

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT, KNOWN AS FORD'S COLONY @ WILLIAMSBURG, PROJECT MAINTENANCE AREA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

[Signature] 4/24/08
DREW MULHARE FOR REALTEC, INCORPORATED DATED

CERTIFICATE OF NOTARIZATION

STATE OF Virginia CITY/COUNTY OF James City
TO WIT, I, Carl M. Turgeon
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 MY CITY/COUNTY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 24 DAY OF April, 2008. MY COMMISSION EXPIRES 8-31-2011
[Signature] #275150
SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO: REALTEC INCORPORATED, SUCCESSOR BY MERGER TO FORD'S COLONY AT WILLIAMSBURG, INC. BY DEED DATED 6/29/89 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 438, PAGE 735. AND BY DEED DATED 10/1/1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 809, PAGE 891.

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.
[Signature] 12/17/07
THOMAS C. SUBLETT L.S. DATE

CERTIFICATE OF APPROVAL

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

[Signature] 5/14/08
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

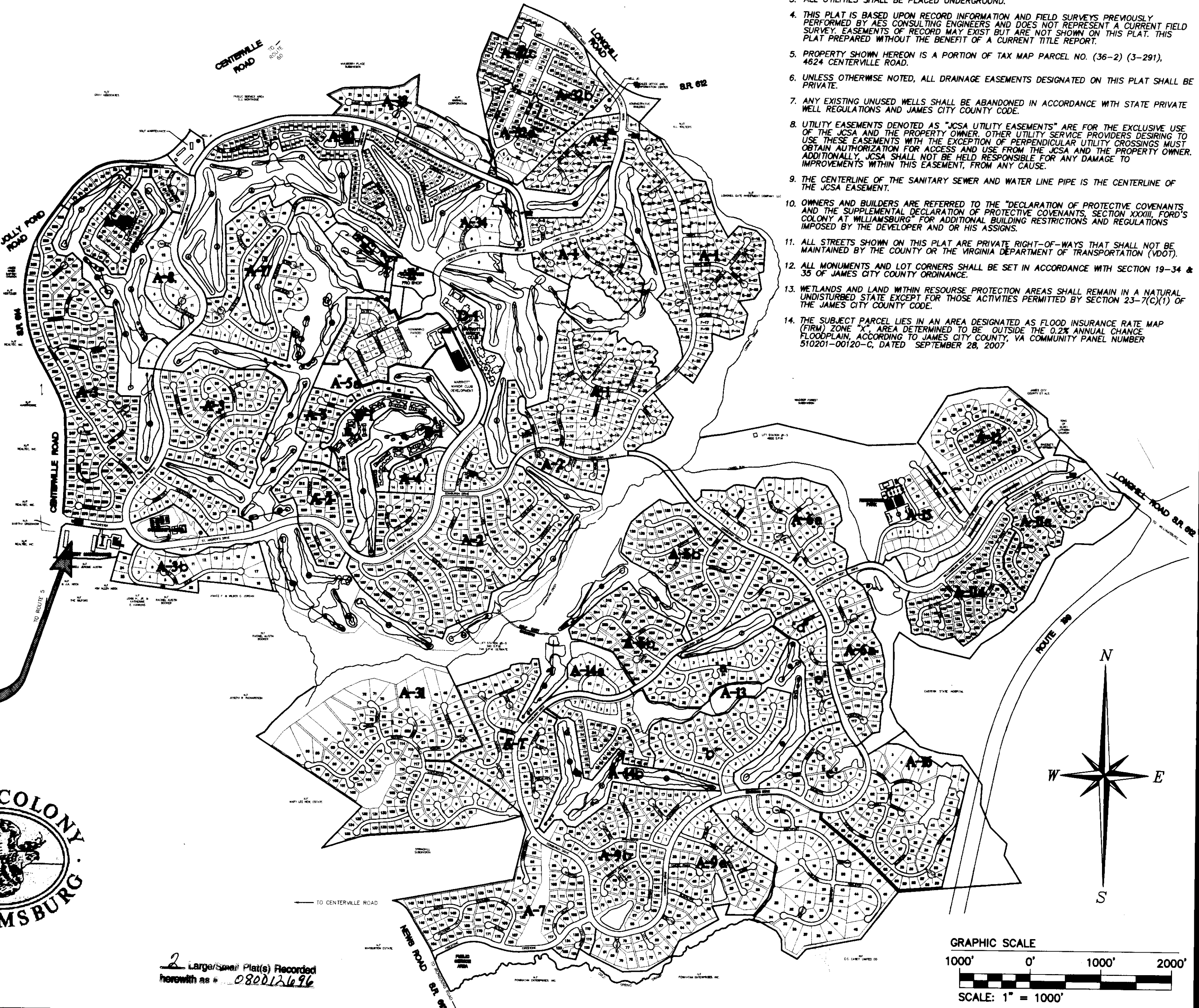
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 16 DAY OF May, 2008
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:57 AM/PM
INSTRUMENT # 080012696

TESTE: *[Signature]*
BETSY B. WOOLRIDGE, CLERK
By *[Signature]* Dep. Clerk

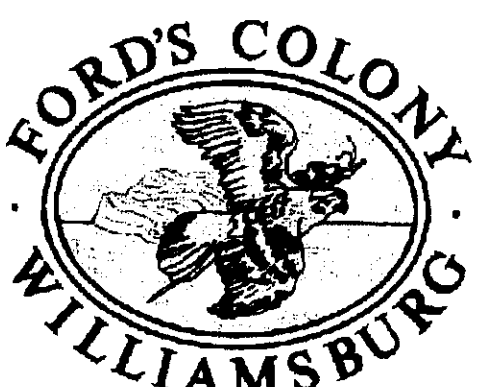
080012696

GENERAL NOTES

- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4, WITH PROFFERS.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 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 PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- PROPERTY SHOWN HEREON IS A PORTION OF TAX MAP PARCEL NO. (36-2) (3-291), 4624 CENTERVILLE ROAD.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED 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 PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- THE CENTERLINE OF THE SANITARY SEWER AND WATER LINE PIPE IS THE CENTERLINE OF THE JCSA EASEMENT.
- OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF PROTECTIVE COVENANTS AND THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SECTION XXXIII, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
- ALL STREETS SHOWN ON THIS PLAT ARE PRIVATE RIGHT-OF-WAYS THAT SHALL NOT BE MAINTAINED BY THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 & 35 OF JAMES CITY COUNTY ORDINANCE.
- 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.
- THE SUBJECT PARCEL LIES IN AN AREA DESIGNATED AS FLOOD INSURANCE RATE MAP (FIRM) ZONE "X" AREA DETERMINED TO BE "OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO JAMES CITY COUNTY, VA COMMUNITY PANEL NUMBER 510201-00120-C, DATED SEPTEMBER 28, 2007"



PROJECT



2 Large/Small Plat(s) Recorded herewith as # 080012696

PLAT ID: JCC-S-0006-2008

CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

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

PLAT OF SUBDIVISION OF
PROJECT MAINTENANCE AREA
FOR
**FORD'S COLONY
@ WILLIAMSBURG**
OWNER: REALTEC INCORPORATED

POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA

THOMAS C. SUBLETT
[Signature]
Lic. No. 1886
12/17/07

No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 16 May 2008
at 9:57 AM/PM PB PG
DOCUMENT # 080012696
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

Designed AES	Drawn MJR
Scale 1"=1000'	Date 12/17/07
Project No. 5652-21e	
Drawing No. 1 OF 2	