

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

TITLE TO THE LAND SHOWN HEREON IS VESTED IN FORD'S COLONY AT WILLIAMSBURG, INC.

BY DEEDS AS FOLLOWS:

- DEED BOOK 143 PAGE 211 DATED JANUARY 31, 1973
- DEED BOOK 148 PAGE 550 DATED NOVEMBER 1, 1973
- DEED BOOK 143 PAGE 208 DATED FEBRUARY 28, 1973
- DEED BOOK 148 PAGE 485 DATED OCTOBER 22, 1973
- DEED BOOK 148 PAGE 487 DATED OCTOBER 22, 1973
- DEED BOOK 245 PAGE 185 DATED MARCH 12, 1984

RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA.

BY Brian East VP.

BY _____

STATE OF VIRGINIA,

I, James T. Riddle, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 21 DATE OF March, 1986.

MY COMMISSION EXPIRES 11/28/89

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 1 DAY OF July, 1986, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

WITNESSETH: Helen S. Ward Clerk CLERK

PLAT BOOK 43, PAGE 8-1

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS FORD'S COLONY AT WILLIAMSBURG, THE LINKS, PHASE I, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 24 March 86 HEALTH OFFICER Geo. Z. Oble
 DATE 6/30/86 AGENT OF GOVERNING BODY [Signature]

ENGINEER'S & SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY MYSELF AT THE DIRECTION OF THE OWNER, AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEEDS DULY OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN THE AFOREMENTIONED DEED BOOKS.

THIS SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND.

GIVEN UNDER MY HAND THIS 24th DAY OF March, 1986.

BY: Paul C. Small
 PAUL C. SMALL, P.E., C.L.S.

LAND USE TABULATION

AREA OF R/W DOGLEG DRIVE	129,246 SF	2.967 AC
AREA OF PHASE I	375,642 SF	8.6236 AC
AREA OF LOTS, BUILDINGS J-O	101,278 SF	2.3250 AC
PARCEL A	220,289 SF	5.0571 AC
AREA OF LOTS BUILDING B	24,940 SF	0.5702 AC
PARCEL B	29,235 SF	0.6711 AC
# OF UNITS	34	

INDEX TO PLAT SHEETS

GENERAL SCHEMATIC	SHEET 2 OF 4
BUILDINGS J,K,L,M,N,O 27 UNITS	SHEET 3 OF 4
BUILDING B 7 UNITS	SHEET 4 OF 4

THE LINKS - PHASE I

NOTE: FORD'S COLONY AT WILLIAMSBURG, INC. RESERVES RIGHTS-OF-WAY AND EASEMENTS FOR UTILITIES, SIDEWALKS, GOLFING ACTIVITIES, EXTERIOR MAINTENANCE AND SLOPE AND DRAINAGE OVER AND ACROSS EACH OF THE LOTS, PARCELS, AND STREETS SHOWN HEREON. FORD'S COLONY AT WILLIAMSBURG, INC. ALSO RESERVES ON BEHALF OF ITSELF AND ALL PRESENT AND FUTURE OWNERS OF UNITS, THEIR FAMILIES AND GUESTS, EASEMENT OVER AND THROUGH PROPERTIES SHOWN HEREON FOR PURPOSES OF ACCESS, INGRESS, AND EGRESS.

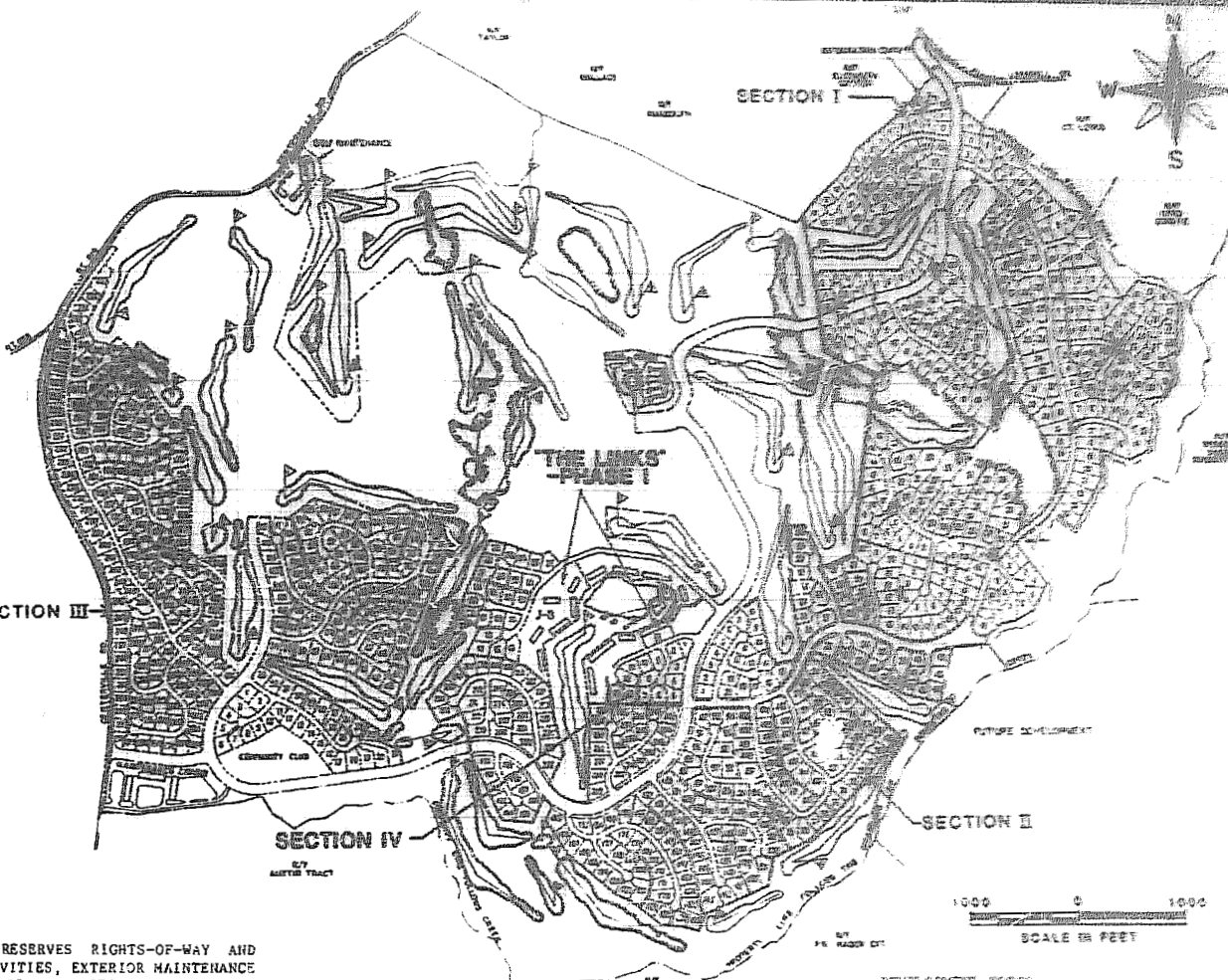
NEITHER THE RECORDING OF THIS PLAT NOR ANY OTHER ACT BY FORD'S COLONY AT WILLIAMSBURG, INC., ITS SUCCESSORS OR ASSIGNS, SHALL BE CONSTRUED AS A DEDICATION TO THE PUBLIC OF ANY STREET, ROAD, LOT, PARCEL OR OTHER PORTION OF THE LAND SHOWN AND DESCRIBED IN THIS PLAT.

A LINE RUNNING LONGITUDINALLY DOWN THE CENTER OF A PARTY WALL, AS THAT TERM IS DEFINED IN THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS FOR THE LINKS TOWNHOMES REFERRED TO BELOW, SHALL FORM THE LOT LINES FOR THE ADJOINING LOTS ON EITHER SIDE OF SUCH PARTY WALL, NOTWITHSTANDING THE FACT THAT THESE PLATS MIGHT SHOW SUCH LOT LINES BEING SITUATED ELSEWHERE.

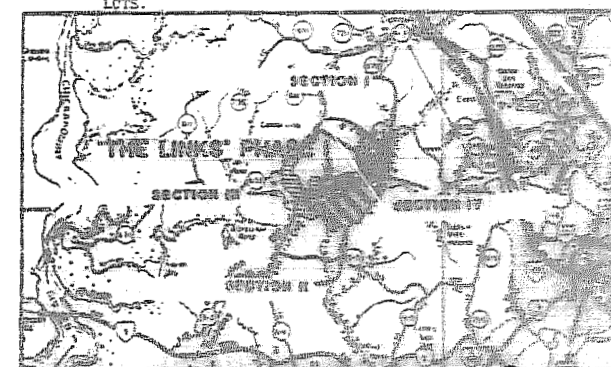
THE LANDS DEPICTED AND SHOWN ON THIS PLAT ARE SUBJECT TO THE PROVISIONS OF:

- A. THE DECLARATION OF PROTECTIVE COVENANTS FOR FORD'S COLONY AT WILLIAMSBURG RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.
- B. THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS FOR THE LINKS TOWNHOMES RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.
- C. THE SECOND SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS WITH RESPECT TO BOTH OF THE ABOVE DECLARATIONS OF PROTECTIVE COVENANTS FOR THE LINKS TOWNHOMES, PHASE I, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

FOR PURPOSES OF COMPLIANCE WITH BUILDING LOCATION REQUIREMENTS PURSUANT TO SECTION 20:80 OF JAMES CITY COUNTY ZONING ORDINANCE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LIMITS, AND SETBACK LINES REFERRED TO THEREIN ARE HEREBY COINCIDENT WITH THE LOT PROPERTY LINES.



- DEVELOPMENT NOTES
1. PROPERTY IS ZONED "R-4" RESIDENTIAL PLANNED COMMUNITY.
 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. PARCELS A AND B CONSTITUTE COMMON AREA WHICH IS ALL AREA WITHIN PHASE I EXCEPTING ROAD RIGHTS-OF-WAY AND DESIGNATED LOTS.



LOCATION MAP
 SCALE: 1"=1/2 MILE

AES, a professional corporation
 1761 Jamestown Road, Williamsburg, Va. 23185
 804-253-0040
 Engineering, Planning, Surveying

PLAT OF
FORD'S COLONY
AT WILLIAMSBURG
"THE LINKS" - PHASE I

BOWMAN DISTRICT JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE
1	10-29-86	Initial Design
2	11-15-86	Revised Permits
3	12-15-86	Final Design

Prepared	Checked
Drawn	Reviewed
Scale	Date
Notes	Sheet
Project No.	Block
Block	Section
Sheet No.	1 of 4