

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 LAND SHOWN HEREON IS VESTED IN REALTEC INCORPORATED, SUCCESSOR BY MERGER TO FORD'S COLONY AT WILLIAMSBURG, INC. BY DEED AS FOLLOWS:

DEED BOOK 324, PAGE 394, DATED DECEMBER 19, 1986

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

BY: Bruce Land

STATE OF VIRGINIA,

I, Kelli Jean Barnes, 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 2 DATE OF September 1988.

MY COMMISSION EXPIRES June 28, 1991

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 12 DAY OF Sept, 1988, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Nelise Swind, CLERK

FLAT BOOK 49, PAGE 45-50

CERTIFICATE OF APPROVAL

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

DATE 9-2-88 HEALTH OFFICER Allen J. King
DATE 9/2/88 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 8th DAY OF September, 1988.

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

NOTE: 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. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF RESTRICTIVE COVENANTS, SECTION XI-A LOT 1-69, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.

DEVELOPMENT NOTES

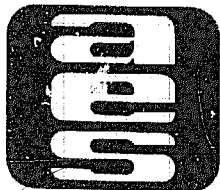
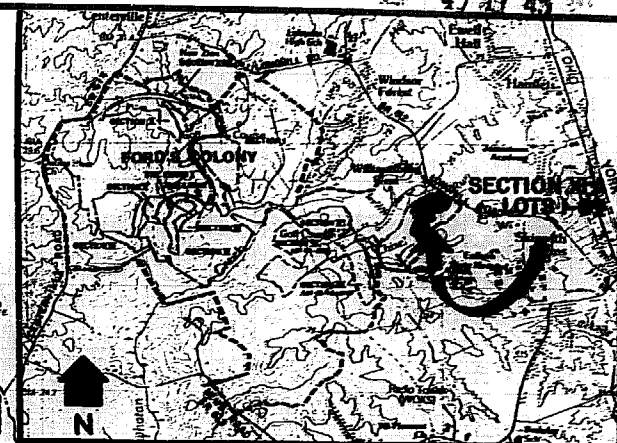
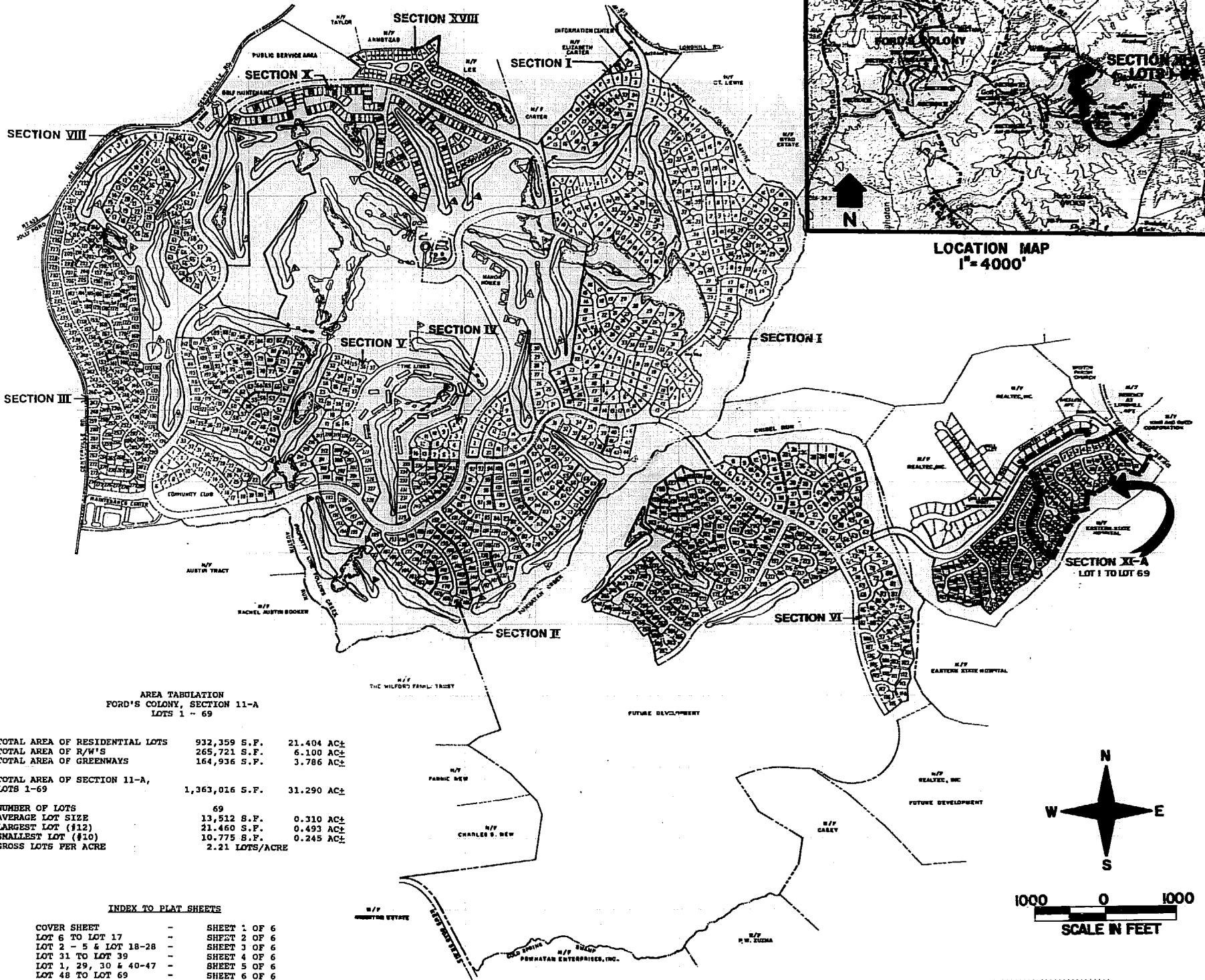
- PROPERTY IS ZONED "R-4" RESIDENTIAL PLANNED COMMUNITY.
- ALL LOTS ARE TO BE PROVIDED WITH WATER AND SEWER SERVICE BY THE JAMES CITY SERVICE AUTHORITY.
- ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL LOTS ARE WITHIN THE ORIGINAL BOUNDARY SURVEY OF RECORD.

AREA TABULATION
FORD'S COLONY, SECTION 11-A
LOTS 1 - 69

TOTAL AREA OF RESIDENTIAL LOTS	932,359 S.F.	21.404 AC±
TOTAL AREA OF R/W'S	265,721 S.F.	6.100 AC±
TOTAL AREA OF GREENWAYS	164,936 S.F.	3.786 AC±
TOTAL AREA OF SECTION 11-A, LOTS 1-69	1,363,016 S.F.	31.290 AC±
NUMBER OF LOTS	69	
AVERAGE LOT SIZE	13,512 S.F.	0.310 AC±
LARGEST LOT (#12)	21,460 S.F.	0.493 AC±
SMALLEST LOT (#10)	10,775 S.F.	0.245 AC±
GROSS LOTS PER ACRE	2.21 LOTS/ACRE	

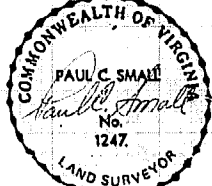
INDEX TO PLAT SHEETS

COVER SHEET	-	SHEET 1 OF 6
LOT 6 TO LOT 17	-	SHEET 2 OF 6
LOT 2 - 5 & LOT 18-28	-	SHEET 3 OF 6
LOT 31 TO LOT 39	-	SHEET 4 OF 6
LOT 1, 29, 30 & 40-47	-	SHEET 5 OF 6
LOT 48 TO LOT 69	-	SHEET 6 OF 6



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

PLAT OF
FORD'S COLONY
@ WILLIAMSBURG
SECTION XI-A
LOT 1 TO LOT 69
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



2:59 p.m.

Recorded	12K	Day of	Sept	1988
D.B. No.	486	pages	249	
[Signature]				
No.	DATE	REVISION / COMMENT / NOTE	BY	

Designed	LCA/AES	Drawn	BB
Scale	NOTED	Date	9/7/1988
Project No.	5652		
Drawing No.	1 of 6		

