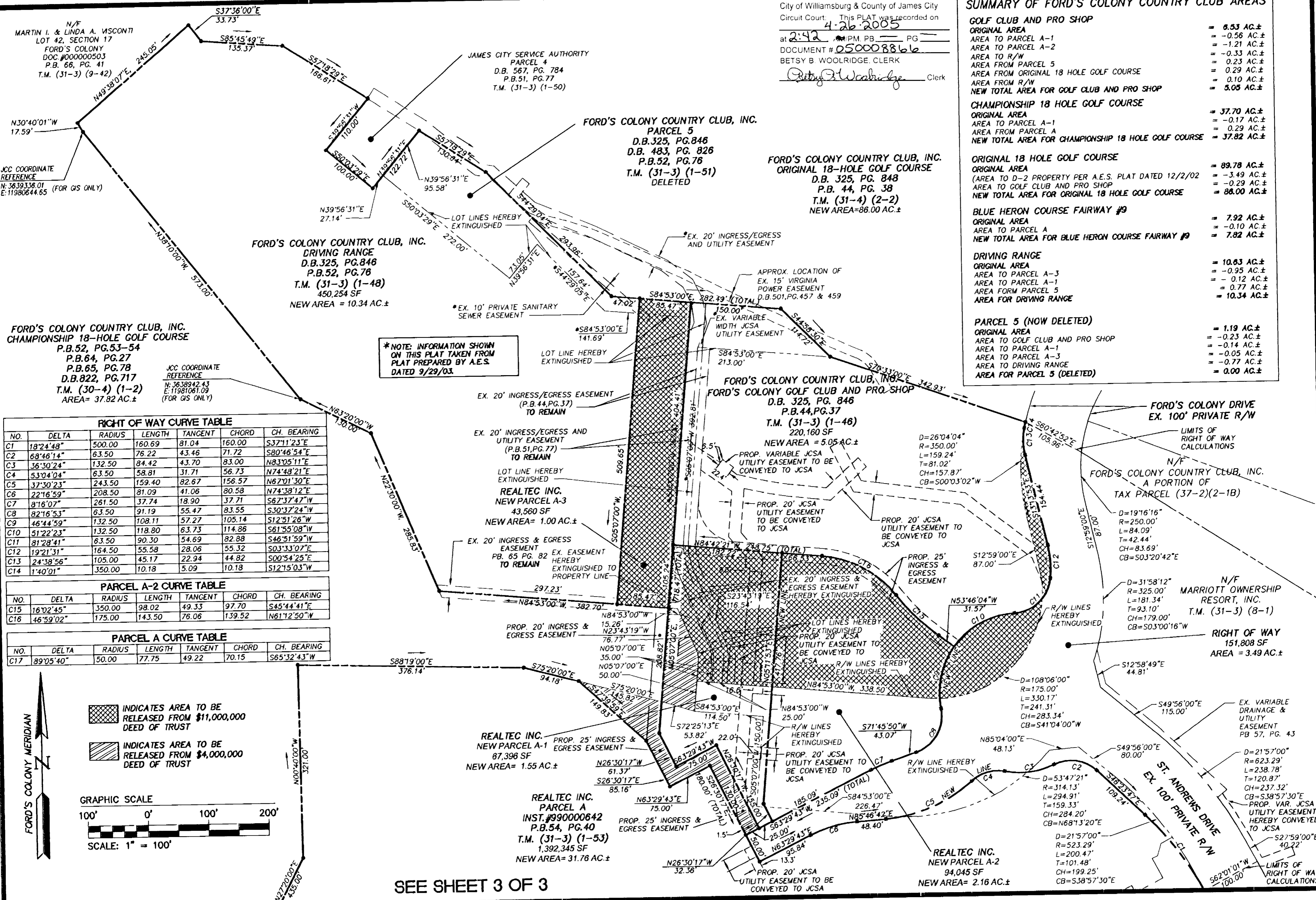
PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENTS
 BETWEEN PROPERTY OWNED BY
 FORD'S COLONY COUNTRY CLUB; REALTEC, INC.
 AND DOROTHEA M. FORD
 FORD'S COLONY
 @ WILLIAMSBURG
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	11/13/04	REVISED WATERLINE EASEMENT	CBR
2	2/20/04	REVISION PER OWNERS REQUEST, ADDING PARCEL A-3	LBA
1	11/6/03	REVISION PER JCC COMMENTS DATED 11/4/03	LBA

Designed	Drawn
CBR	LBA
Scale	Date
1"=1000'	10/8/03
Project No.	
5652-33	
Drawing No.	
1 OF 3	

#050008866



RIGHT OF WAY CURVE TABLE

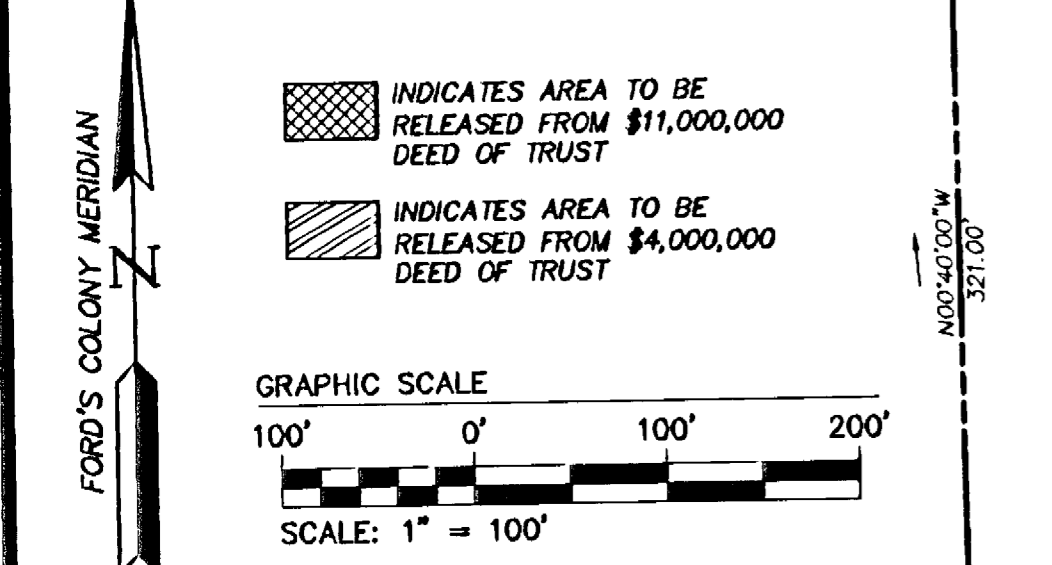
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	18°24'48"	500.00	160.69	81.04	160.00	S37°11'23"E
C2	68°46'14"	63.50	76.22	43.46	71.72	S80°46'54"E
C3	36°30'24"	132.50	84.42	43.70	83.00	N83°05'11"E
C4	53°04'04"	63.50	58.81	31.71	56.73	N74°48'21"E
C5	37°30'23"	243.50	159.40	82.67	156.57	N67°01'30"E
C6	22°16'59"	208.50	81.09	41.06	80.58	N74°38'12"E
C7	8°16'07"	261.50	37.74	18.90	37.71	S67°37'47"W
C8	82°16'53"	63.50	91.19	55.47	83.55	S30°37'24"W
C9	46°44'59"	132.50	108.11	57.27	105.14	S12°51'26"W
C10	51°22'23"	132.50	118.80	63.73	114.86	S61°55'08"W
C11	81°28'41"	63.50	90.30	54.69	82.88	S46°51'59"W
C12	19°21'31"	164.50	55.58	28.06	55.32	S03°33'07"E
C13	24°38'56"	105.00	45.17	22.94	44.82	S00°54'25"E
C14	1°40'01"	350.00	10.18	5.09	10.18	S12°15'03"W

PARCEL A-2 CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C15	16°02'45"	350.00	98.02	49.33	97.70	S45°44'41"E
C16	46°59'02"	175.00	143.50	76.06	139.52	N61°12'50"W

PARCEL A CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C17	89°05'40"	50.00	77.75	49.22	70.15	S65°32'43"W



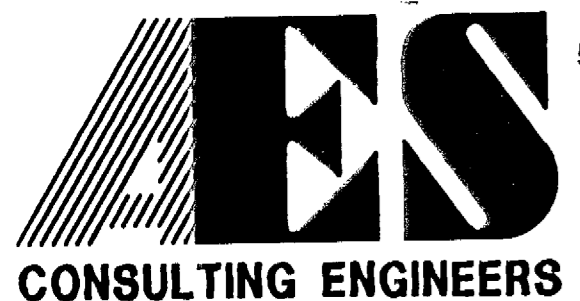
SUMMARY OF FORD'S COLONY COUNTRY CLUB AREAS

GOLF CLUB AND PRO SHOP	
ORIGINAL AREA	= 6.53 AC.±
AREA TO PARCEL A-1	= -0.56 AC.±
AREA TO PARCEL A-2	= -1.21 AC.±
AREA TO R/W	= -0.33 AC.±
AREA FROM PARCEL 5	= 0.23 AC.±
AREA FROM ORIGINAL 18 HOLE GOLF COURSE	= 0.29 AC.±
AREA FROM R/W	= 0.10 AC.±
NEW TOTAL AREA FOR GOLF CLUB AND PRO SHOP	= 5.05 AC.±
CHAMPIONSHIP 18 HOLE GOLF COURSE	
ORIGINAL AREA	= 37.70 AC.±
AREA TO PARCEL A-1	= -0.17 AC.±
AREA FROM PARCEL A	= 0.29 AC.±
NEW TOTAL AREA FOR CHAMPIONSHIP 18 HOLE GOLF COURSE	= 37.82 AC.±
ORIGINAL 18 HOLE GOLF COURSE	
ORIGINAL AREA	= 89.78 AC.±
(AREA TO D-2 PROPERTY PER A.E.S. PLAT DATED 12/2/02)	= -3.49 AC.±
AREA TO GOLF CLUB AND PRO SHOP	= -0.29 AC.±
NEW TOTAL AREA FOR ORIGINAL 18 HOLE GOLF COURSE	= 86.00 AC.±
BLUE HERON COURSE FAIRWAY #9	
ORIGINAL AREA	= 7.92 AC.±
AREA TO PARCEL A	= -0.10 AC.±
NEW TOTAL AREA FOR BLUE HERON COURSE FAIRWAY #9	= 7.82 AC.±
DRIVING RANGE	
ORIGINAL AREA	= 10.63 AC.±
AREA TO PARCEL A-3	= -0.95 AC.±
AREA TO PARCEL A-1	= -0.12 AC.±
AREA FROM PARCEL 5	= 0.77 AC.±
AREA FOR DRIVING RANGE	= 10.34 AC.±
PARCEL 5 (NOW DELETED)	
ORIGINAL AREA	= 1.19 AC.±
AREA TO GOLF CLUB AND PRO SHOP	= -0.23 AC.±
AREA TO PARCEL A-1	= -0.14 AC.±
AREA TO PARCEL A-3	= -0.05 AC.±
AREA TO DRIVING RANGE	= -0.77 AC.±
AREA FOR PARCEL 5 (DELETED)	= 0.00 AC.±

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
4-26-2005
at 2:42 P.M. PG. PG.
DOCUMENT # 050008866
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

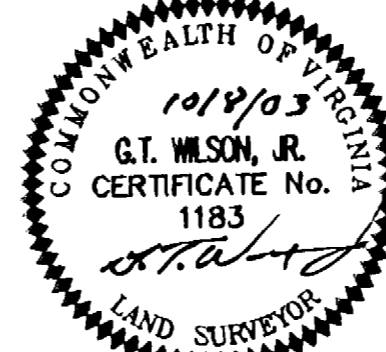
*NOTE: INFORMATION SHOWN ON THIS PLAT TAKEN FROM PLAT PREPARED BY A.E.S. DATED 9/29/03.

SEE SHEET 3 OF 3



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

PLAT OF SUBDMISION AND BOUNDARY LINE ADJUSTMENTS
BETWEEN PROPERTY OWNED BY
FORD'S COLONY COUNTRY CLUB; REALTEC, INC.
AND DOROTHEA M. FORD
FORD'S COLONY
@ WILLIAMSBURG
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	7/13/04	REVISED WATERLINE EASEMENT	CBR
2	4/19/04	REVISION PER OWNERS REQUEST, ADDED PARCEL A-3	LBA
1	11/6/03	REVISION PER JCC COMMENTS DATED 11/4/03	LBA

Designed	Drawn
Scale	Date
CBR	LBA
1"=100'	10/8/03
Project No. 5652-33	
Drawing No. 2 OF 3	

#050008866

SEE SHEET 2 OF 3

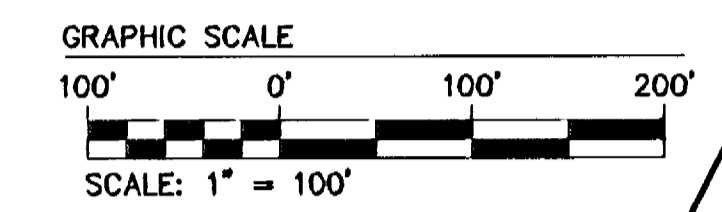
SEE SHEET 2 FOR ALL CURVE TABLES

SUMMARY OF REALTEC, INC. AREAS

PARCEL A	ORIGINAL AREA	= 32.71 AC.±
AREA TO CHAMPIONSHIP 18 HOLE GOLF COURSE		= -0.29 AC.±
AREA TO PARCEL A-1		= -0.38 AC.±
AREA TO PARCEL A-2		= -0.01 AC.±
AREA FROM BLUE HERON COURSE FAIRWAY #9		= 0.10 AC.±
AREA FROM R/W		= 0.11 AC.±
AREA TO R/W		= -0.27 AC.±
AREA TO DOROTHEA M. FORD		= -0.20 AC.±
NEW TOTAL AREA FOR PARCEL A		= 31.76 AC.±
PARCEL A-1	ORIGINAL AREA	= 0.00 AC.±
AREA FROM CHAMPIONSHIP 18 HOLE GOLF COURSE		= 0.17 AC.±
AREA FROM DRIVING RANGE		= 0.12 AC.±
AREA FROM PARCEL 5		= 0.14 AC.±
AREA FROM GOLF CLUB AND PRO SHOP		= 0.56 AC.±
AREA FROM R/W		= 0.18 AC.±
AREA FROM PARCEL A		= 0.38 AC.±
NEW TOTAL AREA FOR PARCEL A-1		= 1.55 AC.±
PARCEL A-2	ORIGINAL AREA	= 0.00 AC.±
AREA FROM GOLF CLUB AND PRO SHOP		= 1.21 AC.±
AREA FROM R/W		= 0.94 AC.±
AREA FROM PARCEL A		= 0.01 AC.±
NEW TOTAL AREA FOR PARCEL A-2		= 2.16 AC.±
PARCEL A-3	ORIGINAL AREA	= 0.00 AC.±
AREA FROM PARCEL 3		= 0.95 AC.±
AREA FROM PARCEL 5		= 0.05 AC.±
NEW TOTAL AREA FOR PARCEL A-3		= 1.00 AC.±
RIGHT OF WAY	ORIGINAL AREA	= 4.22 AC.±
AREA FROM GOLF CLUB AND PRO SHOP		= 0.33 AC.±
AREA TO GOLF CLUB AND PRO SHOP		= -0.10 AC.±
AREA FROM PARCEL A		= 0.27 AC.±
AREA TO PARCEL A		= -0.11 AC.±
AREA TO PARCEL A-1		= -0.18 AC.±
AREA TO PARCEL A-2		= -0.94 AC.±
NEW TOTAL AREA FOR RIGHT OF WAY		= 3.49 AC.±
LOT 39, SECT. 5A	ORIGINAL AREA	= 4.76 AC.±
AREA FROM PARCEL A		= 0.20 AC.±
NEW TOTAL AREA FOR LOT 39, SECT. 5A		= 4.96 AC.±

City of Williamsburg & County of James City
Circuit Court.
at 4:42 P.M. on 4/26/04
DOCUMENT # 050008866
BETSY B. WOOLDRIDGE, CLERK
Clerk

FORD'S COLONY MERIDIAN



FORD'S COLONY COUNTRY CLUB, INC.
CHAMPIONSHIP 18-HOLE GOLF COURSE
P.B.52, PG.53-54
P.B.64, PG.27
P.B.65, PG.78
D.B.822, PG.717
T.M. (30-4) (1-2)
AREA= 37.82 AC.±

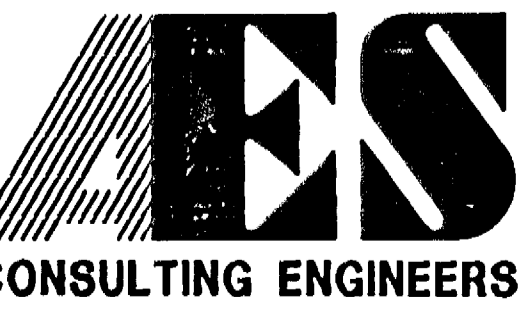
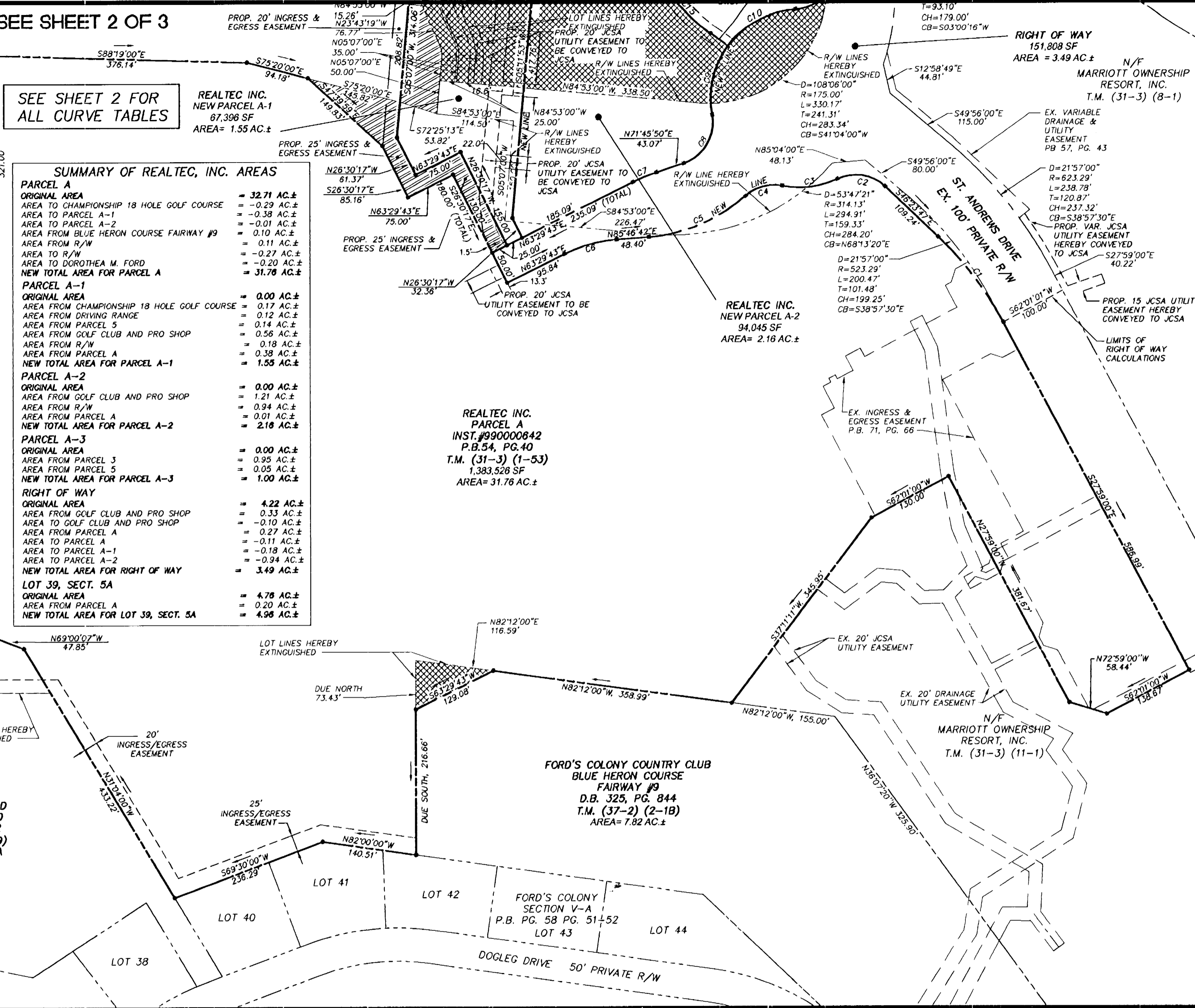
N/F DOROTHEA M. FORD
D.B. 681, PG. 230
P.B.58, PG.51-52
T.M. (31-3) (6-39)
LOT 39, SECT. 5A
AREA= 4.96 AC.±

FORD'S COLONY COUNTRY CLUB
BLUE HERON COURSE
FAIRWAY #9
D.B. 325, PG. 844
T.M. (37-2) (2-1B)
AREA= 7.82 AC.±

REALTEC INC.
NEW PARCEL A-1
67,396 SF
AREA= 1.55 AC.±

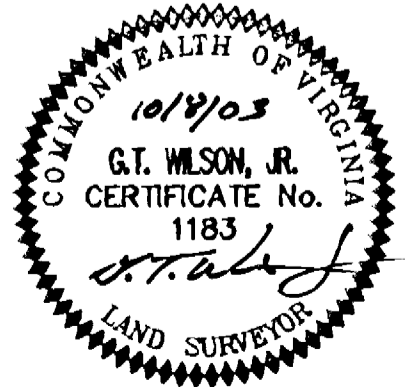
REALTEC INC.
NEW PARCEL A-2
94,045 SF
AREA= 2.16 AC.±

REALTEC INC.
PARCEL A
INST. #990000842
P.B.54, PG.40
T.M. (31-3) (1-53)
1,383,526 SF
AREA= 31.76 AC.±



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BETWEEN PROPERTY OWNED BY
FORD'S COLONY COUNTRY CLUB; REALTEC, INC.
AND **DOROTHEA M. FORD**
FORD'S COLONY
© **WILLIAMSBURG**
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	7/13/04	REVISED WATERLINE EASEMENT	CBR
2	4/19/04	REVISION PER OWNERS REQUEST, ADDED PARCEL A-3	LBA
1	11/6/03	REVISION PER JCC COMMENTS DATED 11/4/03	LBA

Designed CBR	Drawn LBA
Scale 1"=100'	Date 10/8/03
Project No. 5852-33	
Drawing No. 3 OF 3	