

# 050008876

**OWNER'S CERTIFICATE**

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

*D. Mulhare* 6/7/04  
DREW R. MULHARE FOR REALTEC, INCORPORATED DATED

**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 7 DAY OF June, 2004.  
MY COMMISSION EXPIRES 6/31/06

*Pamela D. Callis*  
SIGNATURE

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO: REALTEC INCORPORATED, SUCCESSOR BY MERGER TO FORD'S COLONY AT WILLIAMSBURG, INC. BY DEED DATED 12/19/86 IN DEED BOOK 325, PAGE 394, AND BY INSTRUMENT NO. \_\_\_\_\_ ALL AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**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.* 5/4/04  
G. T. WILSON, JR. L.S. DATE

**CERTIFICATE OF APPROVAL**

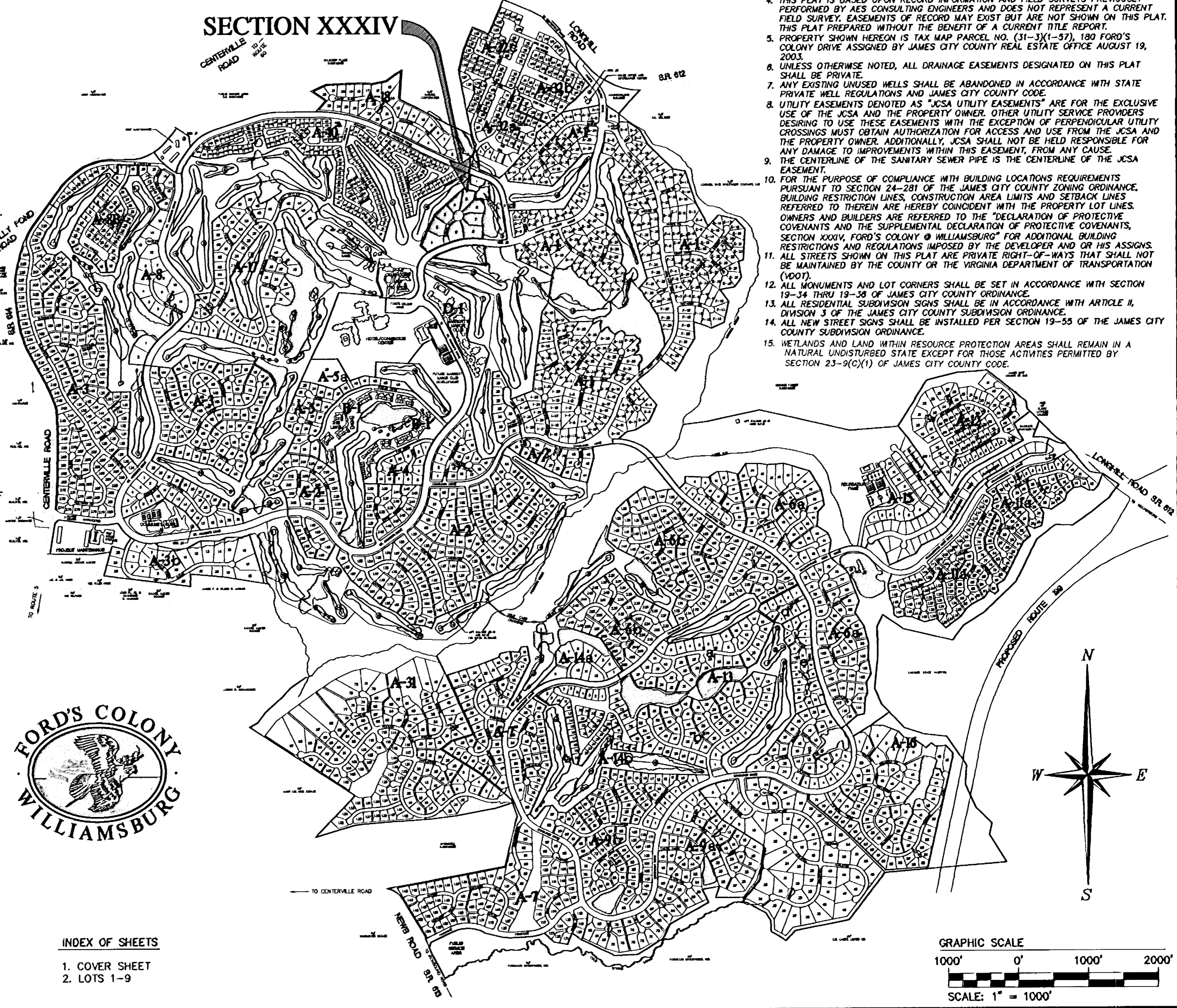
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

*[Signature]* 10/6/04  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 26 DAY OF April, 2005  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:19 AM/PM  
INSTRUMENT # 050008876

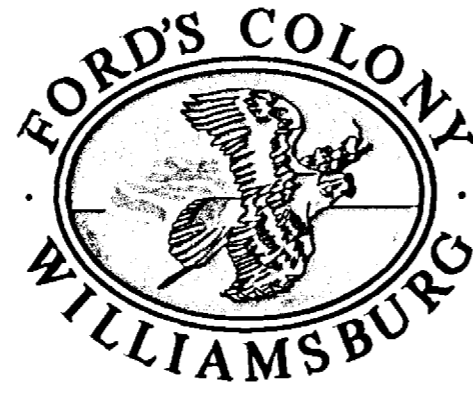
TESTE: *Betsy B. Woolridge* Deputy  
BETSY B. WOOLRIDGE, CLERK

BETSY B. WOOLRIDGE, CLERK



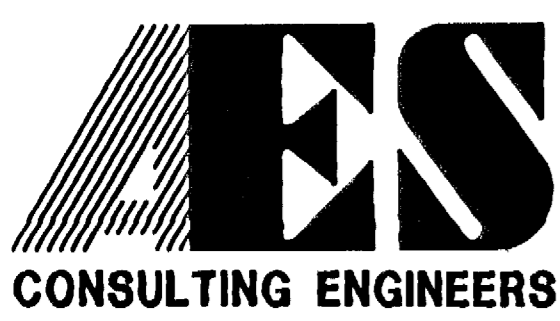
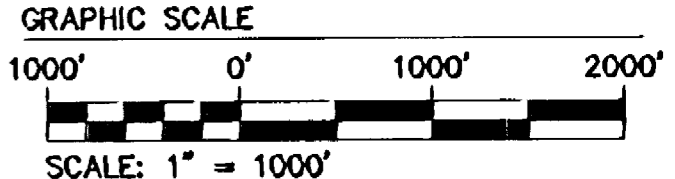
**GENERAL NOTES**

1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4, WITH PROFFERS.
2. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
4. THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
5. PROPERTY SHOWN HEREON IS TAX MAP PARCEL NO. (31-3)(1-57), 180 FORD'S COLONY DRIVE ASSIGNED BY JAMES CITY COUNTY REAL ESTATE OFFICE AUGUST 19, 2003.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
9. THE CENTERLINE OF THE SANITARY SEWER PIPE IS THE CENTERLINE OF THE JCSA EASEMENT.
10. 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 XXXIV, FORD'S COLONY @ WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
11. ALL STREETS SHOWN ON THIS PLAT ARE PRIVATE RIGHT-OF-WAYS THAT SHALL NOT BE MAINTAINED BY THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
12. ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY ORDINANCE.
13. ALL RESIDENTIAL SUBDIVISION SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
14. ALL NEW STREET SIGNS SHALL BE INSTALLED PER SECTION 19-35 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
15. 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.



**INDEX OF SHEETS**

1. COVER SHEET
2. LOTS 1-9



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

PLAT OF SUBDIVISION  
SECTION XXXIV  
LOTS 1-9  
**FORD'S COLONY @ WILLIAMSBURG**  
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	6/3/04	REVISED PER JEC COMMENTS DATED 5/1/04	LBA

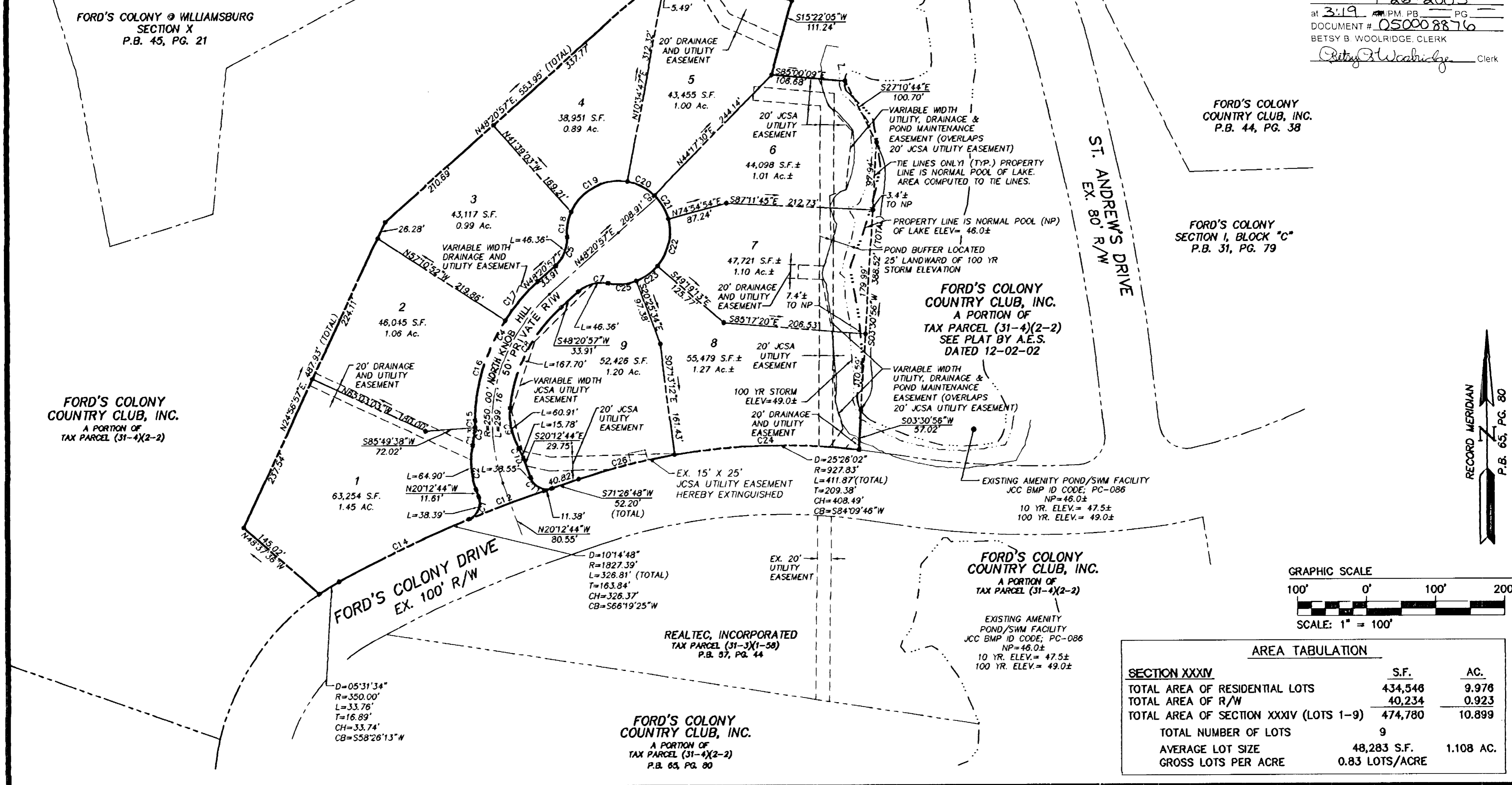
Designed CBR	Drawn DLD
Scale 1"=1000'	Date 5/4/04
Project No. 5652-53	
Drawing No. 1 OF 2	

#050008876

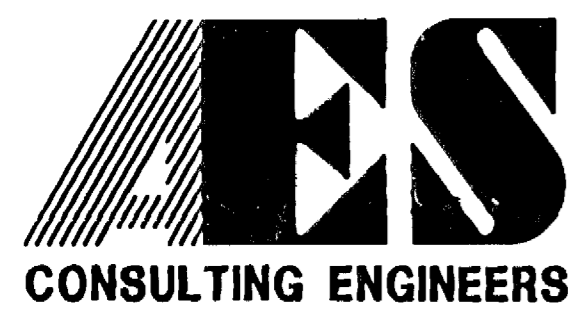
LOT CURVE TABLE						
LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
1	C13	7'31"10"	200.00	26.25	13.14	26.23 N07°32'33"E
	C14	6'34'36"	1827.39	209.76	104.99	209.64 S64°29'19"W
2	C15	2'52'36"	200.00	10.04	5.02	10.04 N02°20'40"E
	C16	31'54'46"	275.00	153.17	78.63	151.20 N16°51'45"E
3	C17	15'31'49"	275.00	74.54	37.50	74.31 N40°35'02"E
	C18	28'12'38"	75.00	36.93	18.85	36.56 N09°19'28"E
4	C19	77°09'00"	75.00	100.99	59.82	93.53 N62°00'17"E
5	C20	33'42'43"	75.00	44.13	22.72	43.49 S62°33'52"E
6	C21	30'37'24"	75.00	40.09	20.53	39.61 S30°23'48"E
7	C22	55'45'53"	75.00	72.99	39.68	70.15 S12°47'51"W
8	C23	28'53'39"	75.00	37.82	19.32	37.42 S55°07'37"W
	C24	16'34'23"	927.83	268.38	135.13	267.44 S88°35'35"W
9	C25	31'54'19"	75.00	41.76	21.44	41.23 S85°31'36"W
	C26	8'51'38"	927.83	143.49	71.89	143.35 S75°52'35"W

RIGHT OF WAY CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	87°59'21"	25.00	38.39	24.14	34.73	N23°46'56"E
C2	31°30'52"	118.00	64.90	33.30	64.09	N04°27'18"W
C3	10°23'46"	200.00	36.29	18.19	36.24	N06°06'15"E
C4	47°26'35"	275.00	227.71	120.84	221.26	N24°37'40"E
C5	53°07'48"	50.00	46.36	25.00	44.72	N21°47'03"E
C6	286°15'36"	75.00	374.71	---	90.00	S41°39'03"E
C7	53°07'48"	50.00	46.36	25.00	44.72	S74°54'51"W
C8	42°42'12"	225.00	167.70	87.96	163.84	S26°59'51"W
C9	34°53'55"	100.00	60.91	31.43	59.97	S11°48'13"E
C10	9°02'27"	100.00	15.78	7.91	15.76	S24°43'57"E
C11	88°20'28"	25.00	38.55	24.29	34.84	S64°22'58"E
C12	3°40'12"	1827.39	117.05	58.54	117.03	S69°36'43"W

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 4.26.2005  
 at 3:19 PM PG. 1  
 DOCUMENT # 050008876  
 BETSY B. WOOLRIDGE, CLERK  
 Betsy B. Woolridge Clerk



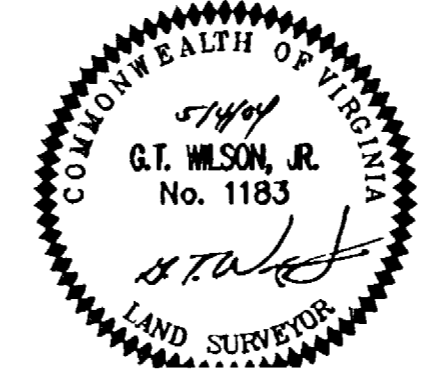
AREA TABULATION		
SECTION XXXIV	S.F.	AC.
TOTAL AREA OF RESIDENTIAL LOTS	434,546	9.976
TOTAL AREA OF R/W	40,234	0.923
TOTAL AREA OF SECTION XXXIV (LOTS 1-9)	474,780	10.899
TOTAL NUMBER OF LOTS	9	
AVERAGE LOT SIZE	48,283 S.F.	1.108 AC.
GROSS LOTS PER ACRE	0.83 LOTS/ACRE	



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
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 SECTION XXXIV  
 LOTS 1-9  
**FORD'S COLONY**  
 @ WILLIAMSBURG

POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	6/3/04	REVISED PER JCC COMMENTS DATED 5/11/04	LBA

Designed	Drawn
CBR	DLD
Scale	Date
1"=100'	5/4/04
Project No.	
5652-53	
Drawing No.	
2 OF 2	