

#050008877

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS FORD'S COLONY @ WILLIAMSBURG, SECTION X, LOTS 171-172, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

D. R. Mulhare 10/2/03
 FOR REALTEC, INCORPORATED DATE
 DREW R. MULHARE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Pamela D. 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 NAME THIS 2 DAY OF October, 2003 MY COMMISSION EXPIRES 8/31/06
Pamela D. Callis
 SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO:
 REALTEC INCORPORATED, BY DEED OF MERGER FROM FORDS COLONY AT WILLIAMSBURG, INC., DATED DECEMBER 19, 1986 IN DEED BOOK 325, PAGE 394.
 REALTEC INCORPORATED BY SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS DEED BOOK 338 PAGE 707 AND BY PLAT "PLAT OF FORD'S COLONY @ WILLIAMSBURG SECTION X" RECORDED IN PLAT BOOK 45 PAGES 14-21.

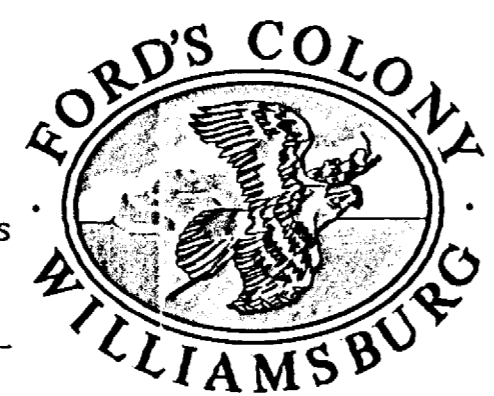
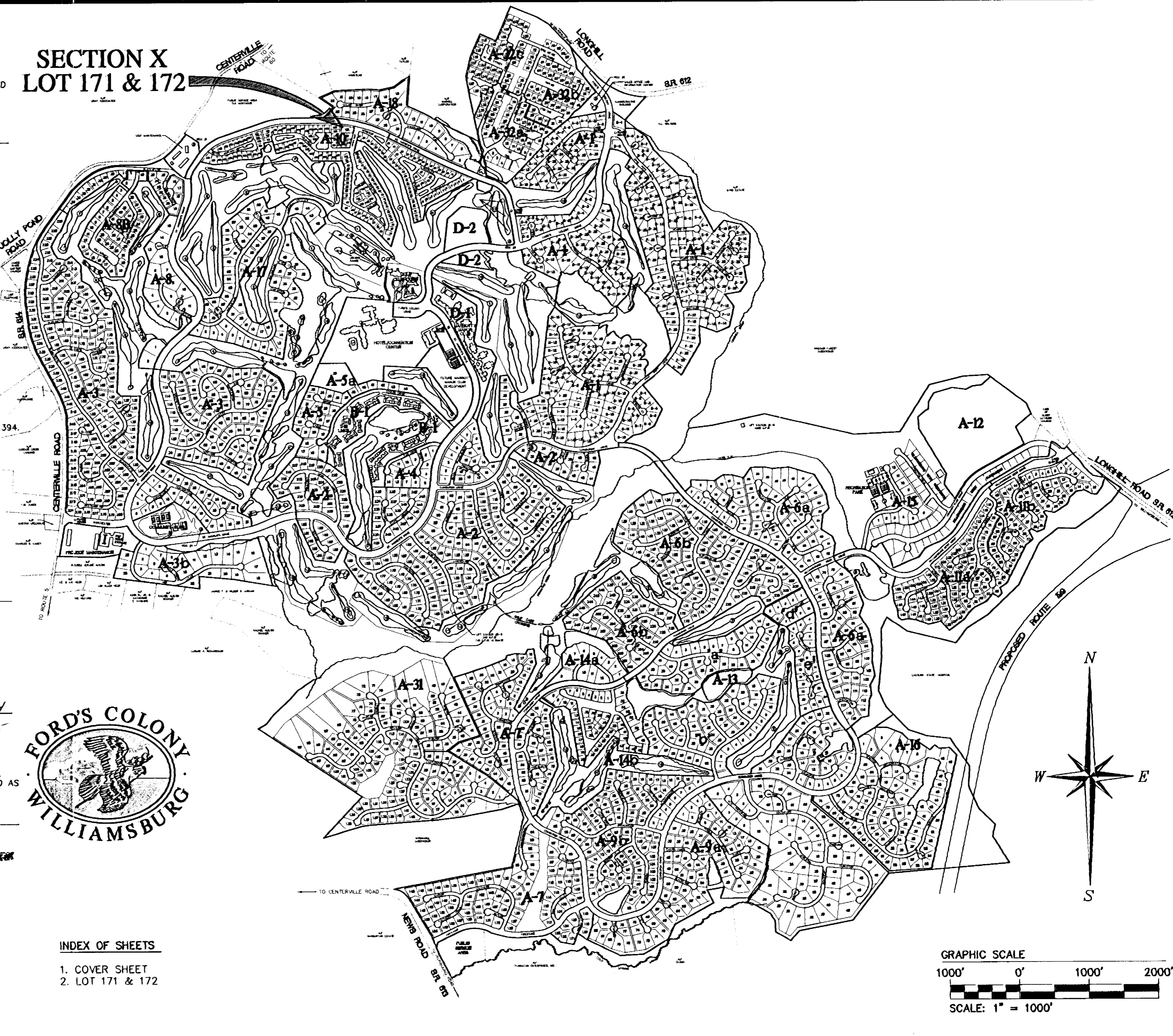
SURVEYOR'S CERTIFICATE

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. 5/1/03 10/1/03
 G. T. WILSON, JR. C.L.S. DATE

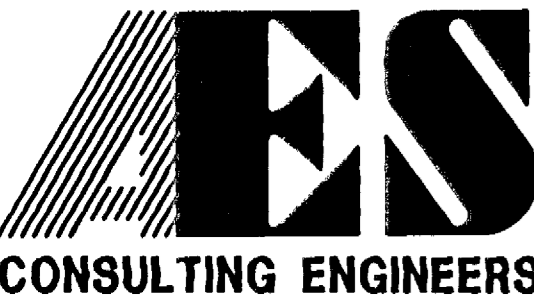
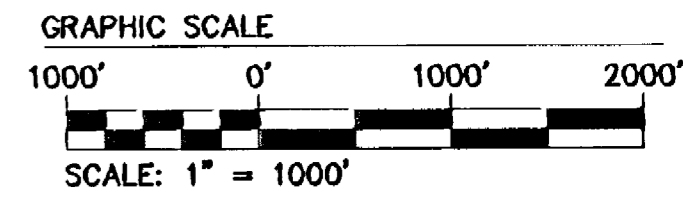
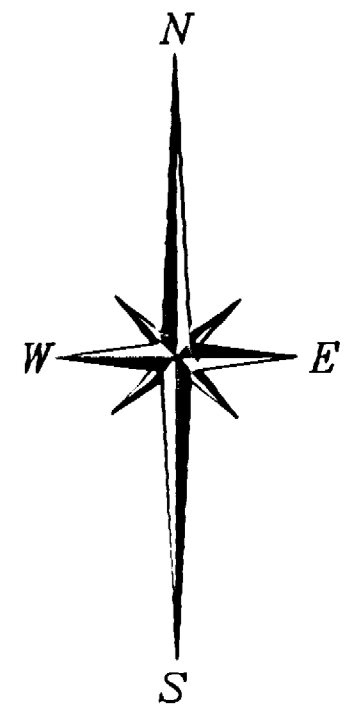
CERTIFICATE OF APPROVAL

THIS SUBDIVISION AND LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
[Signature] 6/16/04
 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. @ 3:25 /PM
 INSTRUMENT # 050008877
 TESTE: Betsy B. Woolridge Deputy
 BETSY B. WOOLRIDGE, CLERK

**SECTION X
 LOT 171 & 172**



- INDEX OF SHEETS**
- 1. COVER SHEET
 - 2. LOT 171 & 172



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

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



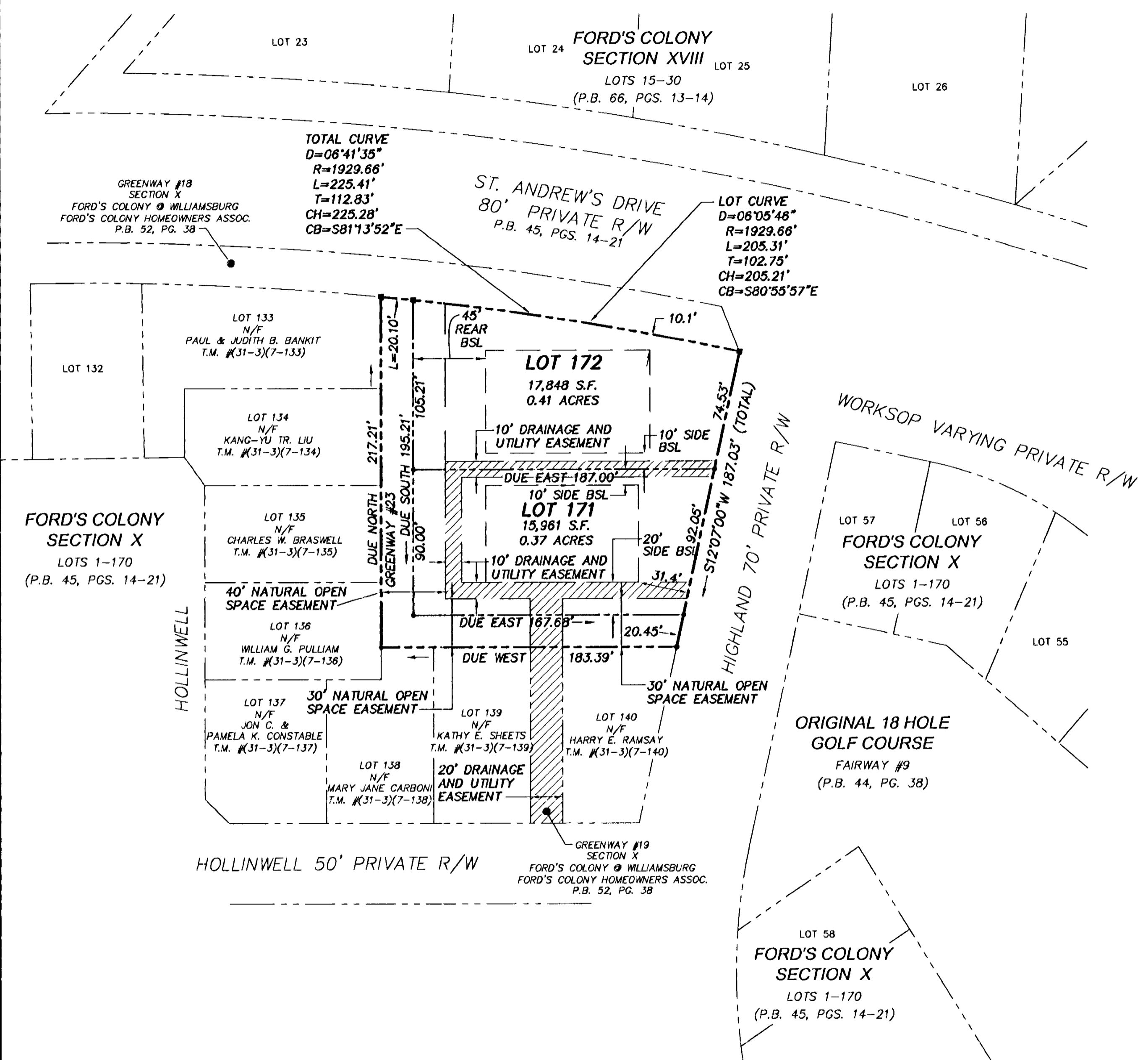
No.	DATE	REVISION / COMMENT / NOTE	BY
2	10/1/03	REVISED PER JCC COMMENTS DATED 9/10/03	CBR
1	9/3/03	REVISED BY OWNER	LBA

Designed	Drawn
CBR	LBA
Scale	Date
1"=1000'	5/1/03
Project No.	
5852-43	
Drawing No.	
1 OF 2	

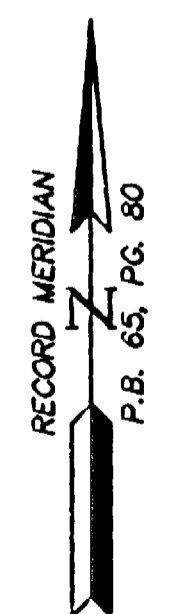
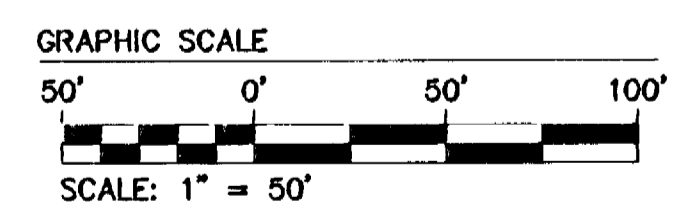
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GENERAL NOTES

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**

POWhatan 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. WOOLDRIDGE, CLERK			
<i>Betsy B. Wooldridge</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	