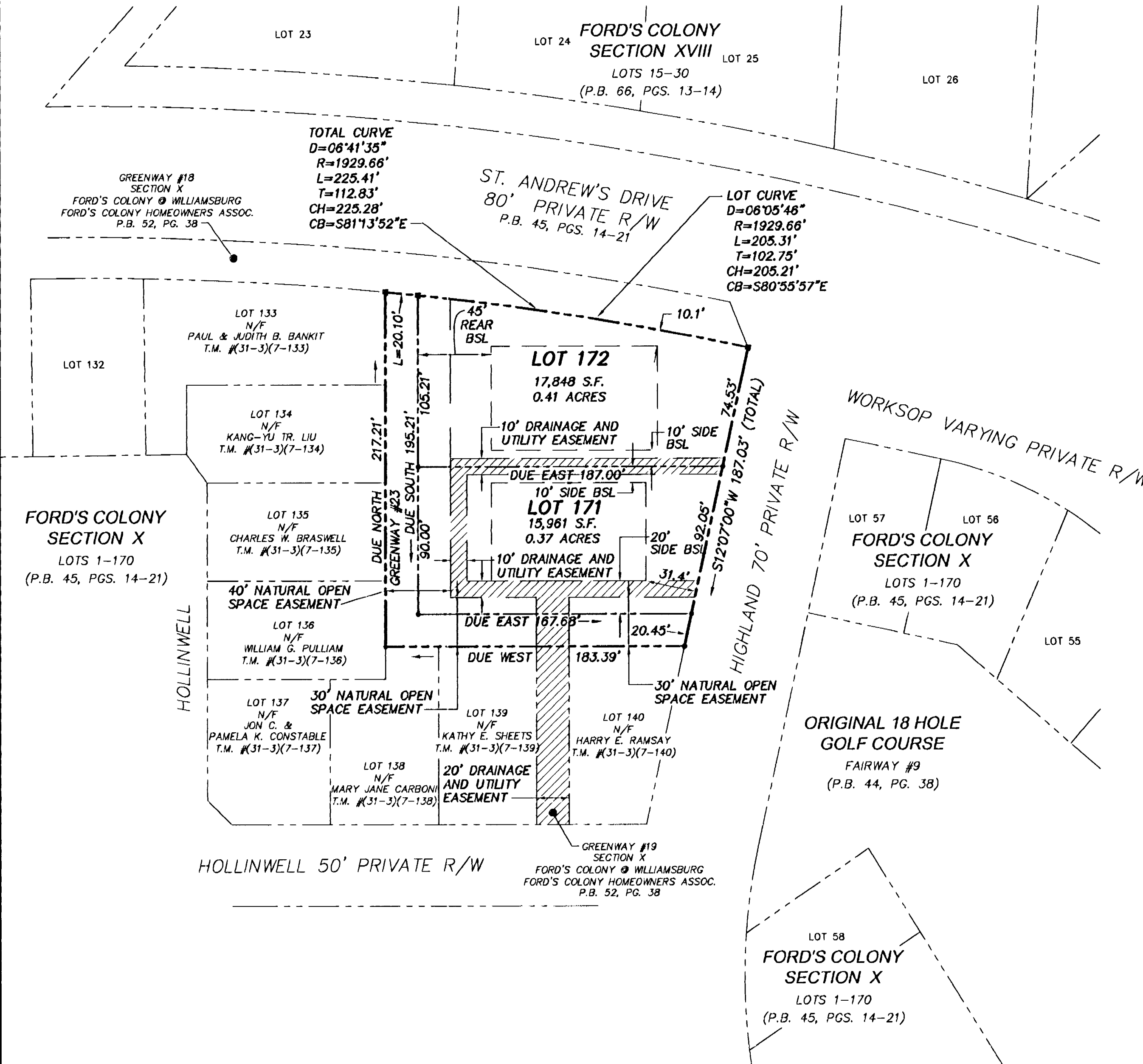


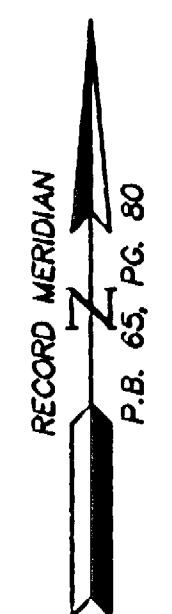
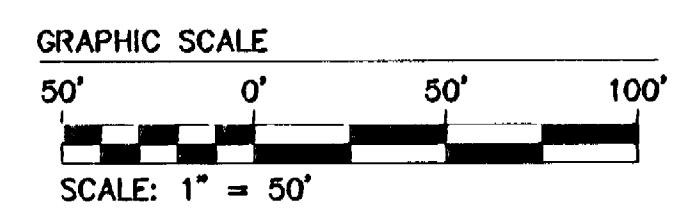
#050008877

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 LOTS ARE WITHIN THE ORIGINAL BOUNDARY SURVEY OF RECORD.
4. 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 X, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
5. PROPERTY SHOWN HEREON IS A PORTION OF TAX MAP PARCEL NO. (31-3)(7-140A).
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
7. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
9. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
10. 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).
11. THE PLANNING COMMISSION APPROVED THIS SUBDIVISION ON SEPTEMBER 8, 2003, SUBJECT TO AGENCY COMMENTS AND DEDICATION OF THE NATURAL OPEN SPACE EASEMENT SHOWN ON THIS PLAT TO JAMES CITY COUNTY.



AREA TABULATION		
	S.F.	AC.
TOTAL AREA OF RESIDENTIAL LOTS	33,809	0.776
TOTAL AREA OF GREENWAY #23	7,834	0.175
TOTAL AREA	41,443	0.951
TOTAL NUMBER OF LOTS	2	
AVERAGE LOT SIZE	16,905 S.F.	0.388 AC.
GROSS LOTS PER ACRE	2.10 LOTS/ACRE	



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PLAT OF SUBDIVISION
SECTION X
LOT 171 AND LOT 172
**FORD'S COLONY
@ WILLIAMSBURG**
POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>4-26-2005</u> at <u>3:25</u> PM, PG. <u>1</u> DOCUMENT # <u>050008877</u> BETSY B. WOOLRIDGE, CLERK <i>Betsy B. Woolridge</i> Clerk			
No.	DATE	REVISION / COMMENT / NOTE	BY
2	10/1/03	REVISED PER JCC COMMENTS DATED 9/10/03	CBR
1	9/3/03	REVISED PER OWNER	LBA

Designed CBR	Drawn LBA
Scale 1"=50'	Date 5/1/03
Project No. 5652-43	
Drawing No. 2 OF 2	