

LOCATION MAP
1" = 4000'

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS FORD'S COLONY AT WILLIAMSBURG, SECTION IX-A, LOTS 61-83 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PRODUCERS AND TRUSTEES.

[Signature] 1/17/96
FOR REALTEC INCORPORATED DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF *James City*

I, *Steven O. Wilcox*, 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 *17* DAY OF *January*, 1996. MY COMMISSION EXPIRES *3-31-97*

[Signature]
SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT IS VESTED IN:

REALTEC INCORPORATED, SUCCESSOR BY MERGER TO FORD'S COLONY AT WILLIAMSBURG, INC., BY DEED DATED DECEMBER 19, 1986, AND RECORDED IN TITLE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 324 AT PAGE 354.

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.

[Signature] 1-18-96
G. T. WILSON, JR., C.L.S. DATE

CERTIFICATE OF APPROVAL

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

[Signature] 1-18-96
VIRGINIA DEPARTMENT OF HEALTH DATE

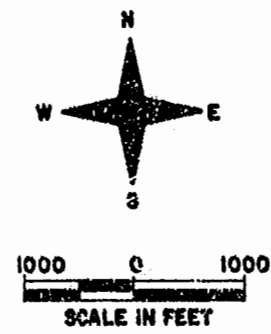
[Signature] 3/14/94
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

GENERAL NOTES:

- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4.
- 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.
- FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATION REQUIREMENTS PURSUANT TO SECTION 20-218 OF THE 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 PROTECTIVE COVENANTS AND THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SECTION IX-A, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.

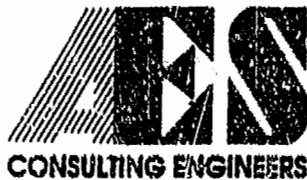
AREA TABULATION

TOTAL AREA OF RESIDENTIAL LOTS	622,077	14.302
TOTAL AREA OF RIGHT-OF-WAYS	43,849	1.007
TOTAL AREA OF GREENWAYS	40,002	1.140
TOTAL AREA OF OPEN SPACE EASEMENT	223,209	5.125
TOTAL AREA OF SECTION IX-A, LOTS 61-83	939,757	21.574
NUMBER OF LOTS	23	
AVERAGE LOT SIZE	27,080	0.622
SMALLEST LOT (77)	17,596	0.404
LARGEST LOT (73)	38,911	0.886
GROSS LOTS PER ACRE		1.07
TOTAL NATURAL OPEN SPACE (INCLUDES AREA ON LOTS)		0.62 AC.



SECTION IX-A,
LOTS 61-83

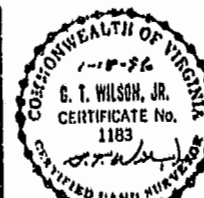
PLAT RECORDED IN
P.D. NO. 63 PAGE 64-85



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PLAT OF
**FORD'S COLONY
@ WILLIAMSBURG**
SECTION IX-A, LOTS 61-83

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed LCA/AES	Drawn
Date NOV 05	Date 1/18/96
Project No. 5652	
Drawing No. 1 of 2	