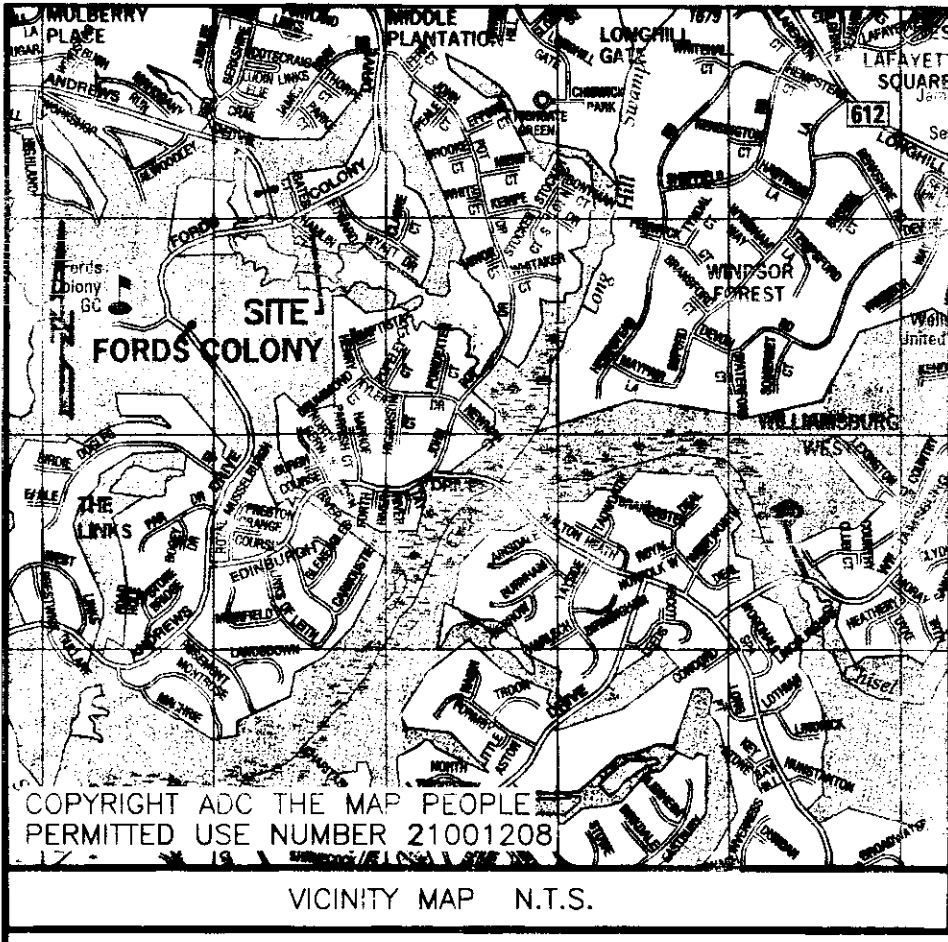


120023809



- GENERAL NOTES:**
- 1) THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - 2) PARCEL LIES IN F.I.R.M. ZONE "X" & "A" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0110C DATED SEPTEMBER 28, 2007.
 - 3) THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
 - 4) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER, ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
 - 5) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
 - 6) WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
 - 7) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - 8) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 - 9) PROPERTY IS ZONED R4 - RESIDENTIAL PLANNED COMMUNITY
 - 10) WETLANDS EXIST ON THE PROPERTIES SHOWN HEREON BUT HAVE NOT BEEN SHOWN FOR THIS SURVEY.
 - 11) RPA SHOWN PER JCC GIS AND SHOULD BE FIELD VERIFIED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
 - 12) THE PURPOSE OF THIS PLAT IS TO VACATE THE INTERIOR LOT LINE AS SHOWN.
 - 13) EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR 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.

BUILDING SETBACKS (PER FORD'S COLONY)

FRONT SETBACK: 30' FROM FRONT LINE
 REAR SETBACK: 25' OR 25% OF LOT DEPTH, WHICH EVER IS GREATER
 SIDE SETBACK: 10' FROM SIDE LOT LINE

PLAT OF PROPERTY LINE EXTINGUISHMENT
 LOTS 12 AND 13, SECTION 1, BLOCK C
FORD'S COLONY
 STANDING IN THE NAME OF
DEBORAH & MICHAEL KELLER
 JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA
 DATE: 10-10-2012 SCALE: 1"=40" JOB # 12-168

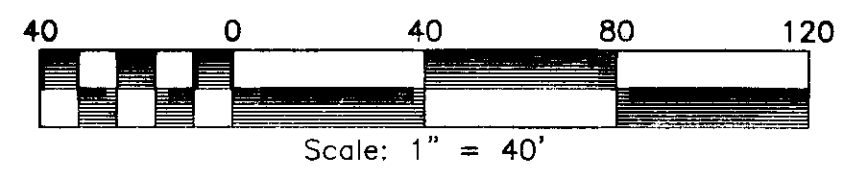
REFERENCES:
 P.B. 31, PG. 79
 INST. #010010557
 INST. #040025793



LandTech Resources, Inc.
 Surveying - Engineering - GPS

205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 1 OF 1
JCC-S-0018-2012



OWNERS CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS LOTS 12 & 13, SECTION 1, BLOCK C, MIDDLE PLANTATION (FORD'S COLONY) IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES:

10/16/12 DATE Michael J. Keller
 MICHAEL J. KELLER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY I, WILLIAM S. FELTS, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY HAND THIS 16 DAY OF OCTOBER, 2012.
 MY COMMISSION EXPIRES 1-31-2015 REGISTRATION NO. 7389139
William S. Felts
 NOTARY PUBLIC REGISTRATION NO.

10/16/12 DATE Deborah M. Keller
 DEBORAH M. KELLER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY I, WILLIAM S. FELTS, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY HAND THIS 16 DAY OF OCTOBER, 2012.
 MY COMMISSION EXPIRES 1-31-2015 REGISTRATION NO. 7389139
William S. Felts
 NOTARY PUBLIC REGISTRATION NO.

CERTIFICATE OF SOURCE OF TITLE

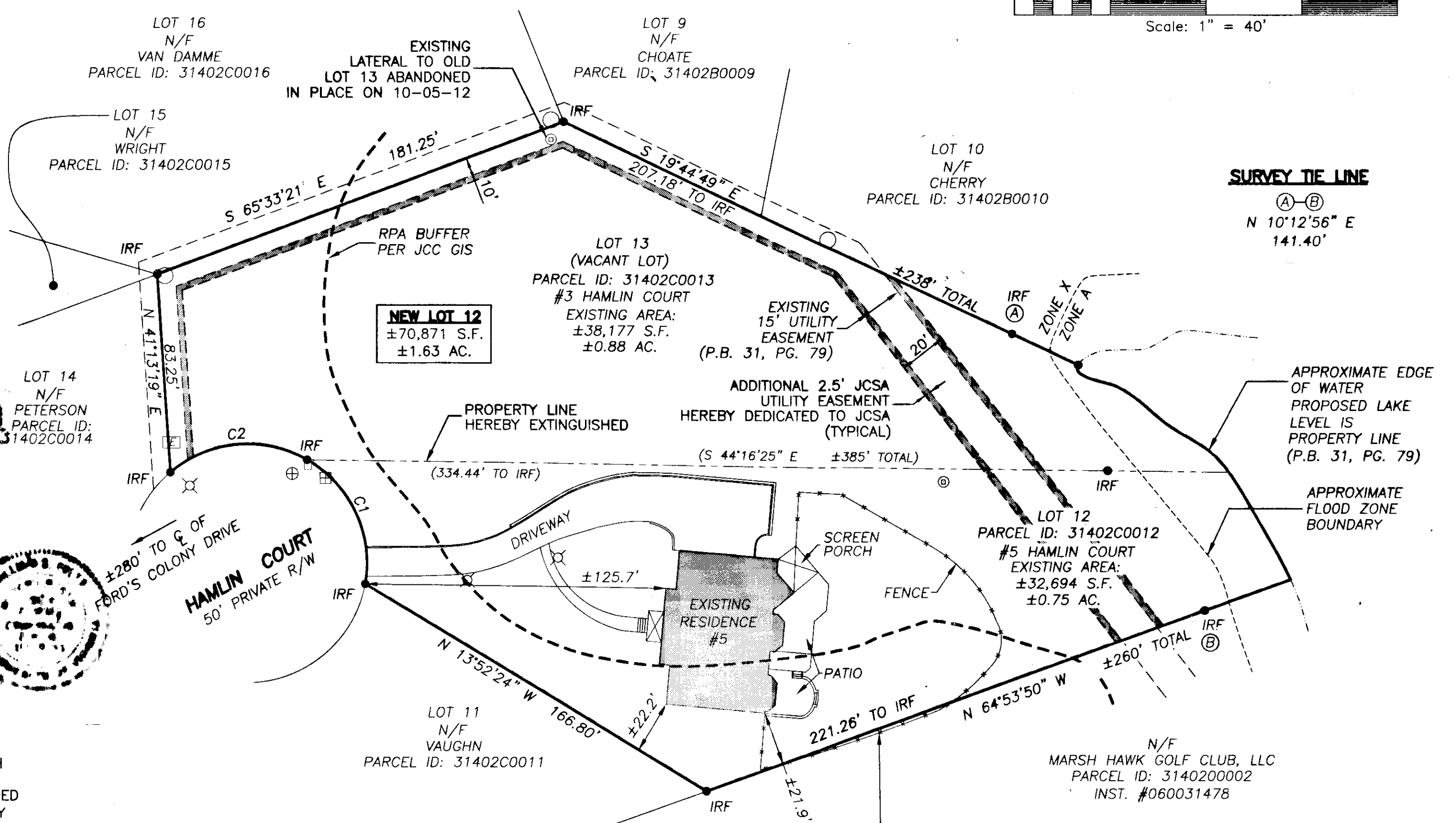
TITLE TO THE PROPERTY SHOWN IS AS FOLLOWS:
 PARCEL I.D. #31402C0012 STANDS IN THE NAME OF MICHAEL J. KELLER AND DEBORAH M. KELLER, AS TRUSTEES OF THE KELLER FAMILY TRUST, AND WAS ACQUIRED FROM MICHAEL J. KELLER AND DEBORAH M. KELLER BY DEED DATED OCTOBER 4, 2004 AND RECORDED AT INSTR. #040025793 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.
 PARCEL I.D. #31402C0013 STANDS IN THE NAME OF MICHAEL J. KELLER AND DEBORAH M. KELLER, AS TRUSTEES OF THE KELLER FAMILY TRUST, AND WAS ACQUIRED FROM SOUTHEASTERN VIRGINIA PROPERTIES, LLC BY DEED DATED MAY 23, 2012 AND RECORDED AT INSTR. #120011750 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

ENGINEERS OR SURVEYORS 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.
 10-10-2012 DATE William S. Felts
 WILLIAM S. FELTS, L.S. LIC. NO. 3149

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THIS EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 10-19-12 DATE Christina P. Allen
 SUBDIVISION AGENT OF JAMES CITY COUNTY



THIS PROPERTY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE DEVELOPER AND/OR HIS ASSIGNS.

10/30/12 DATE W. S. Felts FOR REALTEC INCORPORATED
 10/30/12 DATE W. S. Felts FOR FORD'S COLONY • WILLIAMSBURG HOMEOWNER'S ASSOCIATION, INC.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	61.09'	57.36'	N 19°55'57" E	70°00'24"
C2	50.00'	61.09'	57.36'	N 50°04'15" W	70°00'00"

- LEGEND**
- ⊕ CABLE PEDESTAL
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ WATER METER
 - ⊞ ELECTRIC BOX
 - ⊙ SEWER CLEAN OUT
 - SANITARY SEWER MANHOLE
 - ⊗ LIGHT POLE
 - IRF = IRON ROD FOUND

STATE OF VIRGINIA - JAMES CITY COUNTY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 14th DAY OF October, 2012.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:11 A.M./P.M.
 INSTRUMENT # 120023809
 TESTE Bryan B. Woodruff, Clerk
Ba. Claudia H. ... CLERK