

OWNER'S CERTIFICATE

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

Drew R. Mulhake
DREW R. MULHAKE FOR REALTEC, INCORPORATED

4/15/03
DATE

CERTIFICATE OF NOTARIZATION

STATE OF VA, CITY/COUNTY OF James City
TO WIT: I, Pamela B. 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 15 DAY OF April, 2003.
MY COMMISSION EXPIRES 0/31/06
Pamela B. Callis
SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF REALTEC INCORPORATED, AND IS SUCCESSOR BY MERGER TO FORD'S COLONY @ WILLIAMSBURG BY DEED DATED DECEMBER 19, 1986 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DEED BOOK 325, PAGE 394.

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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

G. T. Wilson, Jr.
G. T. WILSON, JR. C.L.S.

12/30/02
DATE

CERTIFICATE OF APPROVAL

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

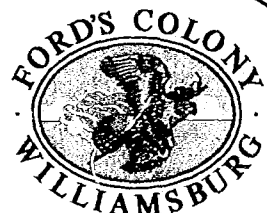
[Signature]
SUBDIVISION AGENT OF
JAMES CITY COUNTY

4/15/03
DATE

STATE OF VIRGINIA
COUNTY OF JAMES CITY

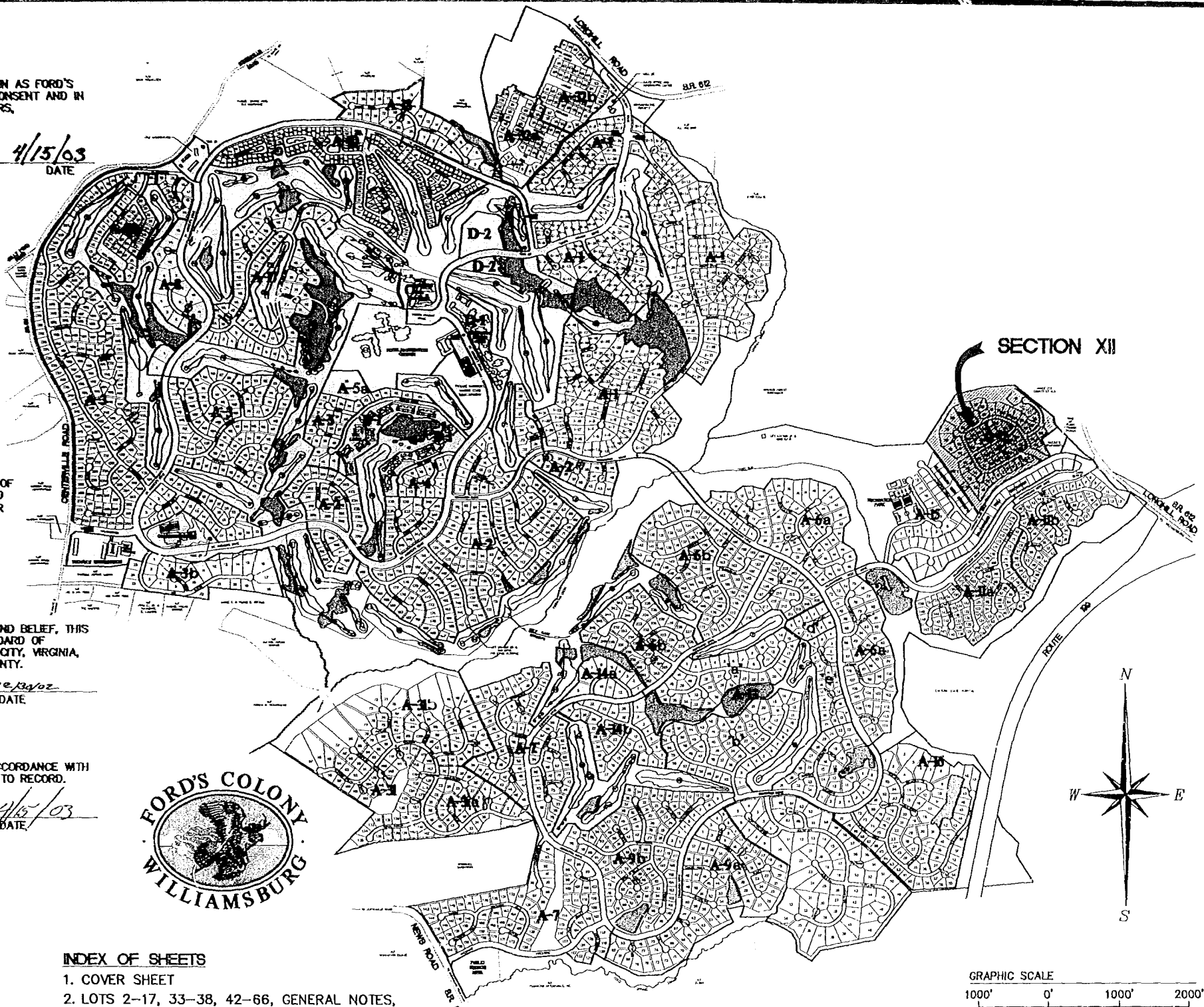
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 16 DAY OF April, 2003 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:29 PM

TESTE: *Betsy B. Woolridge*
By *Blaine S. Berkley*, Dep. Clerk
PLAT BOOK 90, PAGE 23-25

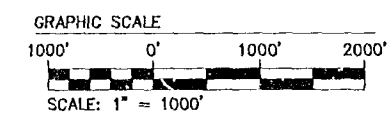
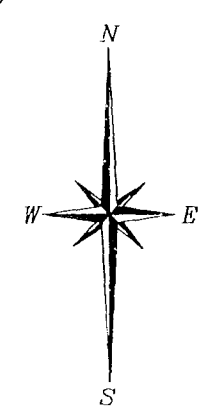


INDEX OF SHEETS

- 1. COVER SHEET
- 2. LOTS 2-17, 33-38, 42-66, GENERAL NOTES, AREA TABULATIONS
- 3. LOTS 18-32, 41, 67-72, CURVE TABLES



SECTION XII

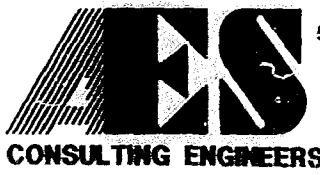


City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 16 April 2003
at 12:29 A.M. P.M. PB 90 PG. 23-25
DOCUMENT # 030011451
BETSY B. WOOLRIDGE, CLERK

No.	DATE	REVISION / COMMENT / NOTE	BY
4	4/15/03	REVISION TO FUTURE DEVELOPMENT	CBR
3	4/10/03	REVISED PER JCC ENVIRONMENTAL REQUEST	CBR
2	3/3/03	REVISION PER JCC COMMENTS DATED 2/27/03	CBR
1	2/19/03	REVISION PER JCC COMMENTS DATED 1/24/03	CBR

Designed CBR	Drawn LBA
Scale	Date
1"=1000'	12/30/02
Project No. 5652-12	
Drawing No. 1 OF 3	

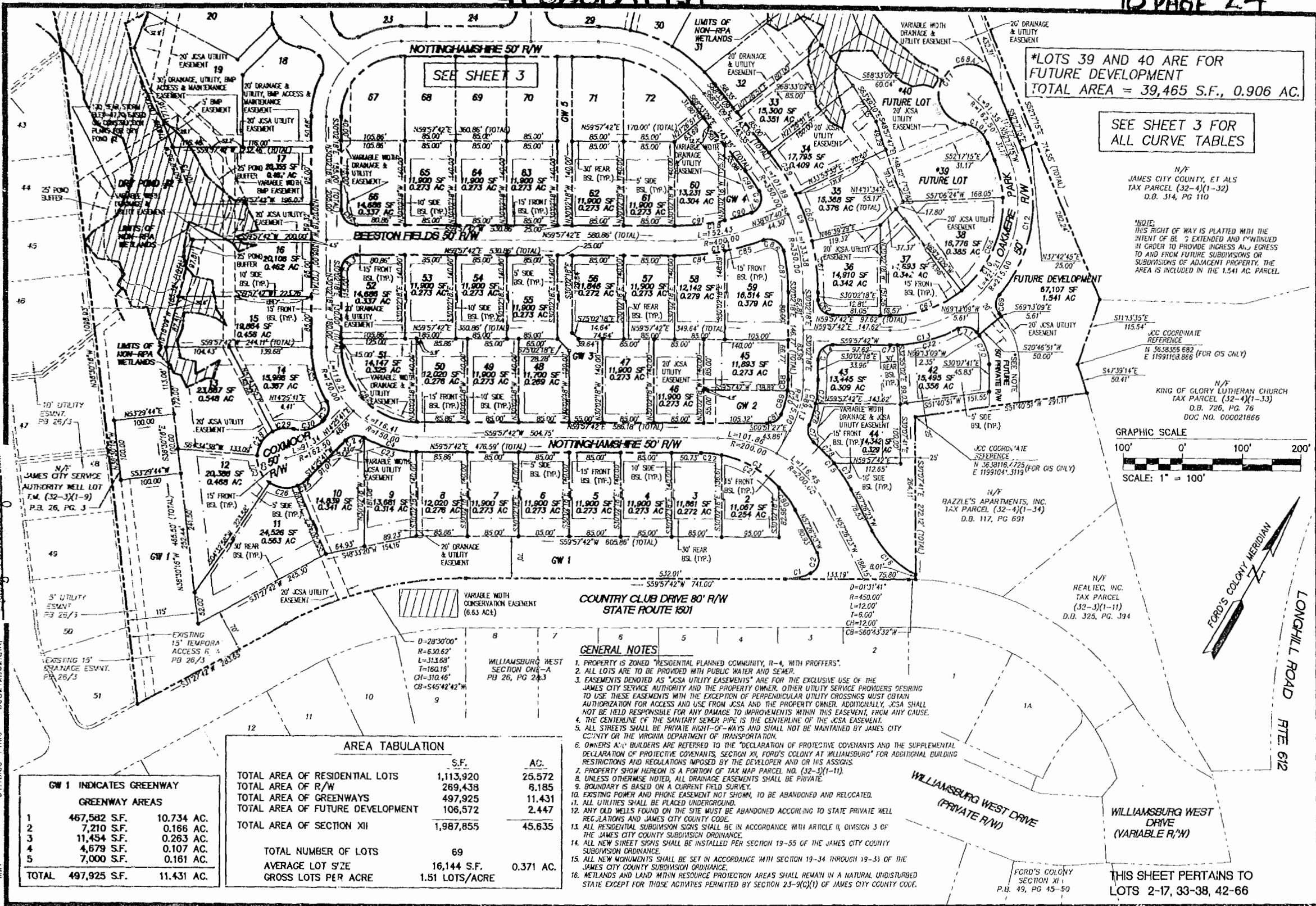
5C 5212p01.dwg
04.15.03-14:01
LBA



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

PLAT OF SUBDIVISION
SECTION XII
LOTS 2-38 AND 41-72
FORD'S COLONY
@ WILLIAMSBURG
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA





*LOTS 39 AND 40 ARE FOR FUTURE DEVELOPMENT
TOTAL AREA = 39,465 S.F., 0.906 AC.

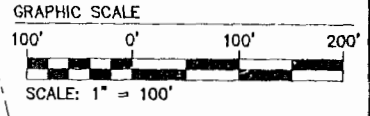
SEE SHEET 3 FOR ALL CURVE TABLES

N/F JAMES CITY COUNTY, ET ALS
TAX PARCEL (32-4)(1-32)
D.B. 314, PG 110

*NOTE: THIS RIGHT OF WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND FURNISHED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR SUBDIVISIONS OF ADJACENT PROPERTY. THE AREA IS INCLUDED IN THE 1.541 AC. PARCEL.

JCC COORDINATE REFERENCE
N 36.38355 682
E 119.91163 866 (FOR GS ONLY)

N/F KING OF GLORY LUTHERAN CHURCH
TAX PARCEL (32-4)(1-33)
D.B. 726, PG. 76
DOC NO. 000021866



JCC COORDINATE REFERENCE
N 36.38116, 725 (FOR GS ONLY)
E 119.91041, 319

N/F BAZZLE'S APARTMENTS, INC.
TAX PARCEL (32-4)(1-34)
D.B. 117, PG 691

N/F REALTEC, INC.
TAX PARCEL (32-3)(1-11)
D.B. 325, PG. 394

GENERAL NOTES

- PROPERTY IS ZONED "RESIDENTIAL PLANNED COMMUNITY, R-4, WITH PROFFERS".
- ALL LOTS ARE TO BE PROVIDED WITH PUBLIC WATER AND SEWER.
- 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 CROSSEINGS 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.
- THE CENTERLINE OF THE SANITARY SEWER PIPE IS THE CENTERLINE OF THE JCSA EASEMENT.
- ALL STREETS SHALL BE PRIVATE RIGHT-OF-WAYS AND SHALL NOT BE MAINTAINED BY JAMES CITY COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF PROTECTIVE COVENANTS AND THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SECTION XII, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
- PROPERTY SHOW HEREON IS A PORTION OF TAX MAP PARCEL NO. (32-3)(1-11).
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- BOUNDARY IS BASED ON A CURRENT FIELD SURVEY.
- EXISTING POWER AND PHONE EASEMENT NOT SHOWN, TO BE ABANDONED AND RELOCATED.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- ANY OLD WELLS FOUND ON THE SITE MUST BE ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL RESIDENTIAL SUBDIVISION SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ALL NEW STREET SIGNS SHALL BE INSTALLED PER SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-35 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF JAMES CITY COUNTY CODE.

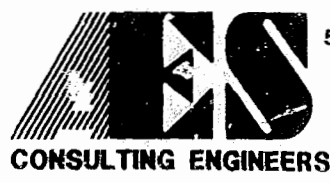
AREA TABULATION

	S.F.	AC.
TOTAL AREA OF RESIDENTIAL LOTS	1,113,920	25.572
TOTAL AREA OF R/W	269,438	6.185
TOTAL AREA OF GREENWAYS	497,925	11.431
TOTAL AREA OF FUTURE DEVELOPMENT	106,572	2.447
TOTAL AREA OF SECTION XII	1,987,855	45.635
TOTAL NUMBER OF LOTS	69	
AVERAGE LOT SIZE	16,144 S.F.	0.371 AC.
GROSS LOTS PER ACRE	1.51 LOTS/ACRE	

GW 1 INDICATES GREENWAY

	S.F.	AC.
1	467,582	10.734
2	7,210	0.166
3	11,454	0.263
4	4,679	0.107
5	7,000	0.161
TOTAL	497,925	11.431

City of Williamsburg & County of James City
Circuit Court: This Plat was recorded on
w. 12:32:38 PM, PG 030211451
DOCUMENT # 030011451
BETSY B. WOOLRIDGE, CLERK



5248 Olde Towne Road, Suite 1
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PLAT OF SUBDIVISION
SECTION XII
LOTS 2-38 AND 41-72
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© WILLIAMSBURG

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



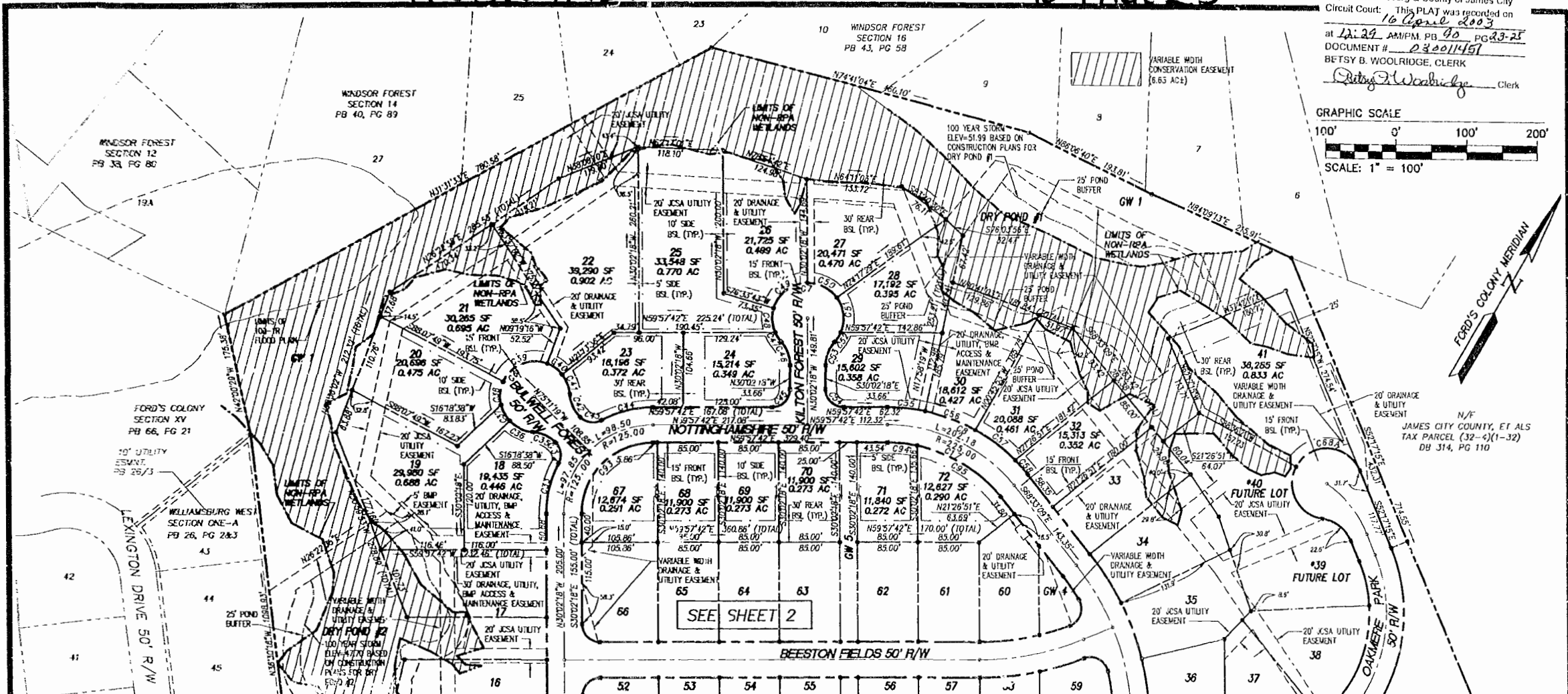
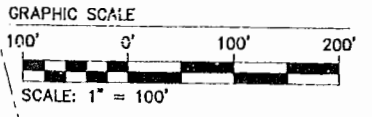
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Designed CBR	Drawn LBA
4/15/03	12/30/02
Scale Date	Project No.
1"=100'	5652-12
	Drawing No.
	2 OF 3

#030011451

90 PAGE 25

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 16 April 2003
 at 12:22 AM PM, PB 90, PG 23-25
 DOCUMENT # 030011451
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge, Clerk



LOT CURVE TABLE

LOT	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHL BEARING
2	C01	175.00	170.65	57.41	108.10	58.24	S82°43'58"W
3	C02	175.00	34.40	17.30	34.43	58.24	S82°43'58"W
4	C03	175.00	81.80	46.57	90.55	N74°57'22"E	
5	C04	25.00	32.85	16.36	30.62	S82°43'58"W	
6	C05	30.00	20.12	10.20	19.80	N25°27'28"E	
7	C06	30.00	40.80	27.19	47.76	N88°01'05"E	
8	C07	30.00	52.39	26.88	50.02	S82°43'58"W	
9	C08	30.00	50.34	27.54	48.24	S12°25'21"W	
10	C09	30.00	38.79	19.27	35.97	S82°43'58"W	
11	C10	30.00	52.39	26.87	50.00	N44°25'41"E	
12	C11	30.00	32.05	16.36	30.62	N25°27'28"E	
13	C12	175.00	84.86	43.62	83.70	N25°27'28"E	
14	C13	150.00	71.85	37.74	73.21	S15°24'51"E	
15	C14	25.00	32.03	16.33	28.86	N25°27'28"E	
16	C15	30.00	38.14	19.80	35.36	S82°43'58"W	
17	C16	30.00	37.44	19.05	36.59	N84°51'22"E	
18	C17	30.00	28.18	13.40	25.89	S82°43'58"W	
19	C18	30.00	32.21	17.41	32.80	S82°43'58"W	
20	C19	30.00	75.02	46.00	63.18	S37°41'44"W	
21	C20	30.00	28.88	13.85	26.34	N82°02'30"W	
22	C21	30.00	30.54	15.76	30.07	N51°16'34"E	
23	C22	30.00	38.14	19.80	35.36	S82°43'58"W	
24	C23	25.00	32.03	16.33	28.86	N88°01'05"E	
25	C24	30.00	74.74	38.16	73.97	S45°31'15"W	
26	C25	25.00	30.27	15.00	35.36	N14°52'42"E	
27	C26	30.00	38.14	19.80	35.36	N52°04'35"W	
28	C27	30.00	15.41	7.76	15.23	S82°43'58"W	
29	C28	30.00	38.29	18.40	34.53	S82°43'58"W	
30	C29	30.00	64.01	37.24	58.73	S82°43'58"W	

LOT CURVE TABLE

LOT	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHL BEARING
27	C30	5418'47"	50.00	47.41	25.85	45.68	S87°07'36"W
28	C31	5917'57"	50.00	51.86	28.40	48.30	N38°06'32"E
29	C32	1732'31"	50.00	15.80	7.87	15.54	N25°27'28"E
30	C33	4124'34"	50.00	38.14	18.90	35.36	S82°43'58"W
31	C34	9070'00"	25.00	38.27	25.00	35.36	S75°02'18"E
32	C35	12711'11"	250.00	53.17	26.89	53.07	S88°03'18"W
33	C36	1705'74"	250.00	74.58	37.58	74.28	S80°41'30"W
34	C37	1815'13"	250.00	70.21	35.34	69.89	N82°43'07"W
35	C38	6127'13"	250.00	28.70	13.36	28.89	N71°25'45"W
36	C39	1228'44"	375.00	61.48	40.80	61.30	N88°19'47"W
37	C40	1248'54"	375.00	63.53	41.85	63.37	N49°45'28"W
38	C41	1378'13"	375.00	67.07	43.73	68.28	N38°41'24"W
39	C42	9070'00"	25.00	38.27	25.00	35.36	S75°02'18"E
40	C43	3670'57"	190.00	128.93	67.82	127.41	N40°22'17"E
41	C44	5120'27"	190.00	177.89	98.13	171.55	N30°03'23"W
42	C45	1925'36"	190.00	94.31	32.47	64.01	N42°35'26"W
43	C46	3670'57"	50.00	34.70	18.08	34.01	N72°10'05"W
44	C47	2071'41"	50.00	17.88	8.92	17.57	S77°49'32"W
45	C48	1103'33"	50.00	96.77	72.61	82.38	N55°50'27"W
46	C49	12978'24"	50.00	112.67	105.00	90.30	N83°08'33"E
47	C50	38128'28"	75.00	51.17	26.63	50.18	N49°30'25"W
48	C51	7707'27"	25.00	34.32	20.25	31.85	S71°13'07"W
49	C52	2626'24"	240.00	108.50	54.14	105.63	N44°22'11"E
50	C53	232'44"	240.00	12.08	6.03	12.68	N58°31'20"E
51	C54	8070'00"	25.00	38.27	25.00	35.36	S15°57'42"W
52	C55	11280'00"	30.00	38.91	20.02	38.85	N84°12'10"W
53	C56	10703'21"	200.00	38.02	18.07	37.98	N17°08'29"W
54	C57	7370'38"	25.00	31.86	16.50	28.74	S44°13'01"E
55	C58	1119'50"	250.00	46.37	24.76	46.24	N75°03'56"W

LOT CURVE TABLE

LOT	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHL BEARING
45	C59	678'53"	150.00	18.28	8.15	18.27	N26°32'51"W
46	C60	8070'00"	125.00	198.35	125.00	178.78	S75°02'18"E
47	C61	8070'00"	25.00	38.27	25.00	35.36	S14°57'42"W
48	C62	11321'13"	425.00	65.58	42.63	65.43	N14°57'42"W
49	C63	8070'00"	425.00	67.05	33.60	66.98	N43°54'18"E
50	C64	8818'57"	25.00	42.90	28.92	37.83	S88°33'35"W
51	C65	1215'23"	250.00	68.55	34.91	68.42	N81°04'07"W
52	C66	1316'03"	375.00	85.74	43.08	85.58	N53°24'41"E
53	C67	8070'00"	25.00	38.27	25.00	35.36	S75°02'18"E
54	C68	8070'00"	100.00	157.68	100.00	141.42	S14°57'42"W
55	C69	1158'17"	200.00	41.78	20.98	41.88	S85°38'38"W
56	C70	3671'22"	200.00	137.68	71.85	133.24	N88°18'50"W

RIGHT-OF-WAY CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHL BEARING
C1	2516'45"	100.00	44.12	22.43	43.76	N47°18'20"E
C2	8207'20"	25.00	40.20	25.94	36.00	N11°22'43"W
C3	6235'55"	175.00	181.20	106.40	181.83	N88°44'20"W
C4	2838'20"	175.00	91.00	48.87	90.55	N74°57'22"E
C5	2400'00"	50.00	208.44	---	86.60	N45°34'18"E
C6	25248'08"	50.00	228.35	---	75.00	S14°48'41"W
C7	26248'08"	50.00	228.35	---	75.00	S89°57'42"W
C8	5120'08"	250.00	224.65	120.55	217.17	S85°42'17"W
C9	3830'31"	375.00	252.07	131.01	247.38	N49°14'51"W
C10	11214'57"	190.00	372.23	283.01	315.50	N03°50'11"E
C11	6070'00"	50.00	52.36	28.87	50.03	N82°17'15"W
C12	2400'00"	50.00	208.44	---	86.60	S07°42'45"W
C13	8211'53"	240.00	263.51	144.79	247.91	N45°48'33"E
C14	2818'18"	240.00	118.61	60.52	117.38	N45°48'33"E
C15	2218'38"	200.00	77.93	39.47	77.44	N19°52'30"W
C16	2318'38"	250.00	101.59	51.51	100.89	N69°04'52"W
C17	3541'15"	168.00	164.64	54.08	162.96	S75°17'01"E
C18	5128'08"	200.00	178.72	93.44	173.73	S85°42'17"W
C19	2072'37"	375.00	132.28	68.83	131.59	N49°51'23"E
C20	2034'38"	425.00	152.63	77.15	151.81	N49°40'24"E
C21	2241'49"	150.00	58.42	30.10	58.03	N18°41'24"W

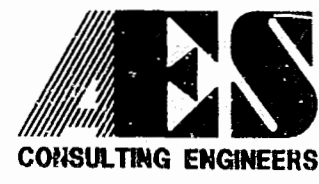
FUTURE DEVELOPMENT CURVE TABLE

FD	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHL BEARING
1	C69	2927'27"	25.00	34.32	20.25	31.85	S29°39'24"E
2	C70	1158'08"	250.00	52.22	26.21	52.13	N63°23'27"W

GREENWAY CURVE TABLE

GW	NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHL BEARING
1	C80	1458'52"	175.00	45.78	23.01	45.63	N44°55'49"W
2	C81	6738'11"	25.00	28.37	16.84	27.71	N28°18'38"E
3	C82	1542'56"	150.00	41.14	20.70	41.01	N15°11'37"W
4	C83	726'54"	375.00	48.53	23.30	48.50	N43°18'22"E
5	C84	720'32"	325.00	40.04	20.05	40.02	N65°01'21"W
6	C85	10174'42"	25.00	44.18	30.48	38.65	N105°24'18"W

THIS SHEET PERTAINS TO
 LOTS 18-32, 41, 67-72



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

FLAT OF SUBDIVISION
 SECTION XII
 LOTS 2-38 AND 41-72
FORD'S COLONY
 © WILLIAMSBURG
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



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Designed	Drawn
CBR	LBA
Scale	Date
1"=100'	12/30/02
Project No.	5652-12
Drawing No.	3 OF 3