

#060031473

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS BOUNDARY LINE ADJUSTMENT PLAT WAS CONVEYED TO REALTEC, INCORPORATED, A NORTH CAROLINA CORPORATION BY DEEDS AS SHOWN ON SHEET 2 OF 2.

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.

Drew R. Mulhare 11/13/06
 DREW R. MULHARE DATE
 FOR REALTEC, INCORPORATED

Drew R. Mulhare
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Cassidy M. Jenkins
 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 THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 13th DAY OF November, 2006. MY COMMISSION EXPIRES 1/31/09.
Cassidy M. Jenkins
 SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS BOUNDARY LINE ADJUSTMENT PLAT WAS CONVEYED TO FORD'S COLONY COUNTRY CLUB BY DEEDS AS SHOWN ON SHEET 2 OF 2.

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.

Michael J. Tiernan 11/13/06
 MICHAEL J. TIERNAN DATE
 FOR FORD'S COLONY COUNTRY CLUB

Michael J. Tiernan
 PRINTED NAME

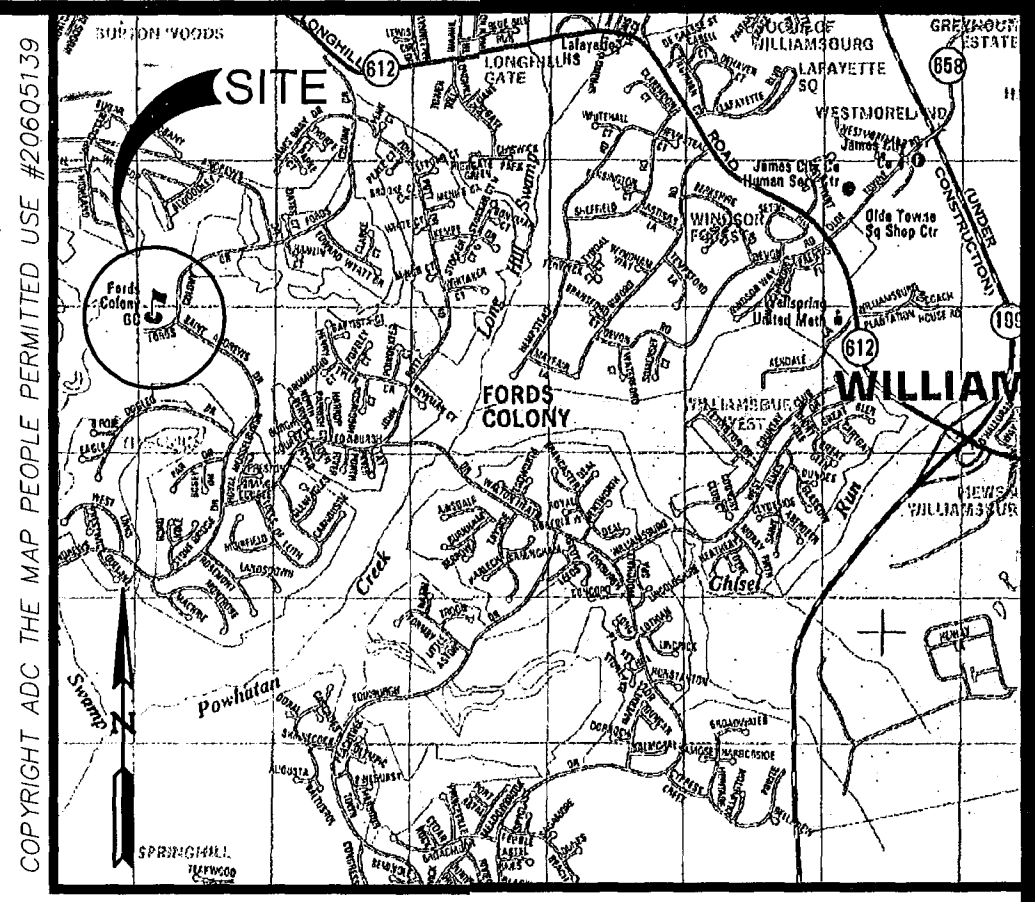
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Cassidy M. Jenkins
 SIGNATURE

AREA TABULATION

EXISTING AREAS	NEW AREAS	TAX MAP PARCEL #
CHAMPIONSHIP 18-HOLE GOLF COURSE = 160.02 AC.	160.23 AC.	(30-4)(1-2)
DRIVING RANGE = 10.34 AC.	10.13 AC.	(31-3)(1-48)
GOLF CLUBHOUSE & PRO SHOP = 5.05 AC.	4.13 AC.	(31-3)(1-46)
PARCEL A-1 = 1.55 AC.	2.86 AC.	(31-3)(1-59)
ORIGINAL 18-HOLE GOLF COURSE = 171.04 AC.	169.70 AC.	(31-4)(2-2)
PARCEL A-3 = 1.00 AC. (ADDED TO PROSHOP & PARCEL A-1)	NO LONGER EXIST	
ADDED TO FORD'S COLONY DRIVE	1.95 AC. *	
TOTAL = 349.00 AC.	349.00 AC.	

* FROM ORIGINAL 18 HOLE GOLF COURSE & GOLF CLUBHOUSE & PROSHOP



VICINITY MAP
 SCALE 1"=2000'

GENERAL NOTES:

- PROPERTIES AS SHOWN ARE ALL OF TAX MAP PARCELS # (30-4)(1-2), # (31-3)(1-46), # (31-3)(1-48), # (31-3)(1-59), # (31-3)(1-60) AND # (31-4)(2-2).
- PROPERTIES ARE ZONED R-4, RESIDENTIAL PLANNED COMMUNITY, WITH PROFFERS.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 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 WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 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 APPROXIMATELY PERPENDICULAR (60' TO 120') UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

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. 11/13/06
 G. T. WILSON, JR., L.S. #1183 DATE

CERTIFICATE OF APPROVAL

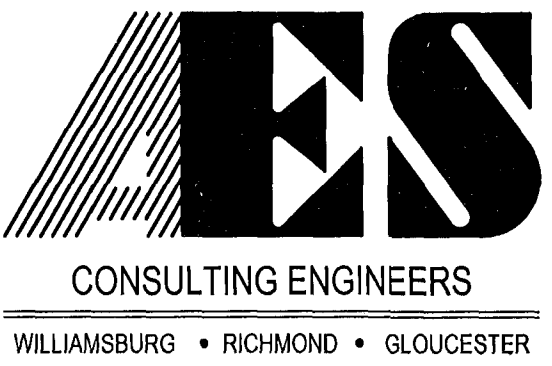
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ellen H. Cook 11/15/2006
 SUBDIVISION AGENT OF DATE
 JAMES CITY COUNTY

2 Large/Small Plat(s) Recorded
 herewith as # 060031473

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 22 DAY OF Dec., 2006.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:36 AM/PM
 INSTRUMENT # 060031473

TESTE: Betsy B. Woolridge Deputy Clerk
 BETSY B. WOOLRIDGE, CLERK



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

BOUNDARY LINE ADJUSTMENT AND LOT LINE
 EXTINGUISHMENT BETWEEN THE PROPERTIES OF
 FORD'S COLONY COUNTRY CLUB AND REALTEC, INC.
**FORD'S COLONY
 @ WILLIAMSBURG**
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

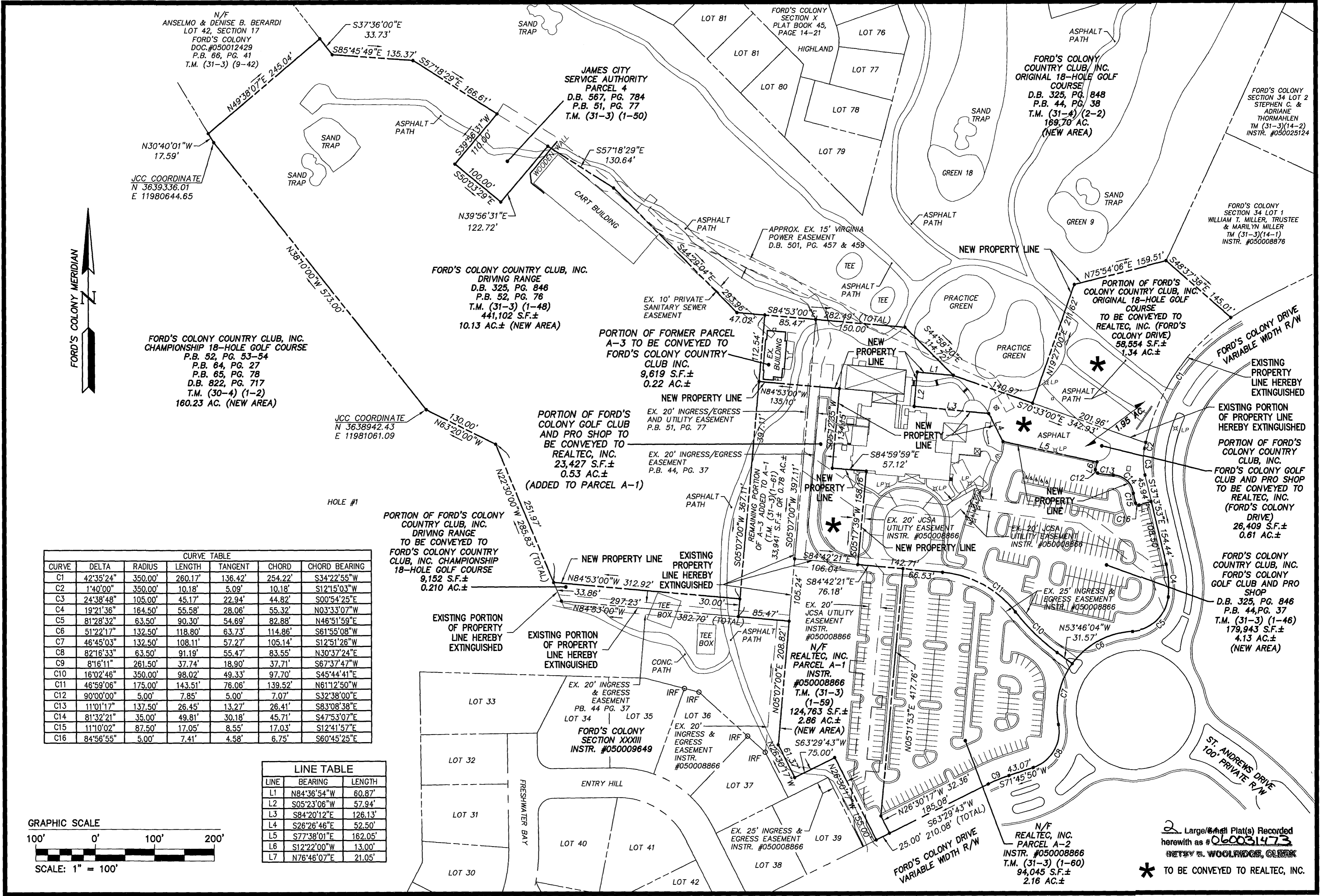


No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AWT
Scale N/A	Date 11/13/06
Project No. 5652-99	
Drawing No. 1 OF 2	

S:\Jobs\5652\99\dwg\Plats\5652-99_BLA_GOLF-BNDY SH 1.dwg, 11/13/2006 9:18:16 AM

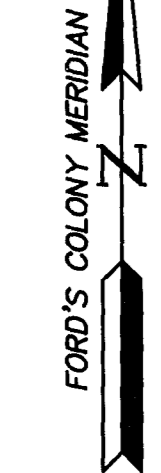
#060031473



N/F ANSELMO & DENISE B. BERARDI
LOT 42, SECTION 17
FORD'S COLONY
DOC. #050012429
P.B. 66, PG. 41
T.M. (31-3) (9-42)

N30°40'01"W
17.59'

JCC COORDINATE
N 3639336.01
E 11980644.65



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)
160.23 AC. (NEW AREA)

FORD'S COLONY COUNTRY CLUB, INC.
DRIVING RANGE
D.B. 325, PG. 848
P.B. 52, PG. 78
T.M. (31-3) (1-48)
441,102 S.F.±
10.13 AC.± (NEW AREA)

PORTION OF FORMER PARCEL
A-3 TO BE CONVEYED TO
FORD'S COLONY COUNTRY
CLUB INC.
9,619 S.F.±
0.22 AC.±

PORTION OF FORD'S
COLONY GOLF CLUB
AND PRO SHOP TO
BE CONVEYED TO
REALTEC, INC.
23,427 S.F.±
0.53 AC.±
(ADDED TO PARCEL A-1)

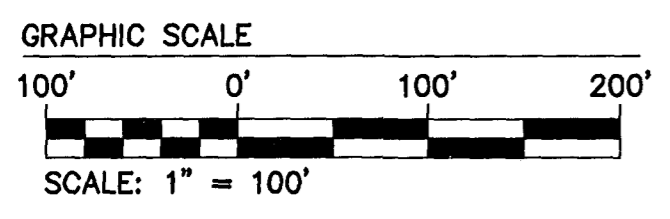
PORTION OF FORD'S COLONY
COUNTRY CLUB, INC.
DRIVING RANGE
TO BE CONVEYED TO
FORD'S COLONY COUNTRY
CLUB, INC. CHAMPIONSHIP
18-HOLE GOLF COURSE
9,152 S.F.±
0.210 AC.±

N/F REALTEC, INC.
PARCEL A-1
INSTR. #050008866
T.M. (31-3)
(1-59)
124,763 S.F.±
2.86 AC.±
(NEW AREA)

N/F REALTEC, INC.
PARCEL A-2
INSTR. #050008866
T.M. (31-3) (1-60)
94,045 S.F.±
2.16 AC.±

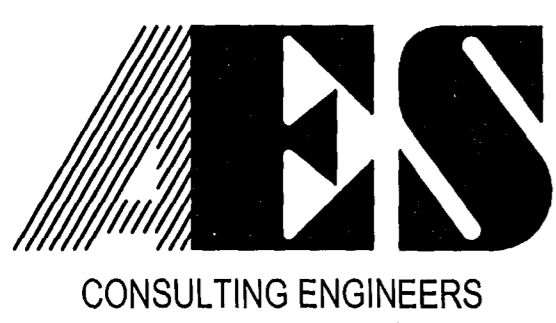
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	42°35'24"	350.00'	260.17'	136.42'	254.22'	S34°22'55"W
C2	1°40'00"	350.00'	10.18'	5.09'	10.18'	S12°15'03"W
C3	24°38'48"	105.00'	45.17'	22.94'	44.82'	S00°54'25"E
C4	19°21'36"	164.50'	55.58'	28.06'	55.32'	N03°33'07"W
C5	81°28'32"	63.50'	90.30'	54.69'	82.88'	N46°51'59"E
C6	51°22'17"	132.50'	118.80'	63.73'	114.86'	S61°55'08"W
C7	46°45'03"	132.50'	108.11'	57.27'	105.14'	S12°51'26"W
C8	82°16'33"	63.50'	91.19'	55.47'	83.55'	N30°37'24"E
C9	81°16'11"	261.50'	37.74'	18.90'	37.71'	S67°37'47"W
C10	16°02'46"	350.00'	98.02'	49.33'	97.70'	S45°44'41"E
C11	46°59'06"	175.00'	143.51'	76.06'	139.52'	N61°12'50"W
C12	90°00'00"	5.00'	7.85'	5.00'	7.07'	S32°38'00"E
C13	11°01'17"	137.50'	26.45'	13.27'	26.41'	S83°08'38"E
C14	81°32'21"	35.00'	49.81'	30.18'	45.71'	S47°53'07"E
C15	11°10'02"	87.50'	17.05'	8.55'	17.03'	S12°41'57"E
C16	84°56'55"	5.00'	7.41'	4.58'	6.75'	S60°45'25"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N84°36'54"W	60.87'
L2	S05°23'06"W	57.94'
L3	S84°20'12"E	126.13'
L4	S26°26'46"E	52.50'
L5	S77°38'01"E	162.05'
L6	S12°22'00"W	13.00'
L7	N76°46'07"E	21.05'



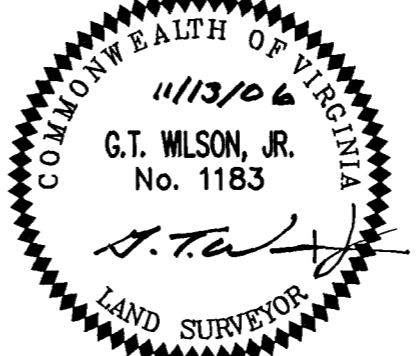
2 Large Sheet Plat(s) Recorded
herewith as #060031473
BETSY B. WOOLRIDGE, CLERK

* TO BE CONVEYED TO REALTEC, INC.



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EXTINGUISHMENT BETWEEN THE PROPERTIES OF
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**FORD'S COLONY
@ WILLIAMSBURG**
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 12-22-2006 at 11:36 AM, PG. 11		DOCUMENT # 060031473 BETSY B. WOOLRIDGE, CLERK	
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AWT
Scale 1"=100'	Date 11/13/06
Project No. 5652-99	
Drawing No. 2 OF 2	

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