

OWNER'S CONSENT & DECLARATION

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 304, 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 Paul C. Small
BY _____

STATE OF VIRGINIA

I, Paul C. Small, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS NAMED ABOVE ARE SIGNERS TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 14 DAY OF February, 1989.

MY COMMISSION EXPIRES ON 04/22/1992.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 14 DAY OF Feb, 1989, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW REQUIRES.

TESTE: Paul C. Small CLERK

PLAT BOOK 30, PAGE 31-40

CERTIFICATE OF APPROVAL

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

Paul C. Small
DATE: 2/14/89 VIRGINIA DEPARTMENT OF TRANSPORTATION

Paul C. Small
DATE: 2/14/89 VIRGINIA DEPARTMENT OF HEALTH

Paul C. Small
DATE: 2/14/89 SUBDIVISION AGENT OF JAMES CITY COUNTY

Paul C. Small
DATE: 2/14/89 ENGINEER'S & SURVEYOR'S CERTIFICATION:

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

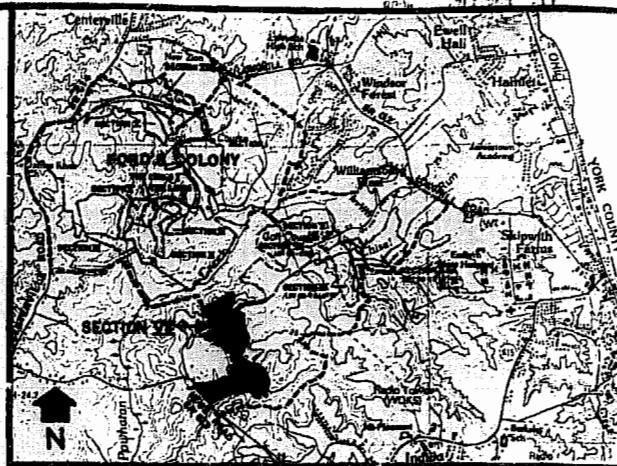
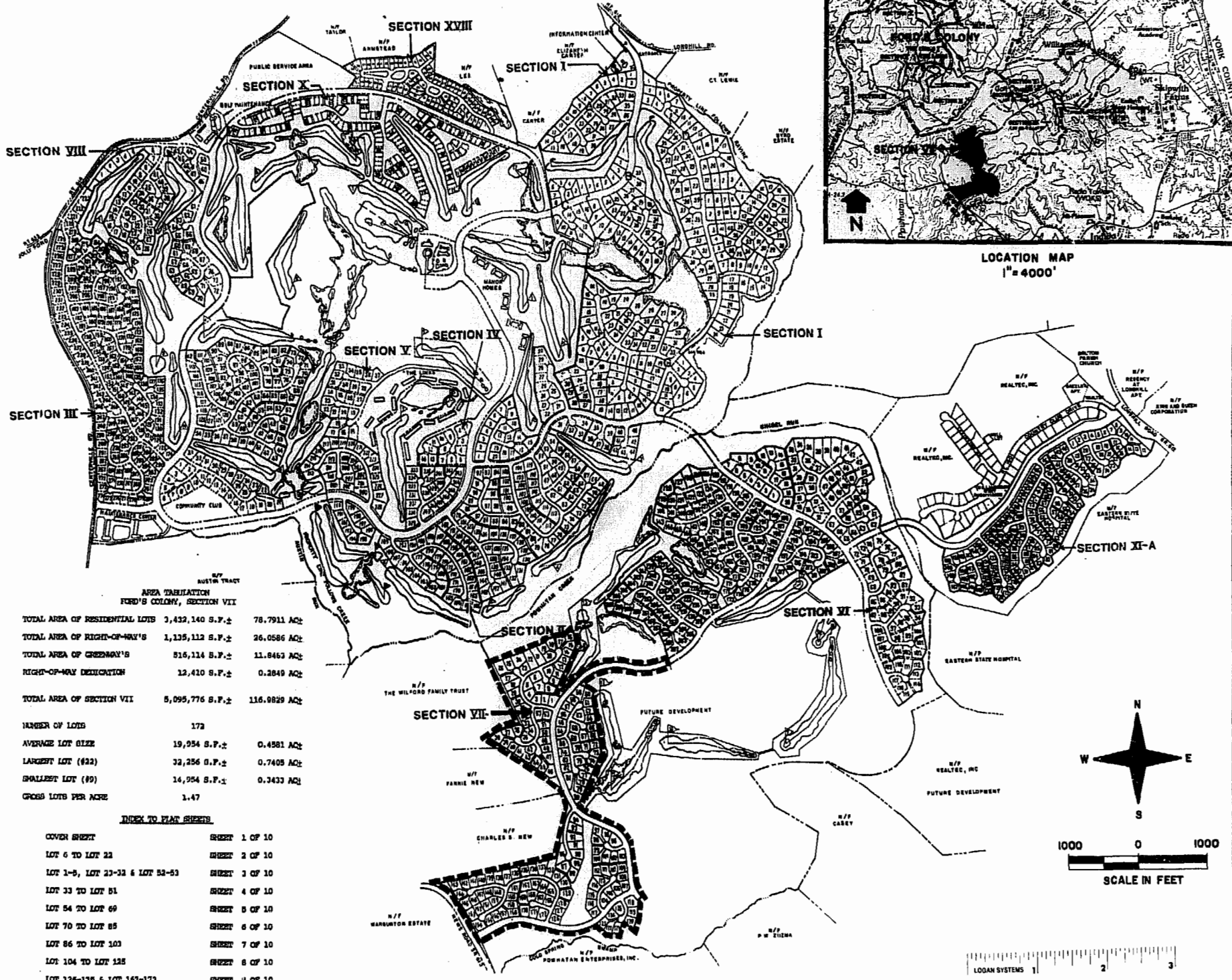
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAN COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLACING OF SUBDIVISIONS WITHIN THE COUNTY.

2/10/89
DATE Paul C. Small
PAUL C. SMALL, C.L.S., P.E.

NOTE: FOR PURPOSES OF COMPLIANCE WITH BUILDING LOCATION REQUIREMENTS PURSUANT TO SECTION 20180 OF JAMES CITY COUNTY ZONING ORDINANCE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LINES, AND SETBACK LINES REFERRED TO THEREIN ARE HEREBY COMPLYING WITH THE LOT PROPERTY LINES. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF RESTRICTIVE COVENANTS, SECTION VII, 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.

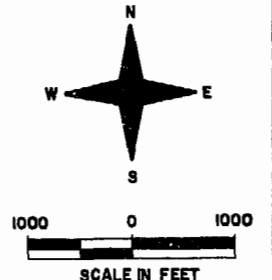


AREA TABULATION
FORD'S COLONY, SECTION VII

TOTAL AREA OF RESIDENTIAL LOTS	3,432,140 S.F.±	78.7911 AC±
TOTAL AREA OF RIGHT-OF-WAY'S	1,125,112 S.F.±	26.0586 AC±
TOTAL AREA OF GREENWAY'S	515,114 S.F.±	11.8463 AC±
RIGHT-OF-WAY DEDICATION	12,410 S.F.±	0.2849 AC±
TOTAL AREA OF SECTION VII	5,095,776 S.F.±	116.9829 AC±
NUMBER OF LOTS	172	
AVERAGE LOT SIZE	19,954 S.F.±	0.4581 AC±
LARGEST LOT (#22)	32,256 S.F.±	0.7405 AC±
SMALLEST LOT (#9)	14,954 S.F.±	0.3433 AC±
GROSS LOTS PER ACRE	1.47	

INDEX TO PLAT SHEETS

COVER SHEET	SHEET 1 OF 10
LOT 6 TO LOT 22	SHEET 2 OF 10
LOT 1-5, LOT 23-32 & LOT 52-53	SHEET 3 OF 10
LOT 33 TO LOT 51	SHEET 4 OF 10
LOT 54 TO LOT 69	SHEET 5 OF 10
LOT 70 TO LOT 85	SHEET 6 OF 10
LOT 86 TO LOT 103	SHEET 7 OF 10
LOT 104 TO LOT 125	SHEET 8 OF 10
LOT 126-135 & LOT 162-172	SHEET 9 OF 10
LOT 136 TO LOT 151	SHEET 10 OF 10



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

PLAT OF FORD'S COLONY @ WILLIAMSBURG SECTION VII
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



3:09 p.m.
Recorded at 25 of February 1989
D.B. No. 466-1-1000-523
[Signature] Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed LCA/AES	Drawn BS
Scale 1"=100'	Date DEC. 1988
Project No. 5652	
Drawing No. 1 of 10	

