

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS FORD'S COLONY, SECT. IX-B, LOTS 1-33 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

7-10-91 *D. M. Miller* V.P.
 DATE NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF *James City*, *South of Martin*
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS *10* DAY OF *July*, 19*91*. MY COMMISSION EXPIRES *May 22, 1992*.
[Signature]
 SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE LAND SHOWN HEREON IS VESTED IN REALTEC INCORPORATED, SUCCESSOR BY MERGER TO FORD'S COLONY AT WILLIAMSBURG, INC. BY DEED DATED DECEMBER 19, 1986 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 325, PAGE 394.

ENGINEER OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

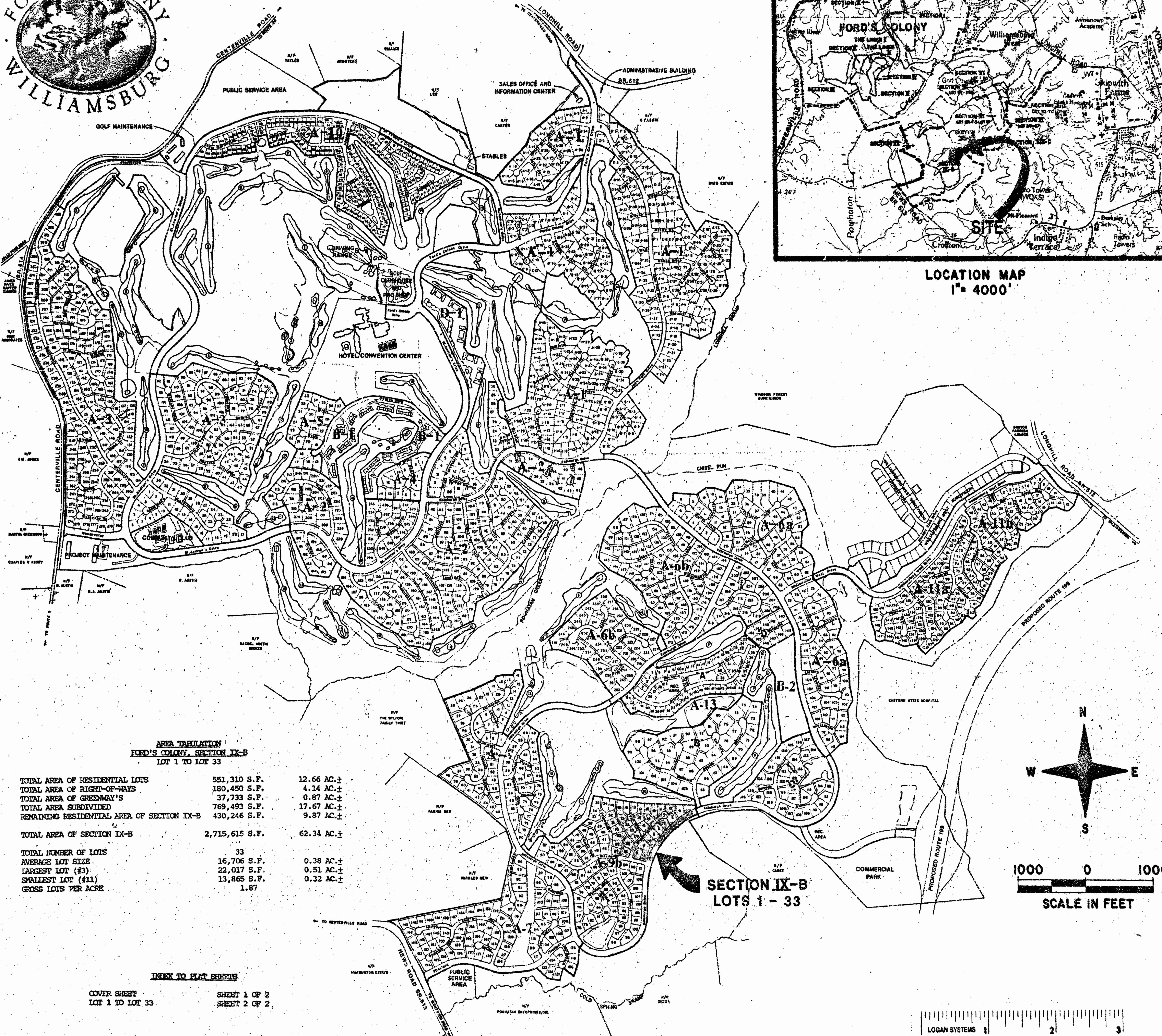
July 10, 1991 *[Signature]*
 DATE G. T. WILSON, JR. C.L.S.

CERTIFICATE OF APPROVAL

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

7-9-91 *Jacob W. Denton*
 DATE VIRGINIA DEPARTMENT OF HEALTH

[Signature]
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY



AREA TABULATION
FORD'S COLONY SECTION IX-B
LOT 1 TO LOT 33

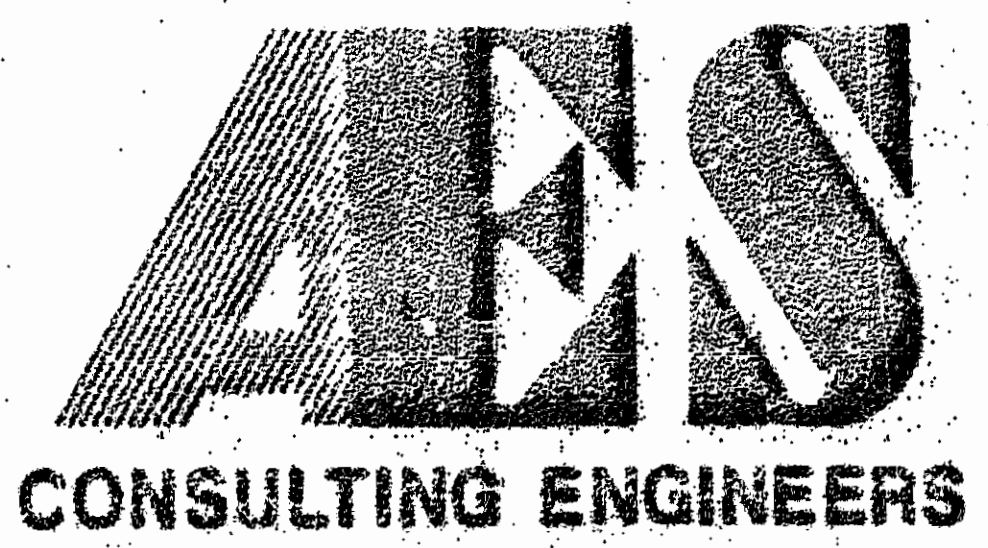
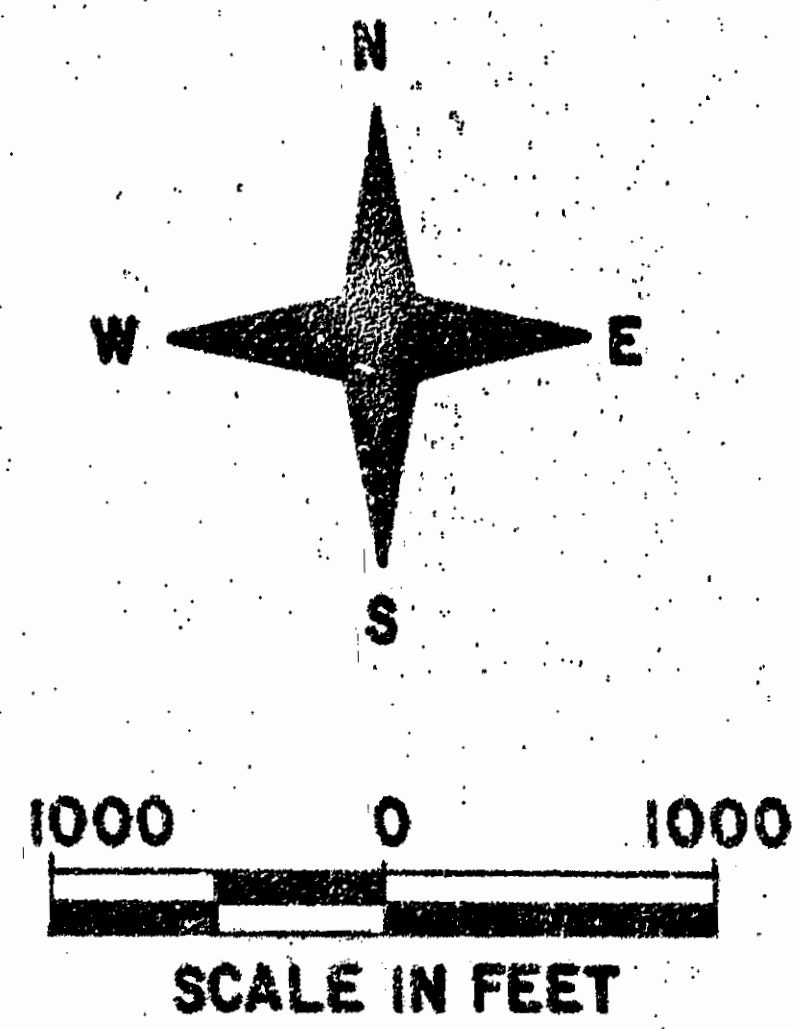
TOTAL AREA OF RESIDENTIAL LOTS	551,310 S.F.	12.66 AC.±
TOTAL AREA OF RIGHT-OF-WAYS	180,450 S.F.	4.14 AC.±
TOTAL AREA OF GREENWAY'S	37,733 S.F.	0.87 AC.±
TOTAL AREA SUBDIVIDED	769,493 S.F.	17.67 AC.±
REMAINING RESIDENTIAL AREA OF SECTION IX-B	430,246 S.F.	9.87 AC.±
TOTAL AREA OF SECTION IX-B	2,715,615 S.F.	62.34 AC.±
TOTAL NUMBER OF LOTS	33	
AVERAGE LOT SIZE	16,706 S.F.	0.38 AC.±
LARGEST LOT (#3)	22,017 S.F.	0.51 AC.±
SMALLEST LOT (#11)	13,865 S.F.	0.32 AC.±
GROSS LOTS PER ACRE	1.87	

NOTE: FOR PURPOSES OF COMPLIANCE WITH BUILDING LOCATIONS REQUIREMENTS PURSUANT TO SECTION 20-218, PARAGRAPH (D) 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 OR RESTRICTIVE COVENANTS, SECTION IX-B, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.

- 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.

INDEX TO PLAT SHEETS

COVER SHEET	SHEET 1 OF 2
LOT 1 TO LOT 33	SHEET 2 OF 2



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
 Fax (804) 220-8994

PLAT OF
FORD'S COLONY
@ WILLIAMSBURG
SECTION IX-B, LOT 1 - LOT 33
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
LCA/AES	BB
Scale	Date
NOTED	JULY, 1991
Project No.	5652
Drawing No.	1 of 2