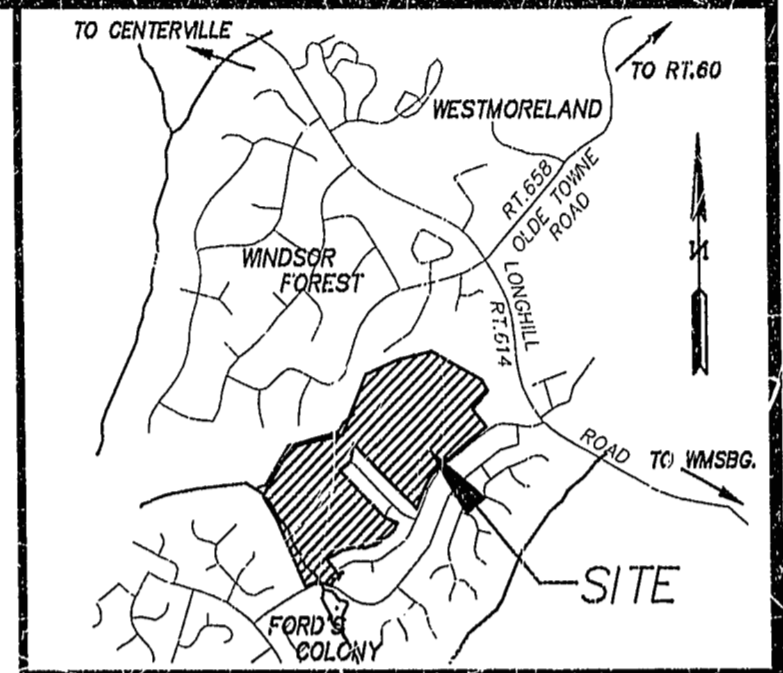
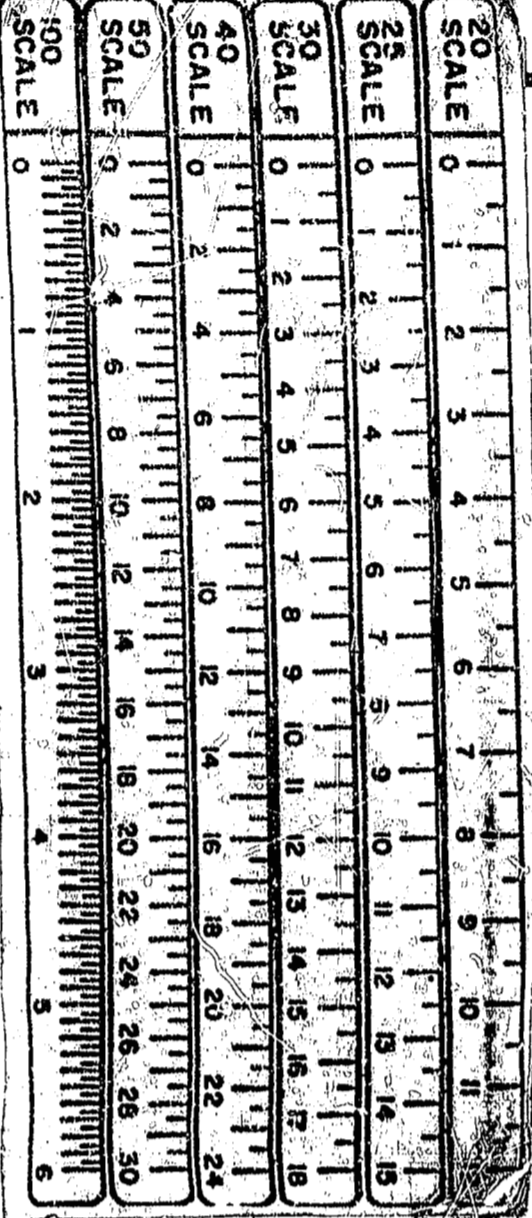
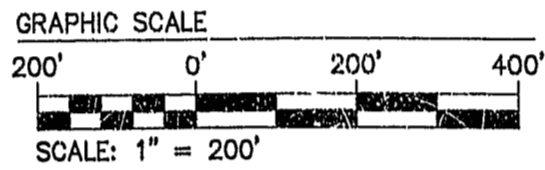
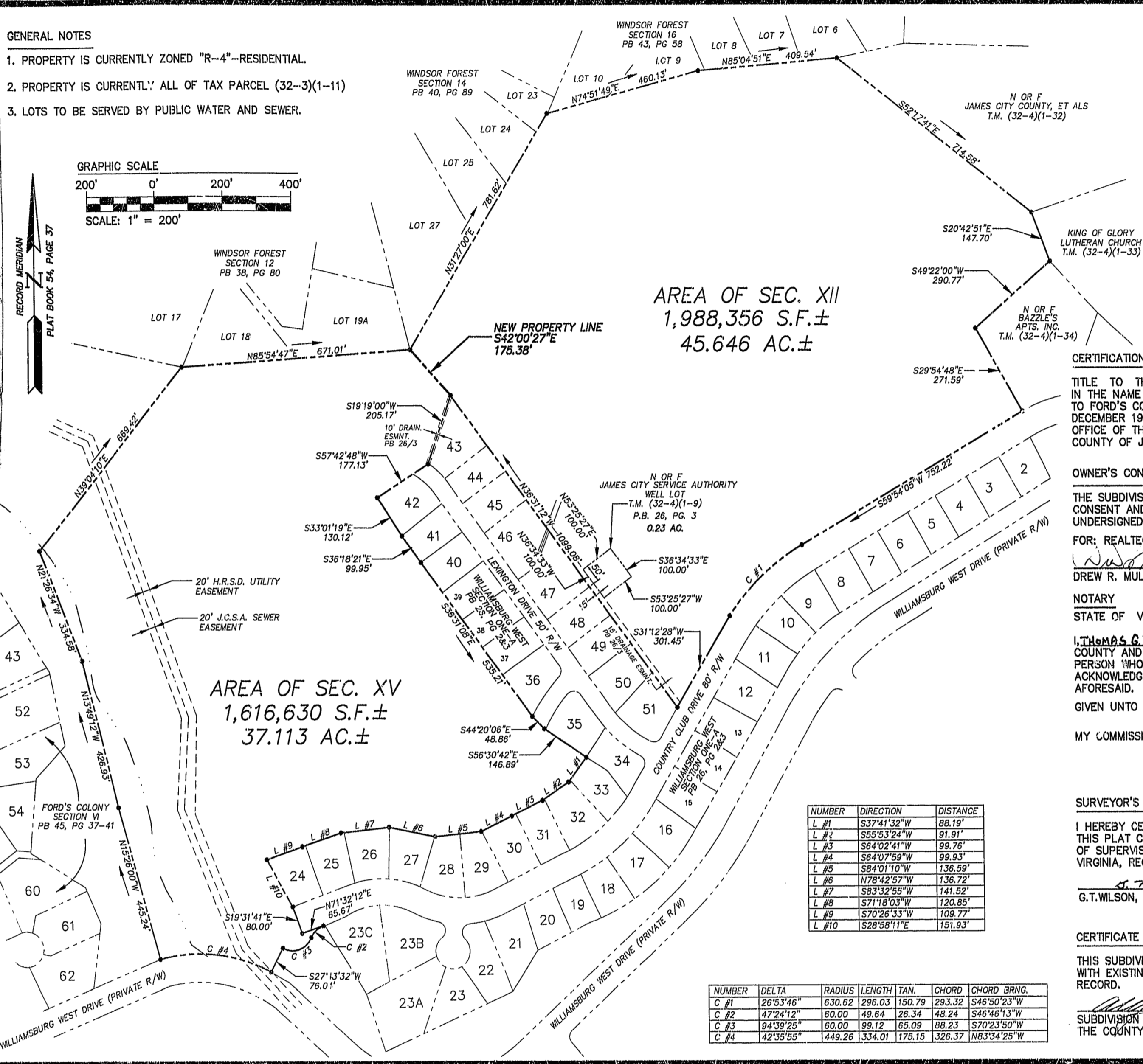


GENERAL NOTES

1. PROPERTY IS CURRENTLY ZONED "R-4"-RESIDENTIAL.
2. PROPERTY IS CURRENTLY ALL OF TAX PARCEL (32-3)(1-11)
3. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.



LOCATION MAP: SCALE: 1" = 2000'



AREA OF SEC. XII
1,988,356 S.F. ±
45.646 AC. ±

AREA OF SEC. XV
1,616,630 S.F. ±
37.113 AC. ±

CERTIFICATION OF SOURCE OF TITLE

TITLE TO THE LAND SHOWN HEREON IS VESTED IN THE NAME OF REALTEC INCORPORATED, SUCCESSOR BY MERGER TO FORD'S COLONY AT WILLIAMSBURG, INC. BY DEED DATED DECEMBER 19, 1986 AND DULY RECORDED IN THE CLERK'S OFFICE OF OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 324, PAGE 394.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: REALTEC INCORPORATED

Drew R. Mulhare 1/28/97
DREW R. MULHARE, VICE PRESIDENT OPERATIONS DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

I, THOMAS G. PENDLETON A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 28TH DAY OF JANUARY, 1997.

MY COMMISSION EXPIRES AUG 31, 1999, 1999.

Thomas G. Pendleton
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

G.T. Wilson, Jr. 1/23/97
G.T. WILSON, JR., C.L.S. #1183 DATE

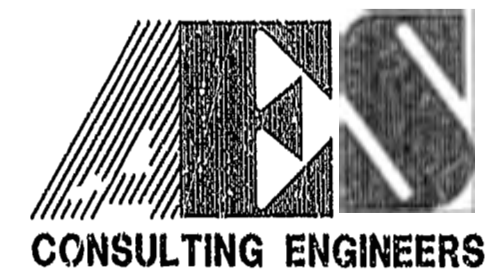
CERTIFICATE OF APPROVAL

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

[Signature] 3/3/97
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE PLAT RECORDED IN P.B. NO. 166, PAGE 21

NUMBER	DIRECTION	DISTANCE
L #1	S37°41'32"W	88.19'
L #2	S55°53'24"W	91.91'
L #3	S64°02'41"W	99.76'
L #4	S64°07'59"W	99.93'
L #5	S84°01'10"W	136.59'
L #6	N78°42'57"W	136.72'
L #7	S83°32'55"W	141.52'
L #8	S71°18'03"W	120.85'
L #9	S70°26'33"W	109.77'
L #10	S28°58'11"E	151.93'

NUMBER	DELTA	RADIUS	LENGTH	TAN.	CHORD	CHORD BRNG.
C #1	26°53'46"	630.62	296.03	150.79	293.32	S46°50'23"W
C #2	47°24'12"	60.00	49.64	26.34	48.24	S46°46'13"W
C #3	94°39'25"	60.00	99.12	65.09	88.23	S70°23'50"W
C #4	42°35'55"	449.26	334.01	175.15	326.37	N83°34'25"W



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
BEING SECTIONS XII & XV
FORD'S COLONY
@ WILLIAMSBURG
OWNER / DEVELOPER: REALTEC INCORPORATED
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
CMA	CMA
Scale	Date
1" = 200'	1/27/97
Project No.	5652
Drawing No.	1 OF 1