

CERTIFICATION OF SOURCE OF TITLE

THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF REALTEC INCORPORATED, AND WAS ACQUIRED FROM C.C. CASEY LIMITED COMPANY BY DEED DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY BY INSTRUMENT #990015502, DATED JULY 21, 1999.

OWNER'S CERTIFICATE
THE SUBDIVISION OF LAND AND EASEMENT EXTINGUISHMENT SHOWN ON THIS PLAT AND KNOWN AS FORD'S COLONY @ WILLIAMSBURG, SECTION XXX, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Drew Mulhare 8/8/02
DREW MULHARE FOR REALTEC, INCORPORATED DATE

CERTIFICATE OF NOTARIZATION

STATE OF Va., CITY/COUNTY OF James City
TO WIT: I, Pamela D. Callis
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 8 DAY OF August, 2002.
MY COMMISSION EXPIRES 8/31/02
Pamela D. Callis
SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE EASEMENT EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF C.C. CASEY LIMITED COMPANY, AND IS SUCCESSOR BY MERGER TO C.C. CASEY BY INSTRUMENT #990015508 DEED OF EASEMENT AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN PLAT BOOK 73, PAGE 83.

Robert T. Casey 7/9/02
ROBERT T. CASEY FOR C.C. CASEY LIMITED COMPANY DATE

CERTIFICATE OF NOTARIZATION

STATE OF Va., CITY/COUNTY OF James City
TO WIT: I, Pamela D. Callis
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 9 DAY OF August, 2002.
MY COMMISSION EXPIRES 8/31/02
Pamela D. Callis
SIGNATURE

ENGINEER OR 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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

G.T. Wilson, Jr. 8/12/02
G. T. WILSON, JR. C.L.S. DATE

CERTIFICATE OF APPROVAL

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

[Signature] 9/13/02
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 19th DAY OF September, 2002 THE MAP SHOWN

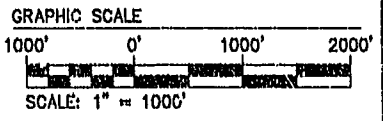
HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS, WUOLRIDGE, CLERK

TESTE: *Dawn R. Martin*
CLERK

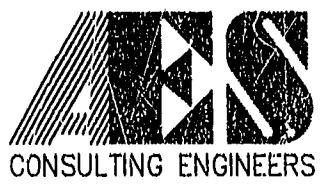
PLAT BOOK 87, PAGE 80-82



- INDEX OF SHEETS
- 1. COVER SHEET
 - 2. LOTS 17-56, 67-68 - GENERAL NOTES
 - 3. LOTS 17-56, 67-68 - CURVE TABLES/ LINE TABLE



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LBA



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

PLAT OF SUBDIVISION AND EASEMENT EXTINGUISHMENT
SECTION XXX
LOTS 17-56, 67-68
FORD'S COLONY
@ WILLIAMSBURG
POW-HATAN DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>September 19, 2002</u> at <u>12:51</u> AM/PM, PB. <u>87</u> , PG. <u>80-82</u> DOCUMENT # <u>020021552</u> <u>Betsy B. Woolridge</u> , CLERK <u>Dawn R. Martin</u> , Dep. Clerk			
1	8/7/02	REVISION PER JCC COMMENT LETTER DATED 8/1/02	LBA
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed CBR	Drawn LBA
Scale 1"=1000'	Date 7/20/02
Project No. 5652-30-1	
Drawing No. 1 OF 3	

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 XXX, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
6. PROPERTY SHOWN HEREON IS A PORTION OF TAX MAP PARCEL NO. (38-1)(1-9).
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
8. AREAS COMPUTED TO TRAVERSE LINES.
9. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

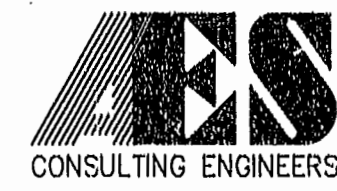
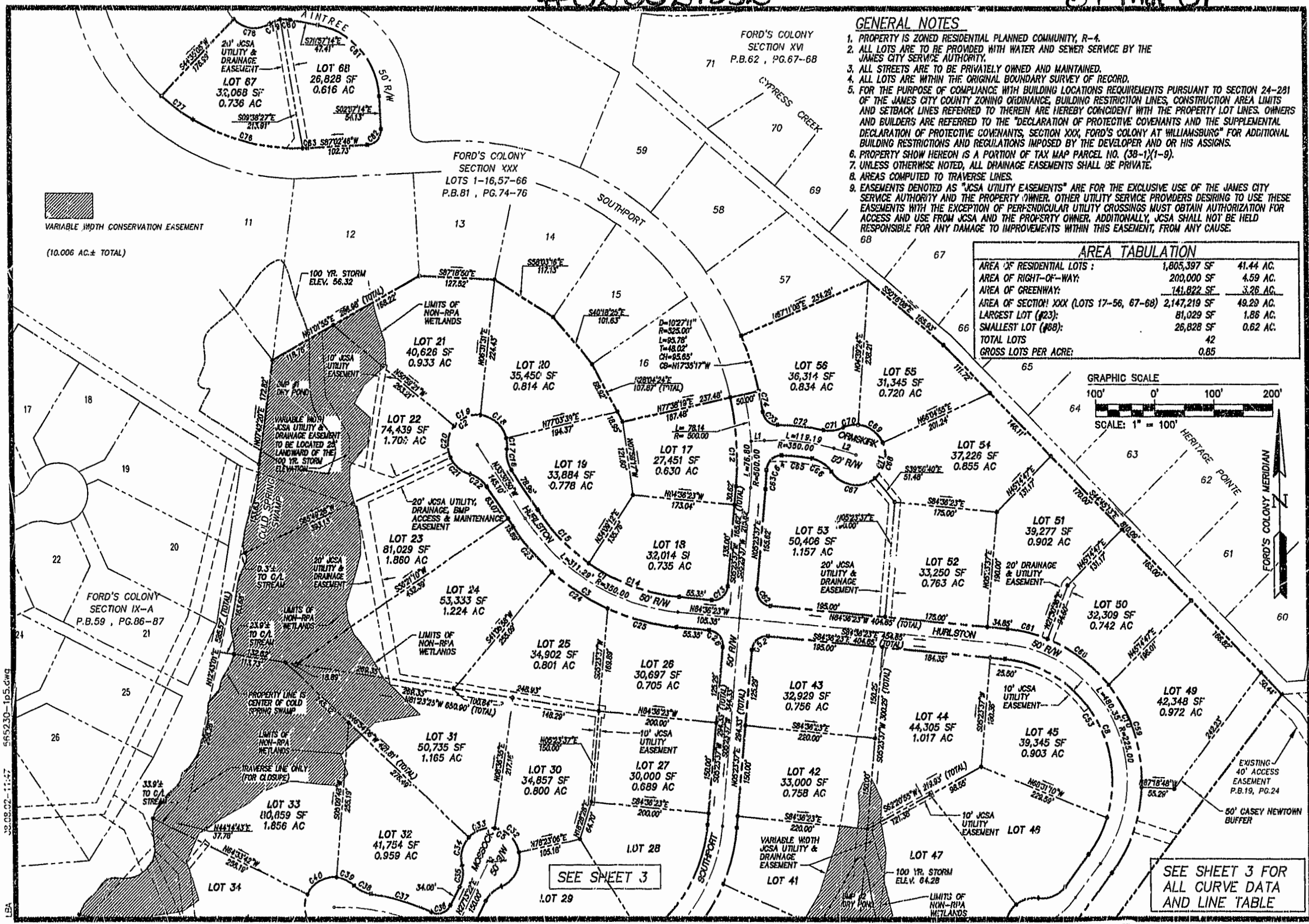
AREA TABULATION

AREA OF RESIDENTIAL LOTS :	1,805,397 SF	41.44 AC.
AREA OF RIGHT-OF-WAY:	200,000 SF	4.59 AC.
AREA OF GREENWAY:	141,822 SF	3.26 AC.
AREA OF SECTION XXX (LOTS 17-56, 67-68)	2,147,219 SF	49.29 AC.
LARGEST LOT (#23):	81,029 SF	1.86 AC.
SMALLEST LOT (#68):	26,828 SF	0.62 AC.
TOTAL LOTS		42
GROSS LOTS PER ACRE:		0.85

GRAPHIC SCALE



SCALE: 1" = 100'



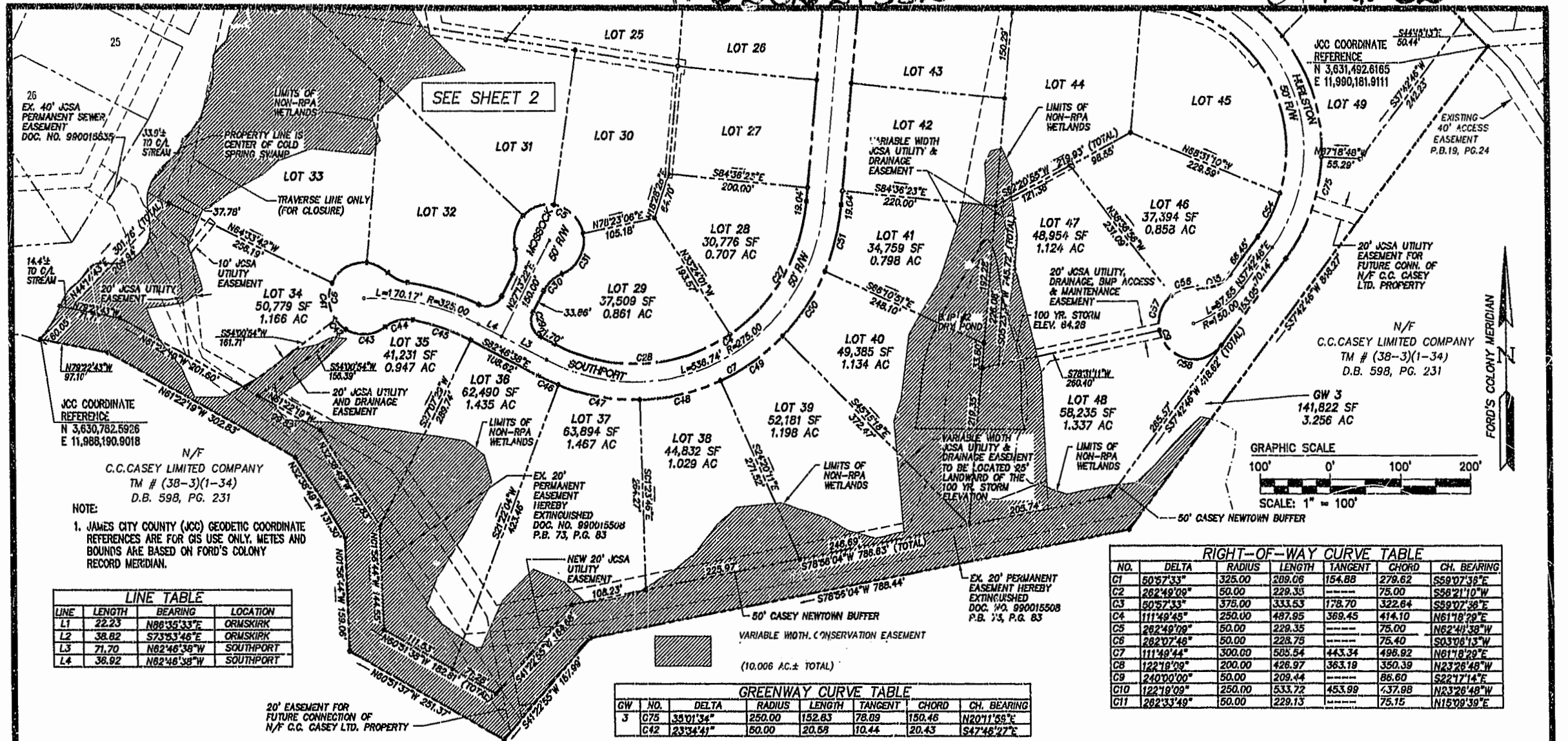
5248 Olde Towne Road, Suite 1
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PLAT OF SUBDIVISION AND EASEMENT EXTINGUISHMENT
 SECTION XXX
 LOTS 17-56, 67-68
FORD'S COLONY
 WILLIAMSBURG
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



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		at 12:51 AM/PM, PG. 80-82	
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		Dawn P. Madsen, Dep. Clerk	
No.	DATE	REVISION / COMMENT / NOTE	BY
1	8/7/02	REVISION PER JCC COMMENT LETTER DATED 8/1/02	LBA

Designed	Drawn
CBR	LBA
Scale	Date
1"=100'	7/20/01
Project No.	
5652-30-1	
Drawing No.	
2 OF 3	



LINE TABLE

LINE	LENGTH	BEARING	LOCATION
L1	22.23	N86°35'33"E	ORMSKIRK
L2	38.82	S73°53'46"E	ORMSKIRK
L3	71.70	N82°46'38"W	SOUTHPORT
L4	36.92	N82°46'38"W	SOUTHPORT

NOTE:
1. JAMES CITY COUNTY (JCC) GEODETIC COORDINATE REFERENCES ARE FOR GIS USE ONLY. METES AND BOUNDS ARE BASED ON FORD'S COLONY RECORD MERIDIAN.

RIGHT-OF-WAY CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	50°57'33"	325.00	209.06	154.88	279.62	S59°07'38"E
C2	262°49'09"	50.00	229.35	---	75.00	S58°21'10"W
C3	50°57'33"	375.00	333.63	178.70	322.64	S59°07'38"E
C4	111°49'43"	250.00	487.95	369.45	414.10	N61°18'29"E
C5	262°49'09"	50.00	229.35	---	75.00	N62°41'38"W
C6	262°07'48"	50.00	228.78	---	75.40	S03°08'13"W
C7	111°48'44"	300.00	505.54	443.34	496.82	N81°18'29"E
C8	122°18'09"	200.00	426.97	363.19	350.39	N23°26'48"W
C9	240°00'00"	50.00	209.44	---	88.60	S22°17'14"E
C10	122°18'09"	250.00	533.72	453.99	437.98	N83°26'48"W
C11	262°33'49"	50.00	229.13	---	75.15	N15°09'39"E

GREENWAY CURVE TABLE

GW	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
J	C75	35°01'34"	250.00	152.83	78.09	150.46	N20°11'59"E
J	C42	2°33'44"	50.00	20.68	10.44	20.43	S47°46'27"E

LOT CURVE TABLE

LOT	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
17	C12	17°45'18"	475.00	147.19	74.19	146.61	N03°29'02"W
18	C13	90°00'00"	25.00	39.27	25.00	35.36	N80°23'37"E
18	C14	29°05'18"	325.00	165.00	84.32	163.23	S70°03'45"E
19	C15	21°52'17"	325.00	124.06	82.80	123.31	S44°34'58"E
19	C16	41°24'35"	50.00	36.14	18.90	35.36	S12°56'32"E
19	C17	20°42'06"	50.00	18.07	9.13	17.97	N02°35'18"W
20	C18	70°32'08"	50.00	61.55	35.36	57.74	N48°12'25"W
21	C19	67°30'52"	50.00	60.19	27.44	48.11	S87°48'05"W
22	C20	63°11'14"	50.00	55.14	30.75	82.39	S07°28'03"W
23	C21	50°52'50"	50.00	44.40	23.78	42.86	S49°38'59"E
24	C22	41°24'34"	50.00	36.14	18.90	35.36	N44°21'07"W
24	C23	15°14'12"	375.00	98.51	50.05	109.21	S41°14'58"E
25	C24	12°09'10"	375.00	112.25	56.55	111.63	S57°25'32"E
26	C25	18°36'21"	375.00	121.77	61.43	121.24	S75°18'13"E
26	C26	80°00'00"	25.00	39.27	25.00	35.36	N39°36'23"W
28	C27	51°12'22"	250.00	223.43	119.80	216.07	N30°59'48"E
29	C28	60°37'23"	250.00	264.52	146.16	232.35	N86°54'40"E
29	C29	80°00'00"	25.00	39.27	25.00	35.36	S17°46'38"E
30	C30	41°24'34"	50.00	36.14	18.90	35.36	S47°58'39"W
30	C31	80°14'50"	50.00	70.03	42.14	64.44	N28°30'31"E
30	C32	69°48'31"	50.00	60.85	34.86	57.20	N46°30'09"W
31	C33	53°30'41"	50.00	48.44	26.31	48.57	S70°51'14"W

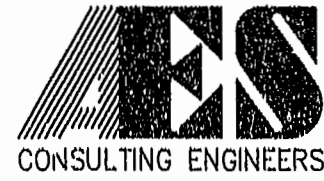
LOT CURVE TABLE

LOT	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
32	C34	57°17'02"	50.00	49.99	27.31	47.93	S142°20'20"W
32	C35	41°24'35"	50.00	36.14	18.90	35.36	N06°31'04"E
32	C36	80°00'00"	25.00	38.40	24.14	34.73	N71°13'23"E
32	C37	72°28'30"	350.00	108.76	53.79	106.33	N73°30'51"W
32	C38	32°52'12"	50.00	31.78	16.45	31.25	S84°02'30"E
32	C39	38°00'18"	50.00	34.04	17.71	33.38	N85°20'03"W
33	C40	88°43'30"	50.00	60.85	34.63	57.16	S80°18'03"W
34	C41	61°25'24"	50.00	53.60	29.70	51.07	S05°16'24"E
35	C43	68°23'53"	50.00	58.69	33.98	56.21	N88°14'16"E
35	C44	48°30'33"	50.00	42.33	22.63	41.08	S70°17'38"W
35	C45	18°40'29"	300.00	87.31	43.96	87.00	N71°06'03"W
36	C46	52°11'18"	300.00	30.66	15.34	30.64	S85°42'17"E
37	C47	22°45'50"	300.00	119.19	60.38	118.41	S80°00'51"E
38	C48	22°56'25"	300.00	120.12	60.87	119.51	N77°08'02"E
39	C49	20°55'07"	300.00	109.63	55.38	108.92	N85°12'16"E
40	C50	20°55'33"	300.00	109.57	55.40	108.86	N34°18'56"E
41	C51	18°25'32"	300.00	96.48	48.66	96.06	N14°36'23"E
43	C52	18°20'00"	25.00	39.27	25.00	35.36	S50°23'37"W
45	C53	102°42'14"	200.00	358.50	250.10	312.40	N33°15'16"W
45	C54	18°36'58"	200.00	88.47	34.07	88.14	N27°54'18"E
45	C55	80°00'00"	50.00	72.36	28.87	50.00	N67°42'48"E
45	C56	48°18'42"	50.00	40.43	21.39	39.34	S74°32'55"W
47	C57	82°51'53"	50.00	54.86	35.54	52.15	S18°37'07"W
48	C58	130°48'26"	50.00	114.15	108.23	50.93	S78°33'02"E

LOT CURVE TABLE

LOT	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
49	C59	42°40'36"	250.00	186.21	97.66	181.94	N18°39'08"W
50	C60	20°30'00"	250.00	124.39	63.49	123.08	N54°14'24"W
51	C61	16°06'59"	250.00	70.32	35.39	70.09	N78°32'53"W
53	C62	80°00'00"	25.00	39.27	25.00	35.36	S89°38'23"E
53	C63	32°21'21"	525.00	31.82	15.91	31.81	N03°39'27"E
53	C64	88°31'40"	25.00	39.06	24.79	35.21	S48°41'06"W
53	C65	0°14'56"	325.00	52.46	26.29	52.41	N82°55'36"W
53	C66	4°44'41"	50.00	39.92	21.09	38.87	N56°26'40"W
53	C67	86°23'13"	50.00	84.11	55.91	74.54	S81°45'04"E
54	C68	73°58'25"	1.00	84.53	37.66	80.16	N13°04'07"E
55	C69	81°28'31"	1.00	53.60	29.70	51.07	N84°37'50"W
56	C70	30°46'40"	50.00	26.86	13.76	26.54	S79°16'04"W
56	C71	34°23'45"	50.00	33.51	17.41	32.88	N83°04'36"E
56	C72	12°01'01"	375.00	78.65	39.47	78.51	N03°44'02"W
56	C73	81°17'16"	25.00	35.43	21.43	32.54	S49°08'24"E
56	C74	34°48'28"	525.00	35.04	17.52	35.03	N10°28'59"W
67	C76	31°42'57"	350.00	183.74	90.42	191.28	S75°52'00"E
67	C77	11°48'14"	320.21	65.97	33.10	65.85	S84°06'24"E
67	C78	78°58'54"	50.00	66.28	39.03	61.53	S83°23'22"E
67	C79	21°43'22"	50.00	18.96	9.99	18.84	S89°29'52"W
68	C80	19°41'13"	50.00	17.18	8.68	17.10	N89°47'51"W
68	C81	72°00'00"	125.00	167.89	89.43	155.63	N41°27'14"W
68	C82	80°00'00"	25.00	39.27	25.00	35.36	N42°02'46"E
68	C83	11°34'46"	350.00	7.51	3.76	7.51	N87°39'39"E

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