

**CERTIFICATION OF SOURCE OF TITLE: TAX MAP PARCEL (38-1)(4-150)**

THE PROPERTY SHOWN AS LOT 150, SECTION XI-A, FORD'S COLONY AT WILLIAMSBURG ON THIS PLAT WAS CONVEYED BY REALTEC INCORPORATED TO RONALD L. ADOLPHI AND CELIA L. ADOLPHI BY DEED DATED APRIL 14, 2005 AND RECORDED AS INSTRUMENT #050013278, ALL BEING DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**CERTIFICATION OF SOURCE OF TITLE: TAX MAP PARCEL (38-1)(4-151)**

THE PROPERTY SHOWN AS LOT 151, SECTION XI-A, FORD'S COLONY AT WILLIAMSBURG ON THIS PLAT WAS CONVEYED BY LOUIS W. NORDSTROM AND ALLYNNE L. BAIRD TO RONALD L. ADOLPHI AND CELIA L. ADOLPHI BY DEED DATED DECEMBER 16, 2009 AND RECORDED AS INSTRUMENT #090034132, ALL BEING DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**OWNER'S CERTIFICATION**

THIS PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

08/04/2010 *Ronald L. Adolphi*  
 DATE RONALD L. ADOLPHI

08/04/2010 *Celia L. Adolphi*  
 DATE CELIA L. ADOLPHI

**CERTIFICATE OF NOTARIZATION:**

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF Prince William

I, Joann Stalworth, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

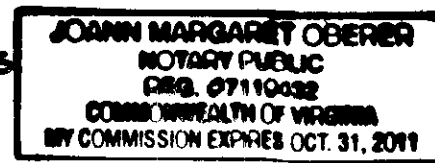
GIVEN UNTO MY HAND THIS 4<sup>th</sup> DAY OF August, 2010

*Joann Stalworth*  
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: October 31, 2011

NOTARY REGISTRATION NUMBER: 7119432

I was Commissioned a Notary public as Joann Margaret Oberer



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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.

*Ronald W. Eads* 02-15-10  
 RONALD W. EADS, L.S. #1948 DATE

**CERTIFICATE OF APPROVAL**

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

9-2-10 *Curtis L. Brown*  
 DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

**GENERAL NOTES**

- ALL PROPOSED UTILITIES SHOWN ARE TO BE PLACED UNDERGROUND PER THE CURRENT JAMES CITY COUNTY SUBDIVISION ORDINANCE SECTION 19-33.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY ADDRESS IS 110 HEATHERY, WILLIAMSBURG, VA (TAX MAP PARCEL (38-1)(4-150) AND 108 HEATHERY, WILLIAMSBURG, VA (TAX MAP PARCEL (38-1)(4-151)).
- PORTIONS OF THIS PROPERTY APPEAR TO LIE WITHIN BOTH ZONE X, (AREAS DETERMINED TO LIE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) AND ZONE AE, BASE FLOOD ELEVATIONS DETERMINED, (SPECIAL FLOOD HAZARD AREA (SFHA)) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER F.I.R.M. #51095C0120C, EFFECTIVE DATE 09/28/07.
- TAX MAP PARCELS (38-1)(4-150) AND (38-1)(4-151) ARE CURRENTLY ZONED R4 (RESIDENTIAL PLANNED COMMUNITY).
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (C) (1) OF THE JAMES CITY COUNTY CODE.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THIS PLAT DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. PROPERTY LINES AS SHOWN ARE BASED ON RECORD AND OTHER AVAILABLE INFORMATION. OTHER THAN SHOWN, THERE MAY BE EASEMENTS, COVENANTS AND/OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- LOCATION OF APPROXIMATE RPA BUFFER AS SHOWN WAS TAKEN FROM INFORMATION AS PROVIDED BY WILLIAMSBURG ENVIRONMENTAL GROUP AND HAS NOT BEEN LOCATED BY A FIELD SURVEY.

**JCSA UTILITY NOTES**

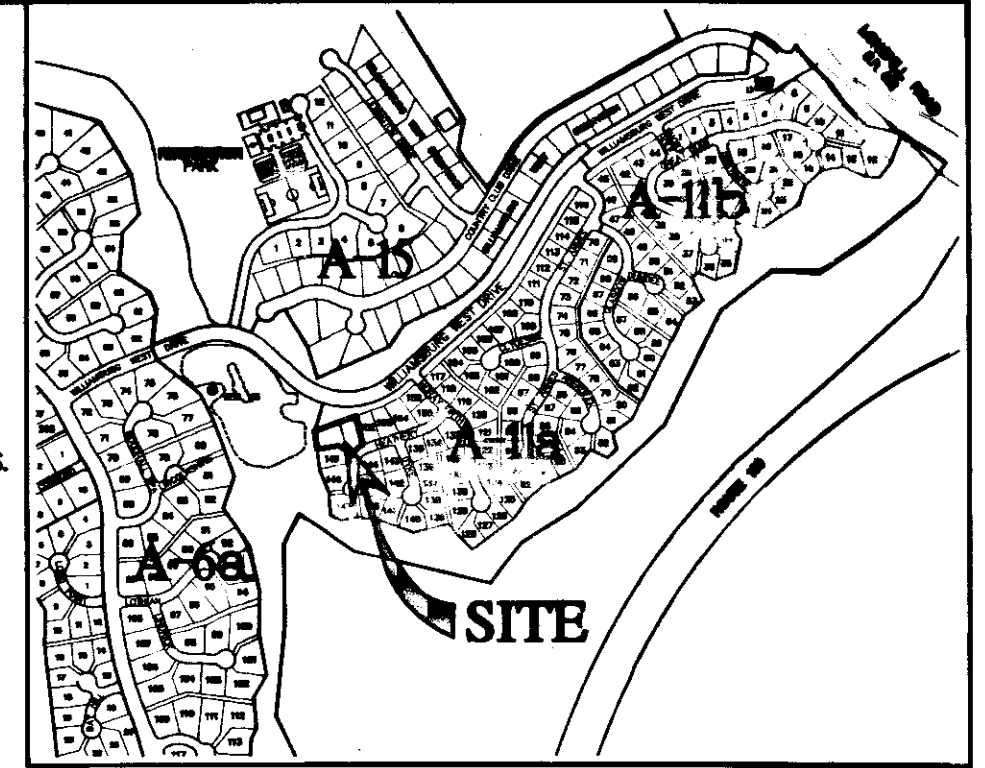
- REMOVE EXISTING WATER METER BOX & SERVICE LINE AS SHOWN. WATER SERVICE LINE SHALL BE DISCONNECTED FROM THE WATER MAIN WHICH SHALL INVOLVE REMOVAL OF THE SERVICE SADDLE & INSTALLING A FULL CIRCLE STAINLESS STEEL REPAIR BAND ON THE EXISTING WATER MAIN.
- JCSA REQUIRES SEWER LATERAL ABANDONMENT TO BE DONE BY PLUGGING THE LATERAL AT THE SEWER MAIN WITH A GROUT PLUG EITHER BY OPEN CUT EXCAVATION OR INTERNAL GROUT PLUGGING FROM INSIDE THE MAIN.

**BUILDING SETBACKS (PER COVENANTS):**

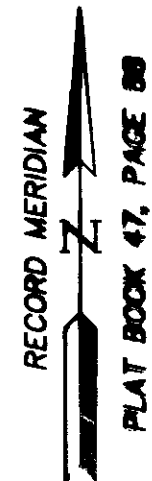
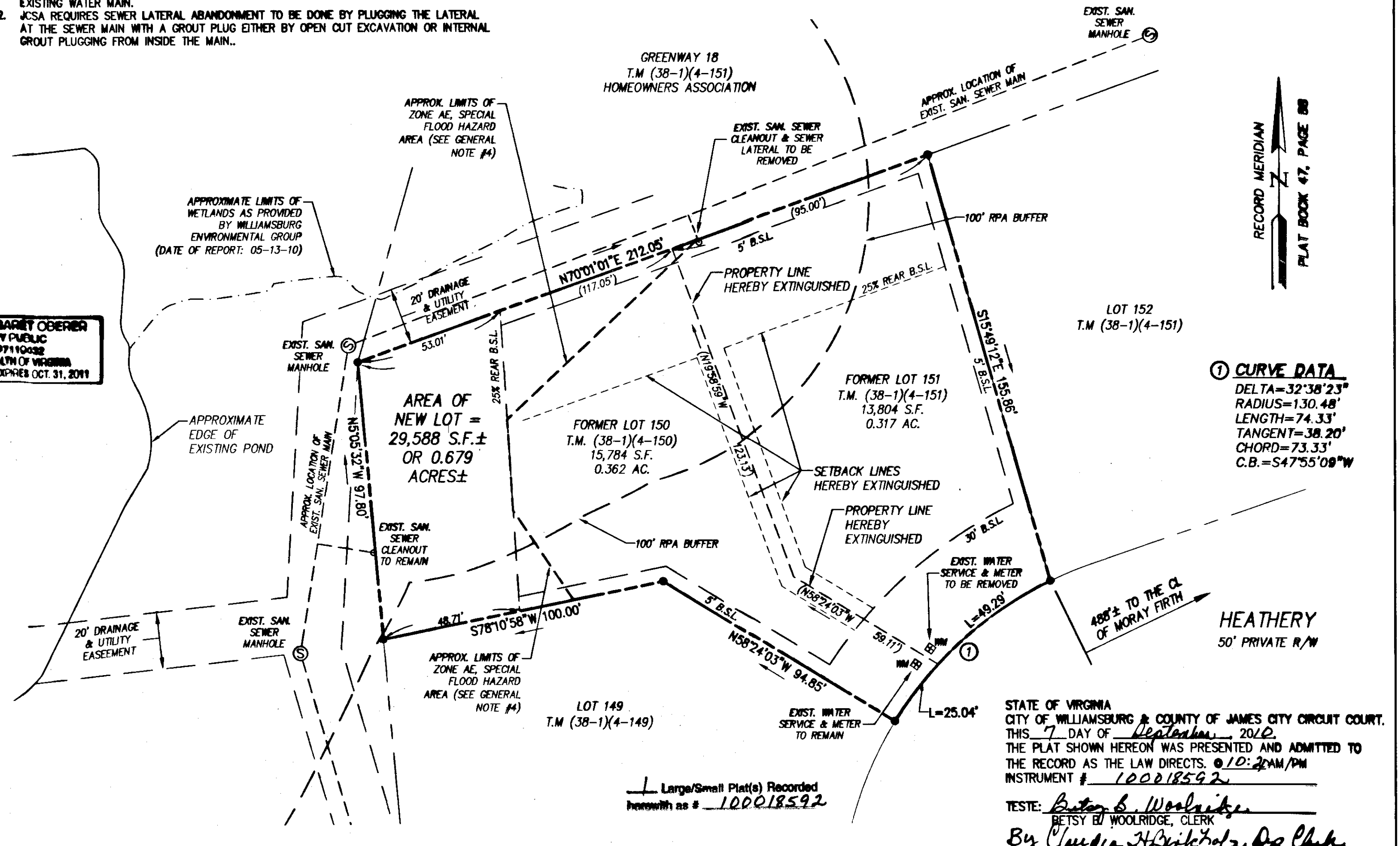
FRONT SETBACK: 30 FEET FROM THE FRONT LOT LINE.  
 REAR SETBACK: 25 FEET (OR 25 PERCENT OF THE DEPTH OF THE LOT, WHICHEVER IS GREATER, FROM THE REAR LOT LINE.)  
 SIDE SETBACKS: 5 FEET FROM THE SIDE LOT LINES.

NOTES:  
 1. IN THE EVENT THE ENVIRONMENTAL CONTROL COMMITTEE SHALL DETERMINE THAT APPLICATION OF THE AFORESAID SETBACKS TO A PARTICULAR LOT WOULD UNREASONABLY LIMIT THE USE THEREOF BY THE OWNER AND EFFECTIVELY DEPRIVE HIM OF AN APPROPRIATE CONSTRUCTION SITE, THE ENVIRONMENTAL CONTROL COMMITTEE SHALL GRANT A VARIANCE TO THE OWNER OF SAID LOT FROM THE PROVISIONS OF THESE SETBACK REQUIREMENTS.  
 2. BUILDING SETBACK LINES ARE BASED UPON THE PURCHASER'S HANDBOOK FOR SINGLE FAMILY HOMEBUILDING AT FORD'S COLONY AND SHALL BE APPROVED BY THE FORD'S COLONY E.C.C.

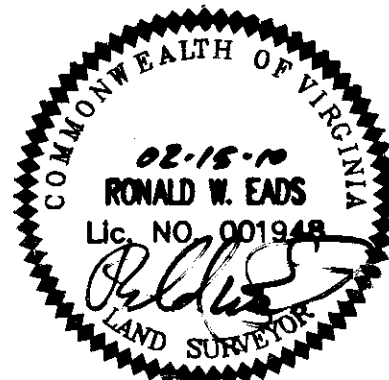
AREA TABULATION	S.F.±	AC.±
AREA OF T.M. (38-1) (4-150)-LOT 150	15,784	0.362
AREA OF T.M. (38-1) (4-151)-LOT 151	13,804	0.317
NEW COMBINED AREA OF LOTS 150 & 151	29,588	0.679



VICINITY MAP  
 SCALE 1"=2000'



Rev.	Date	Description	Revised By
C	7/30/2010	REVISED PER JCC COMMENTS DATED JULY 9, 2010.	RWE
B	5/25/2010	REVISED PER JCC COMMENTS DATED MAY 12, 2010.	RWE
A	4/28/2010	REVISED PER JCC COMMENTS DATED MARCH 26, 2010.	RWE



**INES**  
 CONSULTING ENGINEERS  
 5248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23186  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.ines.com

PLAT OF PROPERTY LINE EXTINGUISHMENT BETWEEN  
 LOT 150 AND LOT 151  
 SECTION XI-A, FORD'S COLONY AT WILLIAMSBURG  
 OWNED BY RONALD L. ADOLPHI AND CELIA L. ADOLPHI  
 POWHATAN DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: RWE  
 Project Number: 26009  
 Scale: 1"=30' Date: 02/15/10  
 Sheet Number: 1 of 1