

90 PAGE 47

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LBA

OWNER'S CERTIFICATE

THIS PLAT KNOWN AS LOTS 39 & 40 SECTION XII FORD'S COLONY AT WILLIAMSBURG IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES. (NOTE: THESE LOTS ARE SHOWN AS FUTURE LOTS 39 & 40 AS RECORDED IN PB 90 PG. 23-25)

Drew R. Mulhare MAY 14, 2003
DREW R. MULHARE, FOR REALTEC, INCORPORATED DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Lynn Combs
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
THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS DAY 14th
OF May, 2003. MY COMMISSION EXPIRES 11/30/03
Lynn Combs
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. ALSO SEE SECTION XII LOTS 2-38 & 41-72, IN PLAT BOOK 90 PAGE 23 - 25, DOCUMENT #030011451.

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. 5/13/03
G.T. WILSON, JR., C.L.S. DATE

CERTIFICATE OF APPROVAL

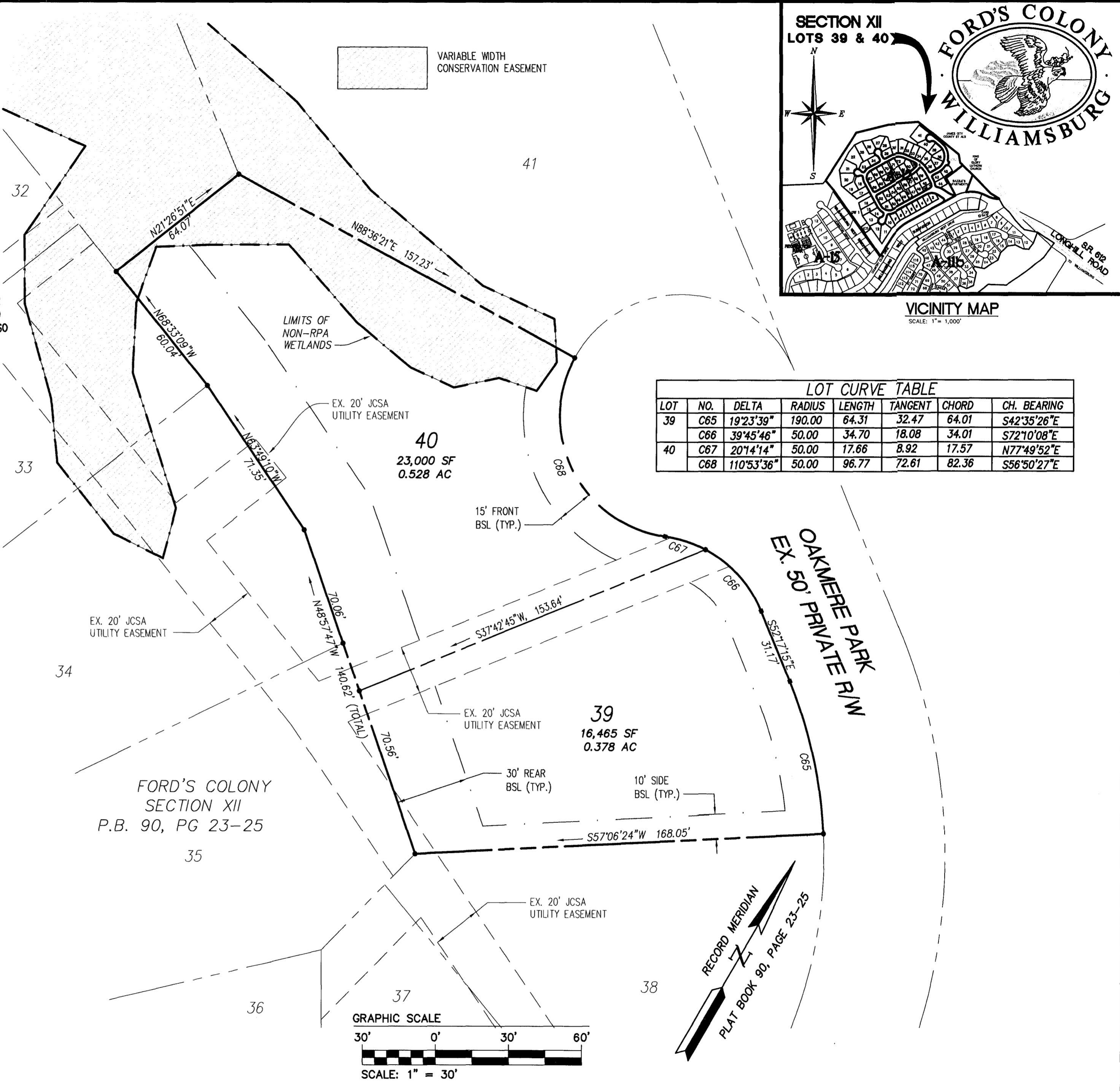
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
Clayton B. Woolridge 5/19/03
SUBDIVISION AGENT OF DATE
JAMES CITY COUNTY

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 9 DAY OF June, 2003. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
TESTE: *Clayton B. Woolridge* By *Claudia H. Hurd*
CLERK Dep. Clerk

PLAT BOOK 90, PAGE 47

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 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.
- 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 SHOWN 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 19-36 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.



CONSULTING ENGINEERS
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(757) 253-0040
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PLAT OF SUBDIVISION
SECTION XII
LOTS 39 & 40
FORD'S COLONY
@ WILLIAMSBURG

POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
5/13/03
G.T. WILSON, JR.
CERTIFICATE No. 1183
S.T. Wilson
CERTIFIED LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
9 June 2003
at 12:50 AM/PM, PB 90 PG 47
DOCUMENT # 030017010
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed CBR	Drawn LBA
Scale 1"=30'	Date 5/13/03
Project No. 5652-12	
Drawing No. 1 OF 1	