FORD'S COLONY · WILLIAMSBURG ·

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS FORD'S COLONY AT WILLIAMSBURG, SECTION XVIII, LOTS 1 - 14, 31 & 32 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

FOR REALTEC INCORPORATED — DATE July 15 1996

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City

I, Lynn D. Combs, 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 15 DAY OF July 1996

MY COMMISSION EXPIRES [illegible]

SIGNATURE Lynn D. Combs

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 THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 324 AT 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.

RONALD W. EADS, L.S. — DATE 7-8-96

CERTIFICATE OF APPROVAL

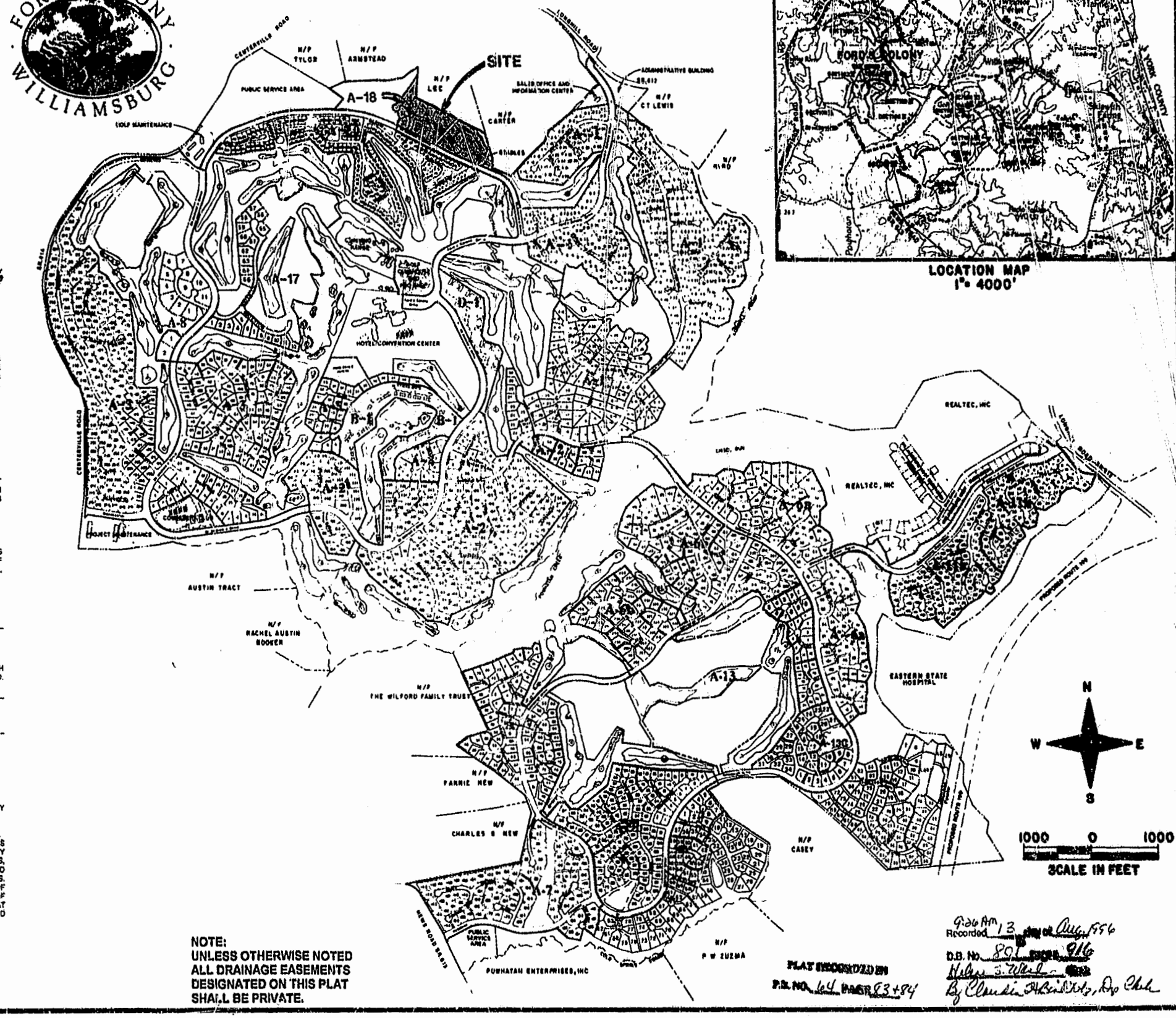
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

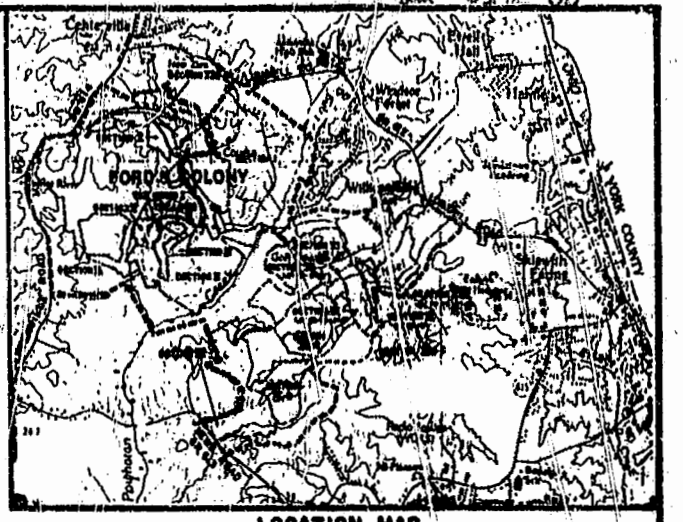
VIRGINIA DEPARTMENT OF HEALTH — DATE 7-15-96

SUBDIVISION AGENT OF JAMES CITY COUNTY — DATE 7/22/96

GENERAL NOTES:

1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4.
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.
6. FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATIONS 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 XVIII FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.





LOCATION MAP
1" = 4000'

NOTE:
UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

Recorded 9:36 AM 13 day of Aug 1996
D.B. No. 801 PAGE 916
Helen J. Wood CLERK
By Claudia H. Reid Dep. Clerk

PLAT RECORDED IN P.B. NO. 64 PAGES 83+84

ES CONSULTING ENGINEERS
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(804) 253-0040
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PLAT OF FORD'S COLONY @ WILLIAMSBURG

SECTION XVIII, LOTS 1 -14, 31 & 32

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA 7-8-96 RONALD W EADS No. 1918 LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed LCA/AES	Drawn AES
Scale NOTED	Date 7/8/96
Project No. 5682	
Drawing No. 10F 2	