

020023013

87 PAGE 98

OWNER'S CERTIFICATE

THIS PARCEL KNOWN AS LOT 143 SHOWN ON THIS PLAT AND KNOWN AS FORD'S COLONY AT WILLIAMSBURG, LOT 143, SECTION XXXI, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

[Signature]
 FOR REALTEC, INCORPORATED
 9/6/02
 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City, Pamela D. Callis
 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 6 DAY OF September, 2002. MY COMMISSION EXPIRES 9/1/06

[Signature]
 SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO: REALTEC INCORPORATED BY DEED FROM JAMES HERBERT NEW, RECORDED 4/14/90 IN DOCUMENT NUMBER 990008149, ALSO RECORDED SUBDIVISION PLAT "SECTION XXXI, LOTS 1-35 IN PLAT BOOK 74 PAGE 19 & 20, DOCUMENT #990017401.

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.

[Signature]
 G.T. WILSON, JR., C.L.S.
 9/16/02
 DATE

CERTIFICATE OF APPROVAL

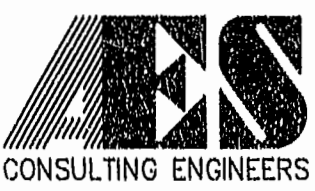
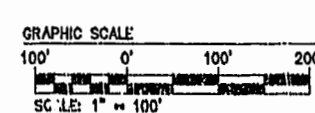
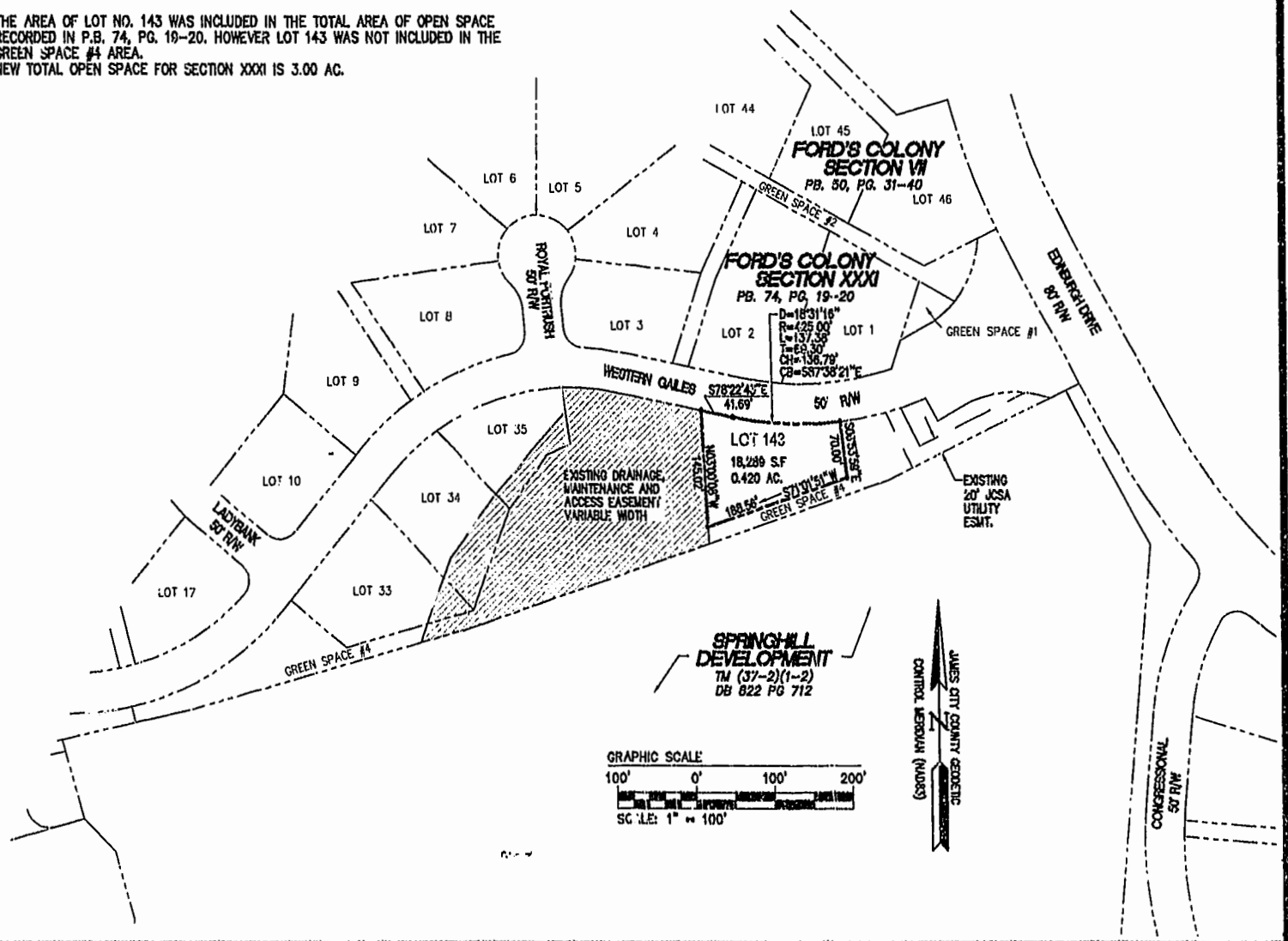
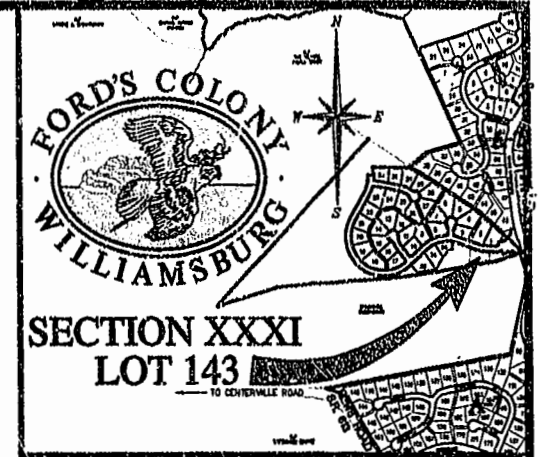
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature]
 SUBDIVISION AGENT OF
 JAMES CITY COUNTY
 9/16/02
 DATE

GENERAL NOTES

1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4.
2. THIS LOT IS PROVIDED WITH WATER AND SEWER SERVICE BY THE JAMES CITY SERVICE AUTHORITY.
3. ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
4. THIS LOT IS 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 31, 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. (37-2)(1-1)
7. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN) PER F.A.R.M. # 51020.
8. LOT NO. 143 WAS RECORDED AS A FUTURE LOT ON PLAT BOOK 74 PAGE 19 & 20, DOCUMENT #990017401.

NOTE: THE AREA OF LOT NO. 143 WAS INCLUDED IN THE TOTAL AREA OF OPEN SPACE RECORDED IN P.B. 74, PG. 19-20. HOWEVER LOT 143 WAS NOT INCLUDED IN THE GREEN SPACE #4 AREA.
 NEW TOTAL OPEN SPACE FOR SECTION XXXI IS 3.00 AC.



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

PLAT OF SUBDIVISION
 BEING LOT 143, SECTION XXXI
FORD'S COLONY
 WILLIAMSBURG
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



| | | | |
|---|------|---------------------------|----|
| City of Williamsburg & County of James City | | | |
| Circuit Court: This PLAT was recorded on | | | |
| 7 October 2002 | | | |
| at 1:01 A.M.P.M. PB. 87, PG. 98 | | | |
| DOCUMENT # 020023013 | | | |
| BETSY B. WOOLRIDGE, CLERK | | | |
| <i>[Signature]</i> , Dep. Clerk | | | |
| No. | DATE | REVISION / COMMENT / NOTE | BY |

| | |
|-------------|--------|
| Designed | Drawn |
| AES | LBA |
| Scale | Date |
| 1" = 100' | 9/4/02 |
| Project No. | |
| 5652-31 | |
| Drawing No. | |
| 1 OF 1 | |