

OWNER'S CERTIFICATE

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

Drew R. Mulhare August 21, 2001
FOR REALTEC, INCORPORATED DATE

DREW R. MULHARE
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF *James City*
TO WIT: I, *Pamela Dawn 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 HAND THIS *21* DAY OF *August*, 2001.
MY COMMISSION EXPIRES *6/3/07*
Pamela Dawn Callis
SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF REALTEC INCORPORATED, AND WAS ACQUIRED FROM ELIZABETH CARTER BY INSTRUMENT #990001247, DATED JANUARY 20, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY AND BY BOUNDARY LINE AGREEMENT WITH WARHILL CORPORATION BY INSTRUMENT #990021241.

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. 6/22/01
G. T. WILSON, JR. C.L.S. DATE

CERTIFICATE OF APPROVAL

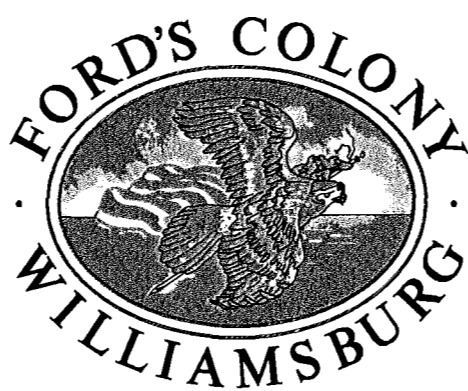
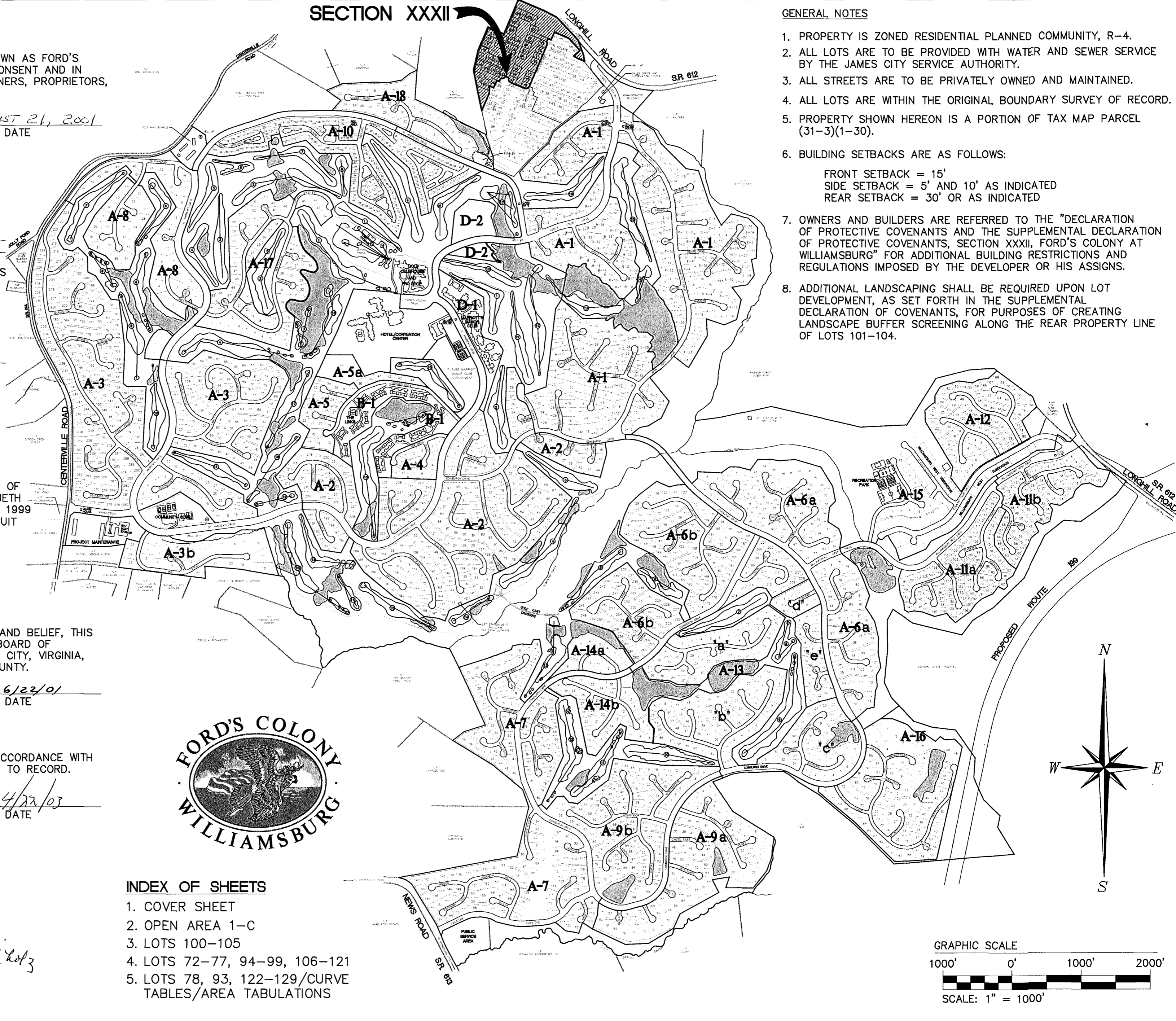
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
[Signature] 4/22/03
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 9 DAY OF June, 2003. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: *Betsy B. Woolridge* By *Claudia A. Berkholz*
CLERK

PLAT BOOK 90, PAGE 48-52



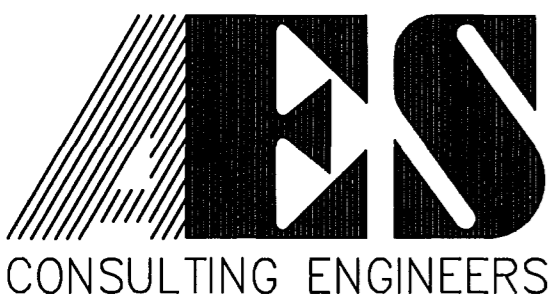
INDEX OF SHEETS

- 1. COVER SHEET
- 2. OPEN AREA 1-C
- 3. LOTS 100-105
- 4. LOTS 72-77, 94-99, 106-121
- 5. LOTS 78, 93, 122-129/CURVE TABLES/AREA TABULATIONS

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. PROPERTY SHOWN HEREON IS A PORTION OF TAX MAP PARCEL (31-3)(1-30).
- 6. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT SETBACK = 15'
SIDE SETBACK = 5' AND 10' AS INDICATED
REAR SETBACK = 30' OR AS INDICATED
- 7. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF PROTECTIVE COVENANTS AND THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SECTION XXXII, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER OR HIS ASSIGNS.
- 8. ADDITIONAL LANDSCAPING SHALL BE REQUIRED UPON LOT DEVELOPMENT, AS SET FORTH IN THE SUPPLEMENTAL DECLARATION OF COVENANTS, FOR PURPOSES OF CREATING LANDSCAPE BUFFER SCREENING ALONG THE REAR PROPERTY LINE OF LOTS 101-104.

90 PAGE 48
#030017011



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
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PLAT OF SUBDIVISION
SECTION XXXII
LOTS 72 - 78, 93 - 129
**FORD'S COLONY
AT WILLIAMSBURG**
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City			
Circuit Court: This PLAT was recorded on <u>9 June 2003</u>			
at <u>1:08</u> AM/PM, PB <u>90</u> PG <u>48-52</u>			
DOCUMENT # <u>030017011</u>			
BETSY B. WOOLRIDGE, CLERK			
<i>Betsy B. Woolridge</i> Clerk			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed CBR	Drawn AES
Scale 1"=1000'	Date 6/22/01
Project No. 5652-32C	
Drawing No. 1 OF 5	

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#03001011

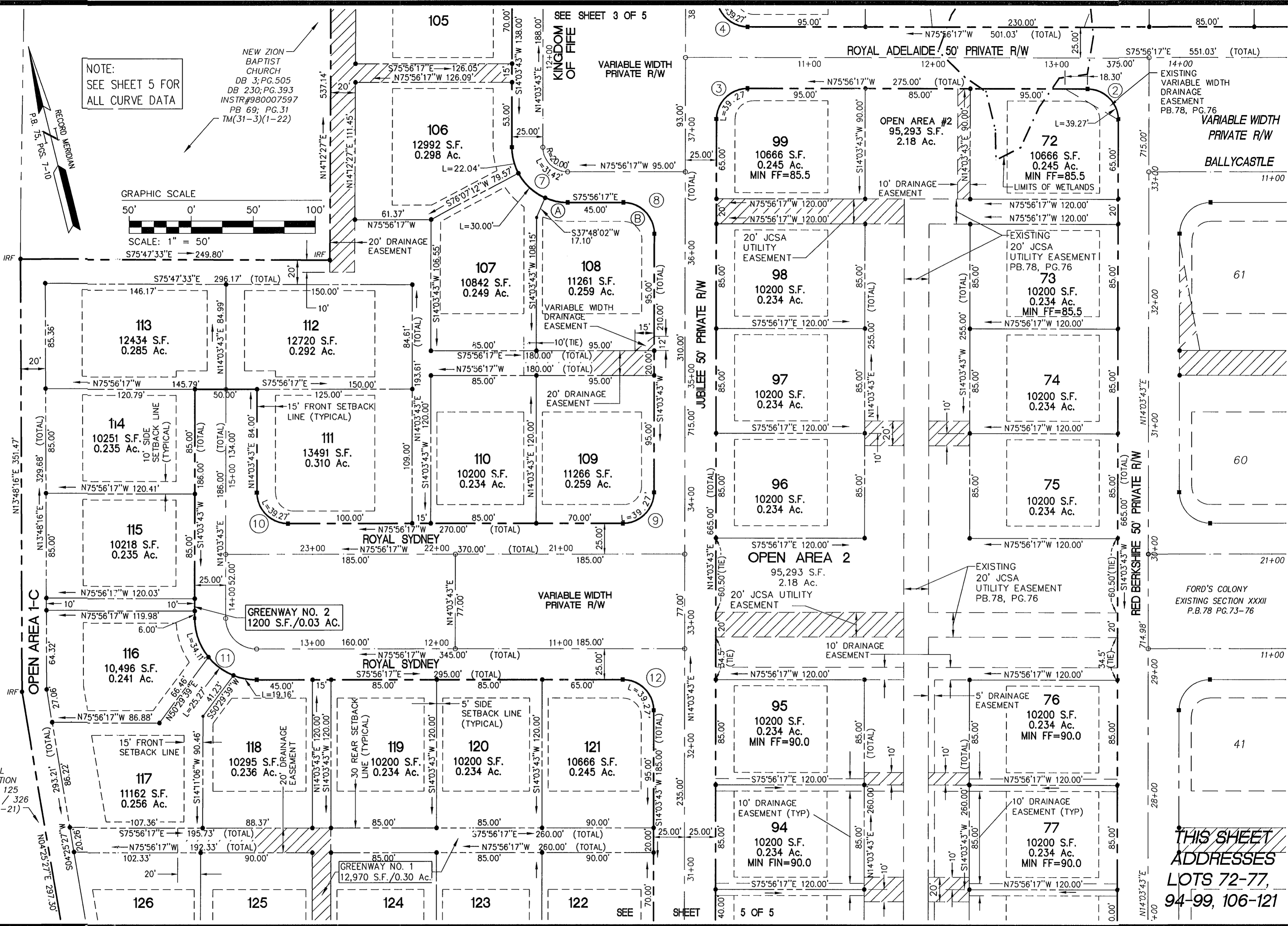
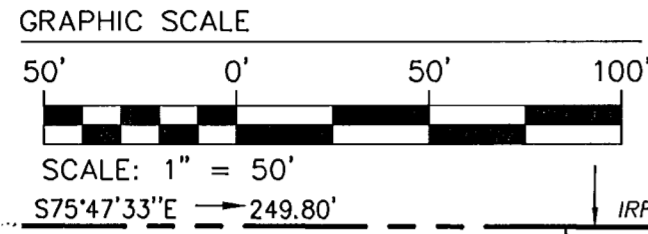
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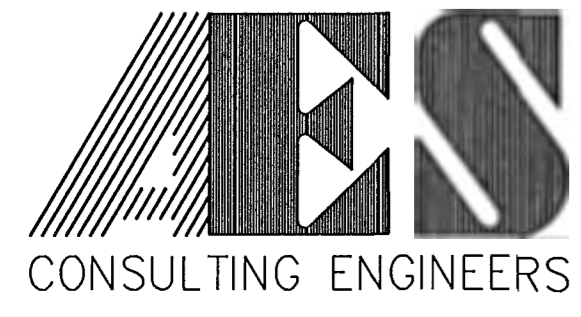
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NOTE:
SEE SHEET 5 FOR
ALL CURVE DATA

NEW ZION
BAPTIST
CHURCH
DB 3; PG. 505
DB 230; PG. 393
INSTR #980007597
PB 69; PG. 31
TM(31-3)(1-22)



**THIS SHEET
ADDRESSES
LOTS 72-77,
94-99, 106-121**



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SECTION XXXII
LOTS 72 - 78, 93 - 129
**FORD'S COLONY
AT WILLIAMSBURG**
POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 1:08 AM/PM, PB 90 PG 48-52
DOCUMENT # 03001011
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed CBR	Drawn AES
Scale 1"=50'	Date 6/22/01
Project No. 5652-32C	
Drawing No. 4 OF 5	

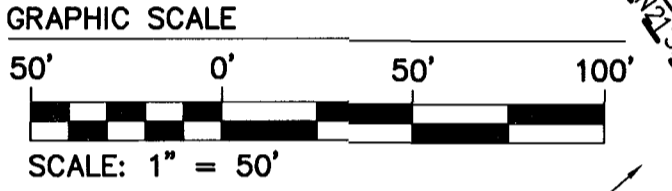
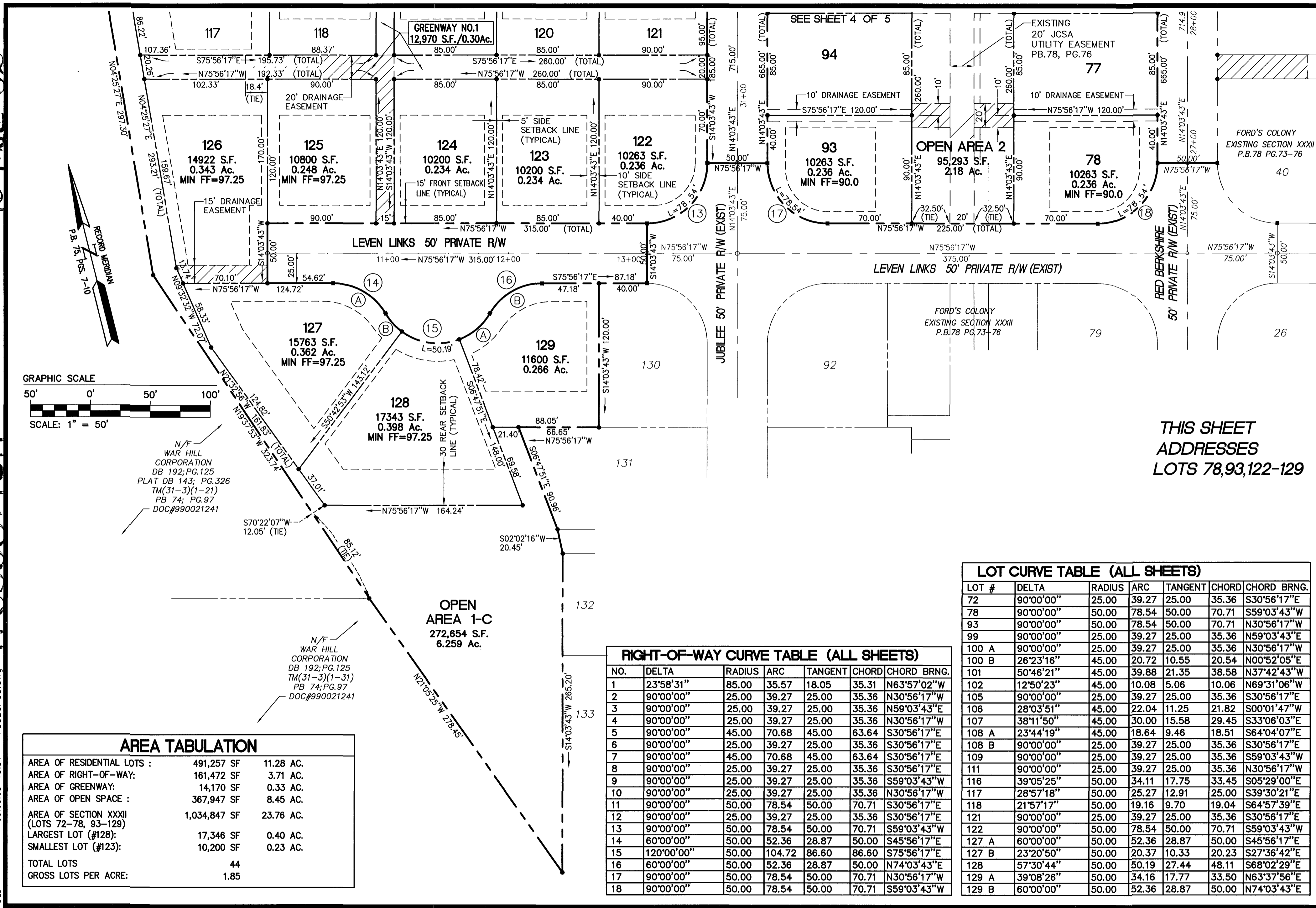
90 PAGE 52

#030017011

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DLD



N/F WAR HILL CORPORATION DB 192; PG.125 PLAT DB 143; PG.326 TM(31-3)(1-21) PB 74; PG.97 DOC#990021241

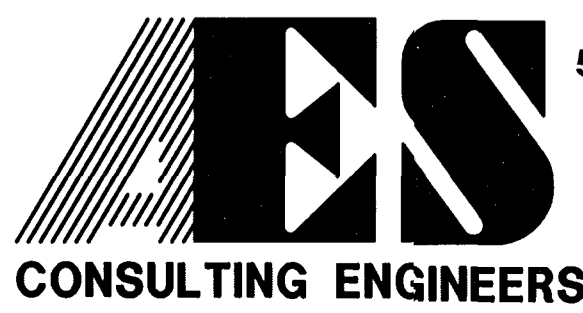
N/F WAR HILL CORPORATION DB 192; PG.125 TM(31-3)(1-31) PB 74; PG.97 DOC#990021241

AREA TABULATION		
AREA OF RESIDENTIAL LOTS :	491,257 SF	11.28 AC.
AREA OF RIGHT-OF-WAY:	161,472 SF	3.71 AC.
AREA OF GREENWAY:	14,170 SF	0.33 AC.
AREA OF OPEN SPACE :	367,947 SF	8.45 AC.
AREA OF SECTION XXXII (LOTS 72-78, 93-129)	1,034,847 SF	23.76 AC.
LARGEST LOT (#128):	17,346 SF	0.40 AC.
SMALLEST LOT (#123):	10,200 SF	0.23 AC.
TOTAL LOTS	44	
GROSS LOTS PER ACRE:	1.85	

RIGHT-OF-WAY CURVE TABLE (ALL SHEETS)						
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRNG.
1	23°58'31"	85.00	35.57	18.05	35.31	N63°57'02"W
2	90°00'00"	25.00	39.27	25.00	35.36	N30°56'17"W
3	90°00'00"	25.00	39.27	25.00	35.36	N59°03'43"E
4	90°00'00"	25.00	39.27	25.00	35.36	N30°56'17"W
5	90°00'00"	45.00	70.68	45.00	63.64	S30°56'17"E
6	90°00'00"	25.00	39.27	25.00	35.36	S30°56'17"E
7	90°00'00"	45.00	70.68	45.00	63.64	S30°56'17"E
8	90°00'00"	25.00	39.27	25.00	35.36	S30°56'17"E
9	90°00'00"	25.00	39.27	25.00	35.36	S59°03'43"W
10	90°00'00"	25.00	39.27	25.00	35.36	N30°56'17"W
11	90°00'00"	50.00	78.54	50.00	70.71	S30°56'17"E
12	90°00'00"	25.00	39.27	25.00	35.36	S30°56'17"E
13	90°00'00"	50.00	78.54	50.00	70.71	S59°03'43"W
14	60°00'00"	50.00	52.36	28.87	50.00	S45°56'17"E
15	120°00'00"	50.00	104.72	86.60	86.60	S75°56'17"E
16	60°00'00"	50.00	52.36	28.87	50.00	N74°03'43"E
17	90°00'00"	50.00	78.54	50.00	70.71	N30°56'17"W
18	90°00'00"	50.00	78.54	50.00	70.71	S59°03'43"W

LOT CURVE TABLE (ALL SHEETS)						
LOT #	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRNG.
72	90°00'00"	25.00	39.27	25.00	35.36	S30°56'17"E
78	90°00'00"	50.00	78.54	50.00	70.71	S59°03'43"W
93	90°00'00"	50.00	78.54	50.00	70.71	N30°56'17"W
99	90°00'00"	25.00	39.27	25.00	35.36	N59°03'43"E
100 A	90°00'00"	25.00	39.27	25.00	35.36	N30°56'17"W
100 B	26°23'16"	45.00	20.72	10.55	20.54	N00°52'05"E
101	50°46'21"	45.00	39.88	21.35	38.58	N37°42'43"W
102	12°50'23"	45.00	10.08	5.06	10.06	N69°31'06"W
105	90°00'00"	25.00	39.27	25.00	35.36	S30°56'17"E
106	28°03'51"	45.00	22.04	11.25	21.82	S00°01'47"W
107	38°11'50"	45.00	30.00	15.58	29.45	S33°06'03"E
108 A	23°44'19"	45.00	18.64	9.46	18.51	S64°04'07"E
108 B	90°00'00"	25.00	39.27	25.00	35.36	S30°56'17"E
109	90°00'00"	25.00	39.27	25.00	35.36	S59°03'43"W
111	90°00'00"	25.00	39.27	25.00	35.36	N30°56'17"W
116	39°05'25"	50.00	34.11	17.75	33.45	S05°29'00"E
117	28°57'18"	50.00	25.27	12.91	25.00	S39°30'21"E
118	21°57'17"	50.00	19.16	9.70	19.04	S64°57'39"E
121	90°00'00"	25.00	39.27	25.00	35.36	S30°56'17"E
122	90°00'00"	50.00	78.54	50.00	70.71	S59°03'43"W
127 A	60°00'00"	50.00	52.36	28.87	50.00	S45°56'17"E
127 B	23°20'50"	50.00	20.37	10.33	20.23	S27°36'42"E
128	57°30'44"	50.00	50.19	27.44	48.11	S68°02'29"E
129 A	39°08'26"	50.00	34.16	17.77	33.50	N63°37'56"E
129 B	60°00'00"	50.00	52.36	28.87	50.00	N74°03'43"E

THIS SHEET ADDRESSES LOTS 78,93,122-129



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PLAT OF SUBDIVISION SECTION XXXII LOTS 72 - 78, 93 - 129 FORD'S COLONY AT WILLIAMSBURG
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
		City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 9 June 2003 at 1:08 AM/PM, PB 92 PG 48-52 DOCUMENT # 231017011 BETSY B. WOOLRIDGE, CLERK	

Designed CBR	Drawn AES
Scale 1"=50'	Date 6/22/01
Project No. 5652-32C	
Drawing No. 5 OF 5	