

GENERAL NOTES

1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4.
2. ALL LOTS ARE TO BE PROVIDED WITH WATER AND SEWER SERVICE BY THE JAMES CITY SERVICE AUTHORITY.
3. ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
4. ALL LOTS ARE WITHIN THE ORIGINAL BOUNDARY SURVEY OF RECORD.
5. FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATIONS REQUIREMENTS PURSUANT TO SECTION 24-281 OF THE JAMES CITY COUNTY ZONING ORDINANCE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LIMITS AND SETBACK LINES REFERRED TO THEREIN ARE HEREBY COINCIDENT WITH THE PROPERTY LOT LINES. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF PROTECTIVE COVENANTS AND THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SECTION XXX, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
6. PROPERTY SHOWN HEREON IS A PORTION OF TAX MAP PARCEL NO. (38-1)(1-9).
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
8. AREAS COMPUTED TO TRAVERSE LINES.
9. 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 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.

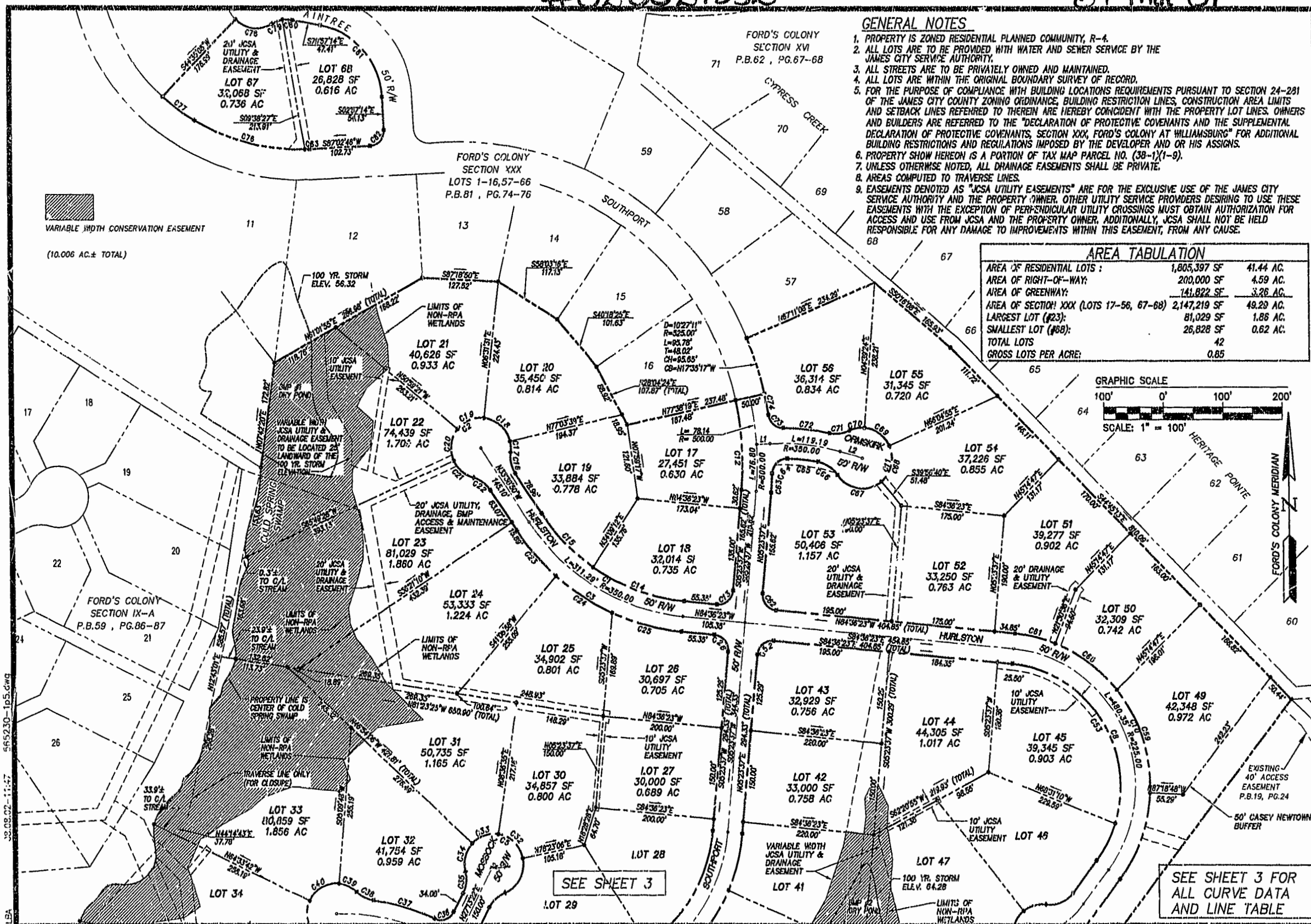
AREA TABULATION

AREA OF RESIDENTIAL LOTS :	1,805,397 SF	41.44 AC.
AREA OF RIGHT-OF-WAY:	200,000 SF	4.59 AC.
AREA OF GREENWAY:	141,822 SF	3.26 AC.
AREA OF SECTION XXX (LOTS 17-56, 67-68)	2,147,219 SF	49.29 AC.
LARGEST LOT (#23):	81,029 SF	1.86 AC.
SMALLEST LOT (#68):	26,828 SF	0.62 AC.
TOTAL LOTS		42
GROSS LOTS PER ACRE:		0.85

GRAPHIC SCALE

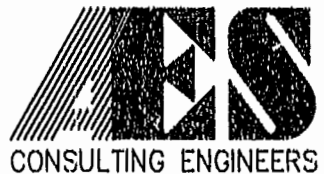


SCALE: 1" = 100'



SEE SHEET 3

SEE SHEET 3 FOR ALL CURVE DATA AND LINE TABLE



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

PLAT OF SUBDIVISION AND EASEMENT EXTINGUISHMENT  
 SECTION XXX  
 LOTS 17-56, 67-68  
**FORD'S COLONY**  
 WILLIAMSBURG  
 POWHATAN DISTRICT      JAMES CITY COUNTY      VIRGINIA



City of Williamsburg & County of James City		Circuit Court: This PLAT was recorded on	
		September 19, 2002	
		at 12:51 PM, PG. 80-82	
		DOCUMENT # 020021552	
		BETSY H. WOOLRIDGE, CLERK	
		Dawn P. Madsen, Dep. Clerk	
No.	DATE	REVISION / COMMENT / NOTE	BY
1	8/7/02	REVISION PER JCC COMMENT LETTER DATED 8/1/02	LBA

Designed	Drawn
CBR	LBA
Scale	Date
1"=100'	7/20/01
Project No.	
5652-30-1	
Drawing No.	
2 OF 3	