INST # 010019806 BK 83 PG 75

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT AND KNOWN AS FORD'S COLONY @ WILLIAMSBURG, SECTION XXXI, LOTS 82-142, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

MAY 25, 2000
FOR REALTEC, INCORPORATED — DATE
DREW R. MULHARE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City, I, Gina R. Zerillo 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 25 DAY OF May, 2000. MY COMMISSION EXPIRES Oct. 31, 2003

Gina R. Zerillo
SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO:

REALTEC INCORPORATED BY DEED FROM JAMES HERBERT NEW, ET ALS, RECORDED 4/14/99 IN DOCUMENT NUMBER 990008149. (TAX MAP PARCEL (37-2)(1-1))

REALTEC INCORPORATED BY DEED FROM PAUL A. WILFORD, ET ALS, RECORDED 5/10/99 IN DOCUMENT NUMBER 990010100. (TAX MAP PARCEL (37-1)(1-2))

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.

3/27/00
G.T. WILSON, JR., C.L.S. — DATE

CERTIFICATE OF APPROVAL

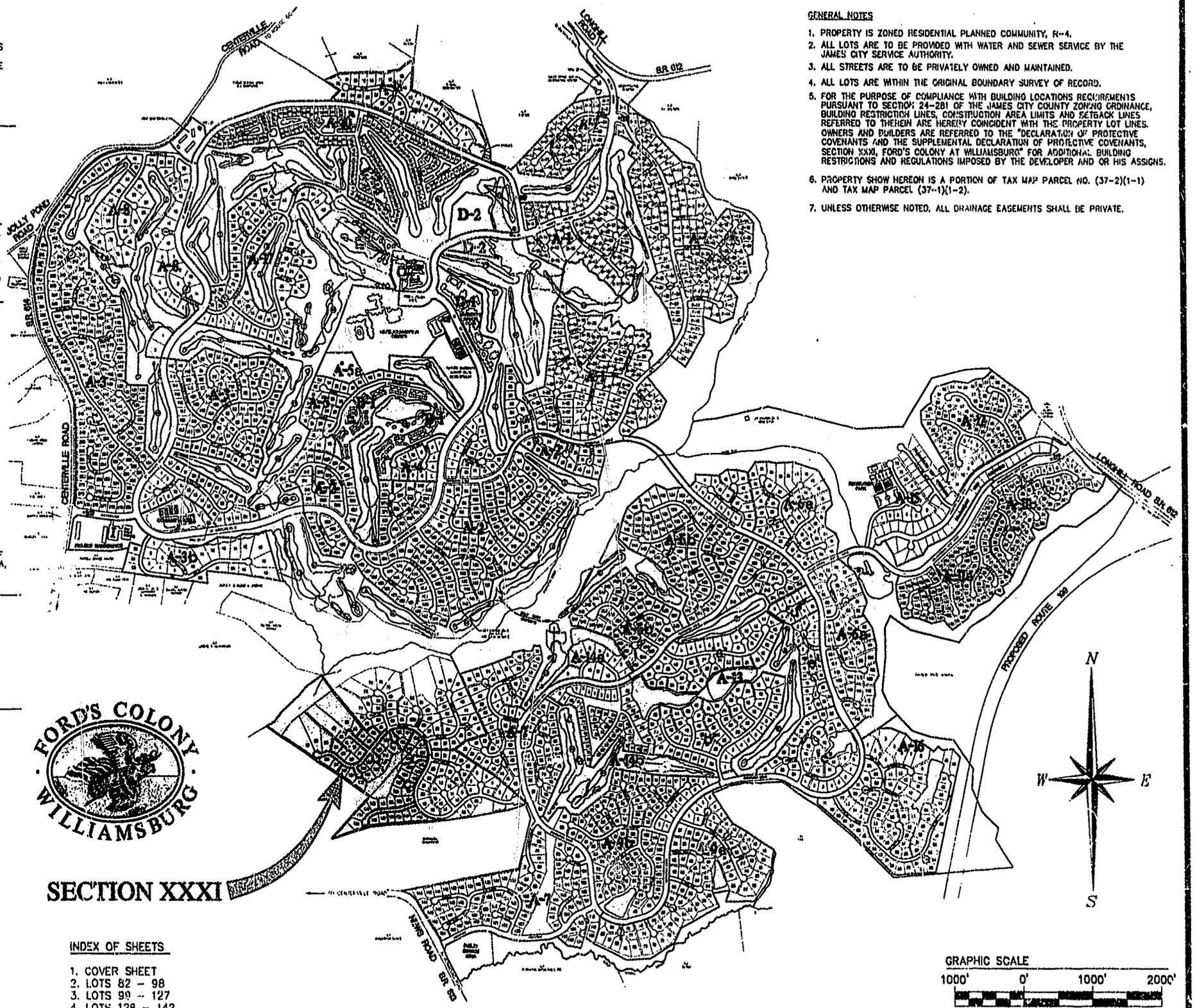
THIS SUBDIVISION AND LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD

9/20/01
SUBDIVISION AGENT OF JAMES CITY COUNTY — DATE

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY THIS ____ DAY OF ____ THIS PLAT HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
TESTE: ____ CLERK

PLAT BOOK ____ ____

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 30 Oct. 2001 at 1:05 PM, PB 83 PG 75-78
DOCUMENT # 010019806
BETSY B. WOOLRIDGE, CLERK
By Claudia H. Holt, Dep. Clerk



FORD'S COLONY @ WILLIAMSBURG

SECTION XXXI

INDEX OF SHEETS

1. COVER SHEET
2. LOTS 82 - 98
3. LOTS 99 - 127
4. LOTS 128 - 142

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.
5. FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATIONS REQUIREMENTS PURSUANT TO SECTION 24-281 OF THE JAMES CITY COUNTY ZONING ORDINANCE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LIMITS AND SETBACK LINES REFERRED TO THEREIN ARE HEREBY COINCIDENT WITH THE PROPERTY LOT LINES. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF PROTECTIVE COVENANTS AND THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SECTION XXXI, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
6. PROPERTY SHOW HEREON IS A PORTION OF TAX MAP PARCEL NO. (37-2)(1-1) AND TAX MAP PARCEL (37-1)(1-2).
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.

GRAPHIC SCALE
1000' 0' 1000' 2000'
SCALE: 1" = 1000'

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

PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT
SECTION XXXI
LOTS 82-142
FORD'S COLONY @ WILLIAMSBURG
BERKELEY DISTRICT — JAMES CITY COUNTY — VIRGINIA

COMMONWEALTH OF VIRGINIA
3/27/00
G.T. WILSON, JR.
CERTIFICATE No. 1183
REGISTERED LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY
1	10/17/01	REVISED PER JAMES CITY COUNTY COMMENTS	JFS

Designed CAH/DPW	Drawn TCS/JFS
Scale 1"=1000'	Date 3/27/2000
Project No. 5052-31C	
Drawing No. 1 OF 4	