

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHS 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 15, 1973
- DEED BOOK 143 PAGE 218 DATED FEBRUARY 28, 1973
- DEED BOOK 146 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 David D. Mauls

STATE OF VIRGINIA,

I, Wanda D. Miller, 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 18 DATE OF June, 1986.

MY COMMISSION EXPIRES 12/90

STATE OF VIRGINIA, COUNTY OF JAMES CITY

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

TESTE: Wanda D. Miller, CLERK

PLAT BOOK 43, PAGE 13-16

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 4 June 86 HEALTH OFFICER [Signature]
DATE 6/2/86 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 30th DAY OF May, 1986.

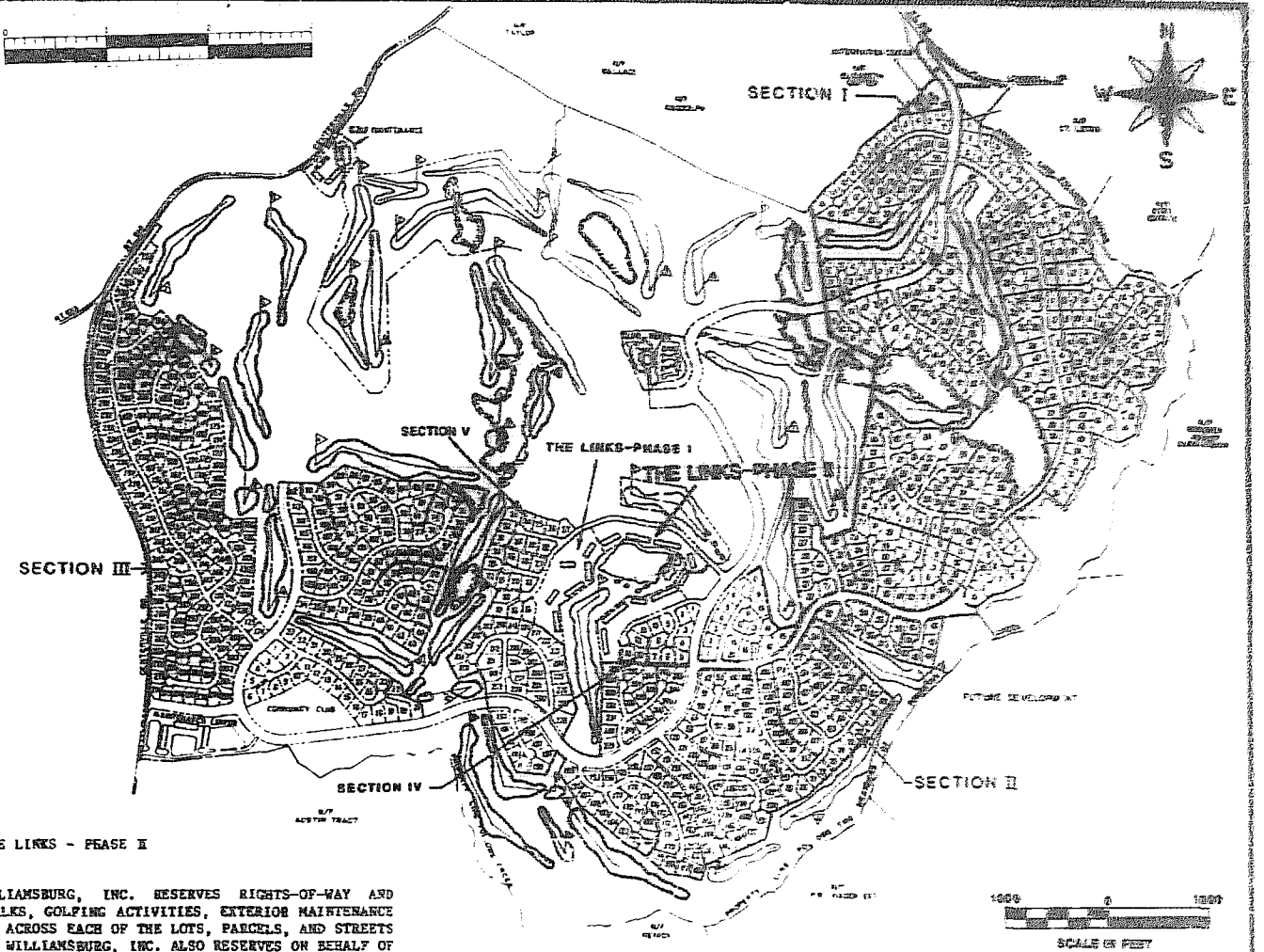
BY: Paul C. Small
PAUL C. SMALL, P.E., C.L.S.

LAND USE TABULATION

AREA OF PHASE II	315,499 SF	7.2429 AC
AREA OF LOTS BUILDING P-1	82,695 SF	1.8984 AC
PARCEL C	221,379 SF	5.0822 AC
AREA OF LOTS BUILDING A	15,012 SF	0.3446 AC
PARCEL B	94,120 SF	2.1507 AC
# OF UNITS		27

INDEX TO PLAT SHEETS

GENERAL SCHEMATIC	SHEET 2 OF 4
BUILDINGS G,S,I 19 UNITS	SHEET 3 OF 4
BUILDINGS A,F, 8 UNITS	SHEET 4 OF 4



NOTE: FORD'S COLONY AT WILLIAMSBURG, INC. RESERVES RIGHTS-OF-WAY AND EASEMENTS FOR UTILITIES, SIDEWALKS, GOLFING ACTIVITIES, EXTERIOR MAINTENANCE DRIVE AND DRAINAGE OVER AND ACROSS EACH OF THE LOTS, PARCELS, AND STREETS IN 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.

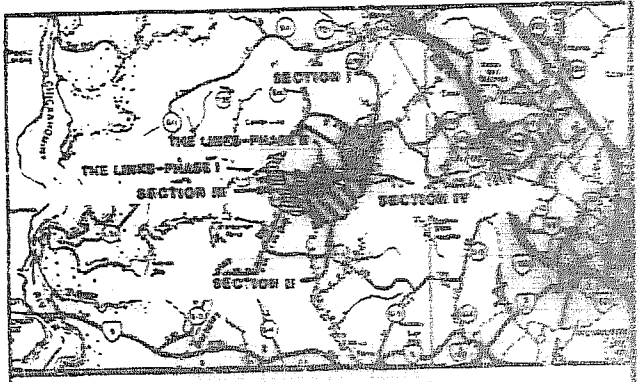
THE LANDS DEPICTED AND SHOWN ON THIS PLAT ARE SUBJECT TO THE PROVISIONS OF:

- A. THE DECLARATION OF PROTECTIVE COVENANTS FOR FORD'S COLONY AT WILLIAMSBURG RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURTS 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 C AND D CONSTITUTE COMMON AREA WHICH IS ALL AREA WITHIN PHASE II EXCEPTING ROAD RIGHTS-OF-WAY AND DESIGNATED LOTS.



AES, a professional corporation
1781 Jamestown Road, Williamsburg, Va. 23185
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Engineering, Planning, Surveying

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

FEDERAL DISTRICT JAMES CITY COUNTY VIRGINIA



437
 Received of Paul C. Small
 \$ 50.00 for Survey
 DATE: _____ RECEIPTS / COMMENT / NOTE

Designated	Drawn
Checked	MS
Scale	1" = 1 mile
Record	1/1/86
Project No.	
Sheet	1 of 4