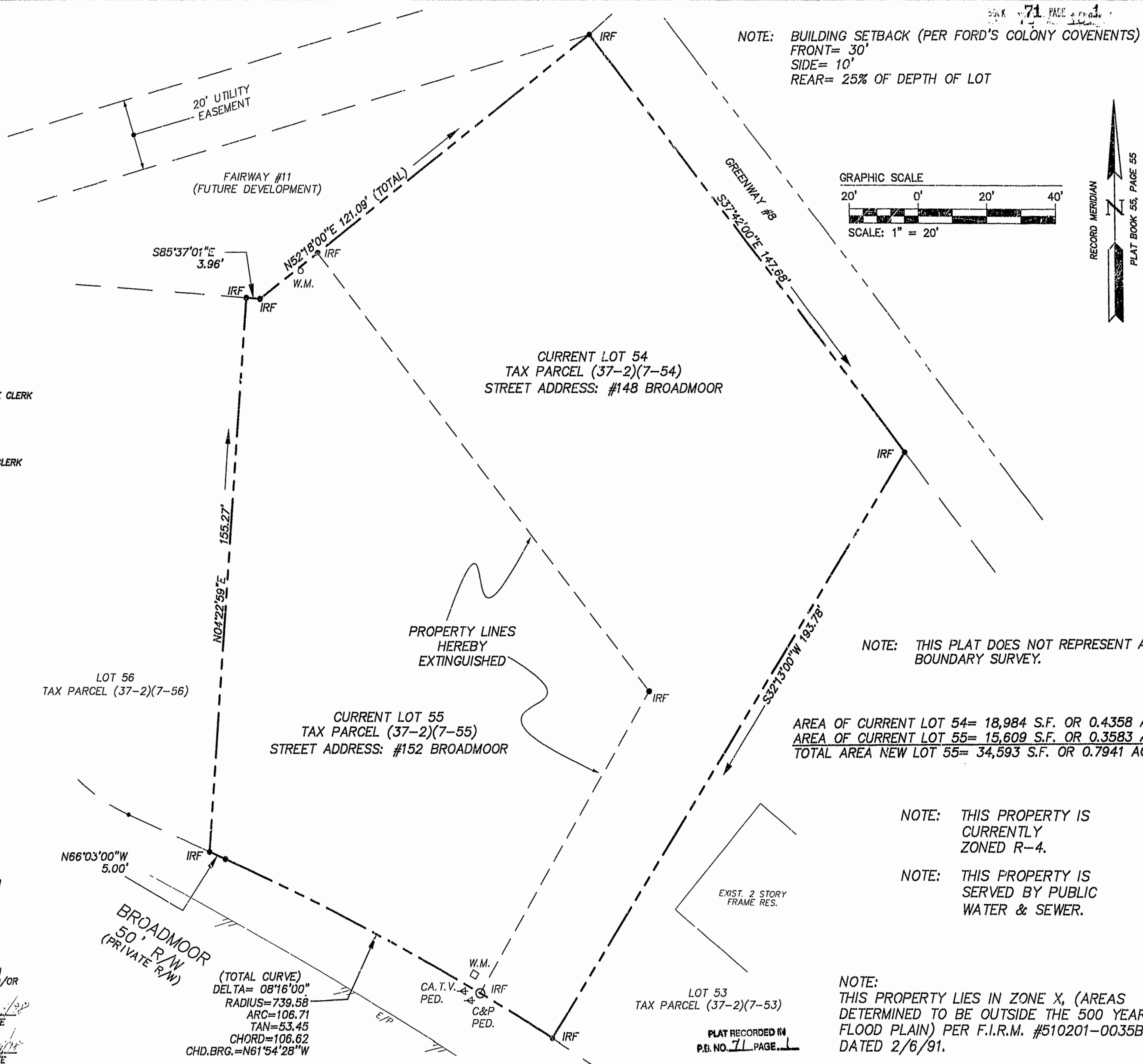
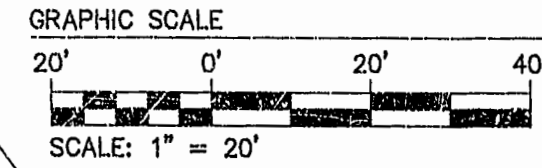


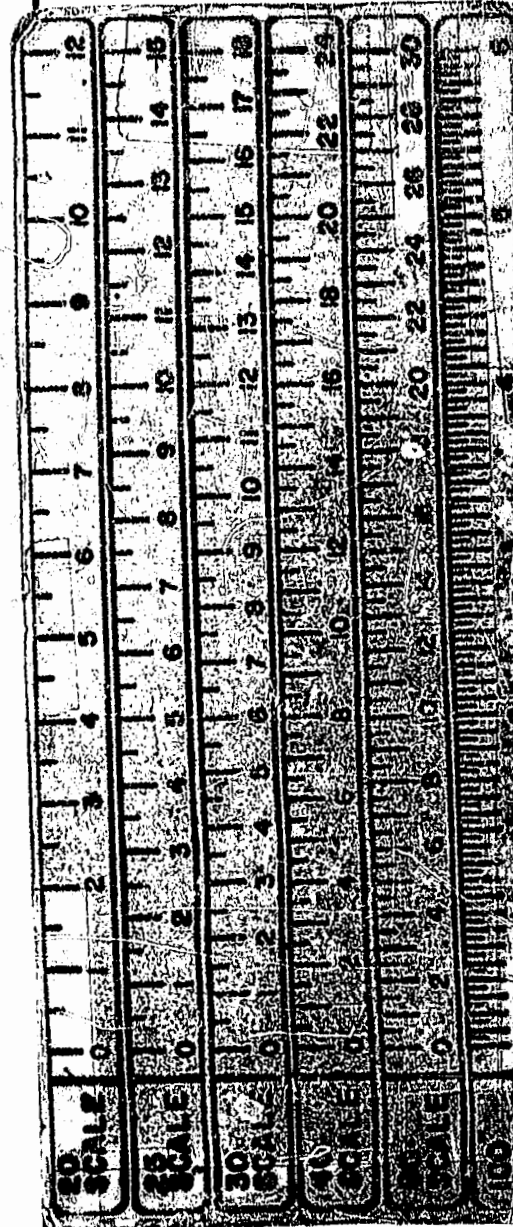
LOCATION MAP SCALE 1"=800'



NOTE: BUILDING SETBACK (PER FORD'S COLONY COVENANTS)
 FRONT= 30'
 SIDE= 10'
 REAR= 25% OF DEPTH OF LOT



RECORD MERIDIAN
 PLAT BOOK 71, PAGE 1



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 54 WAS CONVEYED BY DAVID M. & JOYCE DEFAZIO TO HAROLD E. & CAROLE S. ALLEN BY DEED DATED SEP 11, 1978 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 980019168

THE PROPERTY SHOWN ON THIS PLAT AS LOT 55 WAS CONVEYED BY REALTEC INCORPORATED TO HAROLD E. & CAROLE S. ALLEN BY DEED DATED MAY 7, 1992 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 544 PG 17.

OWNERS CERTIFICATE

THE LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

Harold E. Allen 10/12/98
 HAROLD E. ALLEN DATE
Carole S. Allen 10/12/98
 CAROLE S. ALLEN DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY
 I, William G. Seibert 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID, GIVEN UNDER MY NAME THIS 10th DAY OF October 1998.
 MY COMMISSION EXPIRES 4/30/02
William G. Seibert
 SIGNATURE

SURVEYORS 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.

A.D. Seibert 9/16/98
 A.D. SEBERT, L.S. DATE

CERTIFICATE OF APPROVAL

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

[Signature] 10/16/98
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

CERTIFICATE OF APPROVAL

THIS LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE DEVELOPER AND/OR HIS ASSIGNS, MAY BE ADMITTED TO RECORD.

Drew R. Muthare 9/16/98
 DREW R. MUTHARE, VICE PRESIDENT DATE
 FOR REALTEC INCORPORATED

[Signature] 9/16/98
 FOR FORD'S COLONY & WILLIAMSBURG HOMEOWNERS ASSOC. DATE

CURRENT LOT 54
 TAX PARCEL (37-2)(7-54)
 STREET ADDRESS: #148 BROADMOOR

CURRENT LOT 55
 TAX PARCEL (37-2)(7-55)
 STREET ADDRESS: #152 BROADMOOR

AREA OF CURRENT LOT 54= 18,984 S.F. OR 0.4358 AC.
 AREA OF CURRENT LOT 55= 15,609 S.F. OR 0.3583 AC.
 TOTAL AREA NEW LOT 55= 34,593 S.F. OR 0.7941 AC.

NOTE: THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY.

NOTE: THIS PROPERTY IS CURRENTLY ZONED R-4.

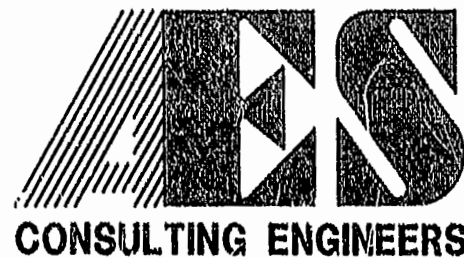
NOTE: THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.

NOTE: THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0035B, DATED 2/6/91.

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24.09.98-08:41

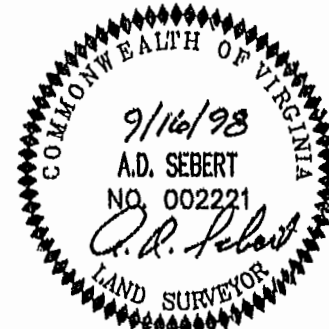
ADS



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

**PLAT OF LOT LINE EXTINGUISHMENT
 BETWEEN LOTS 54 AND 55, SECTION IX-B
 FORD'S COLONY @ WILLIAMSBURG
 OWNED BY HAROLD E. & CAROLE S. ALLEN**

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed ADS	Drawn ADS
Scale 1"=20'	Date 9/16/98
Project No. 23444-1	
Drawing No. 1 of 1	