

050009649

OWNER'S CERTIFICATE

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

STEVE DREYBUS FOR REALTEC, INCORPORATED DATED 3/29/05

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 29 DAY OF March, 2005.
 MY COMMISSION EXPIRES 8/31/06
 Signature: Pamela D. Callis

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 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 325, PAGE 394. AND BY DEED DATED 11/1/05 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050008868.
 (SEE INSTR. NO. 050008868 & 050008867)

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.
 Signature: G. T. Wilson, Jr.
 DATE: 12/29/04
 G. T. WILSON, JR. L.S.

CERTIFICATE OF APPROVAL

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

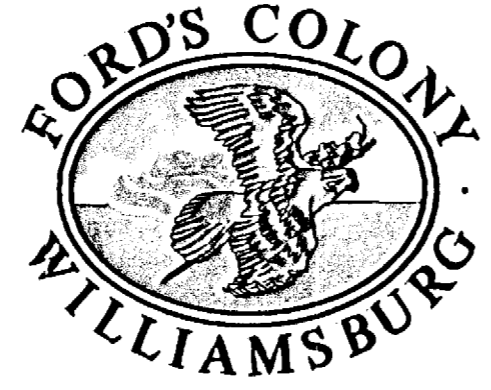
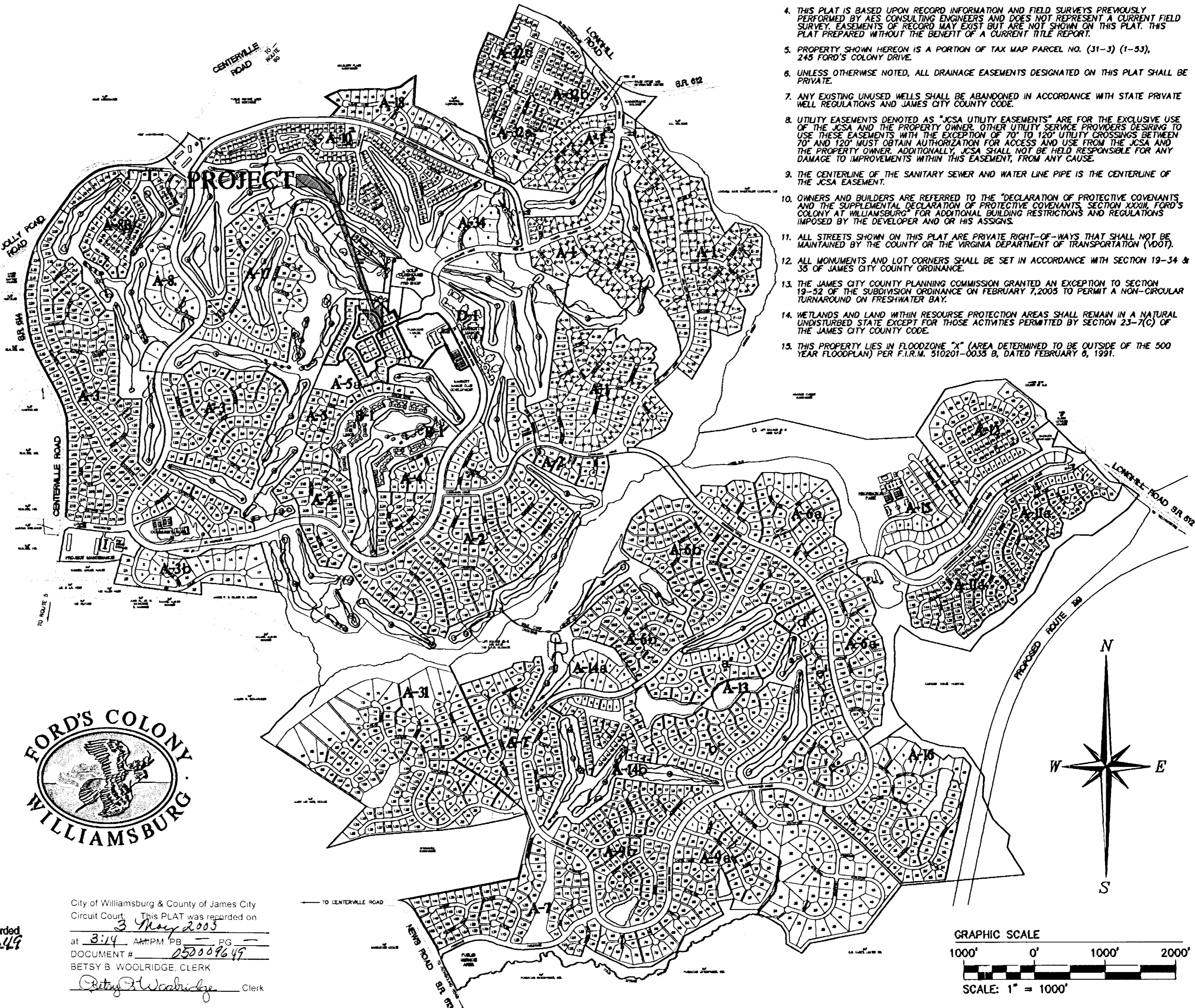
SUBDIVISION AGENT OF JAMES CITY/COUNTY DATE 4/6/05

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS DAY OF May, 2005 THE PLAT SHOWN HEREIN WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
 INSTRUMENT # 050009649

TESTE: Betsy B. Woolridge, Clerk
 Betsy B. Woolridge, Clerk
 Syllanica H. Bank, Dep. Clerk

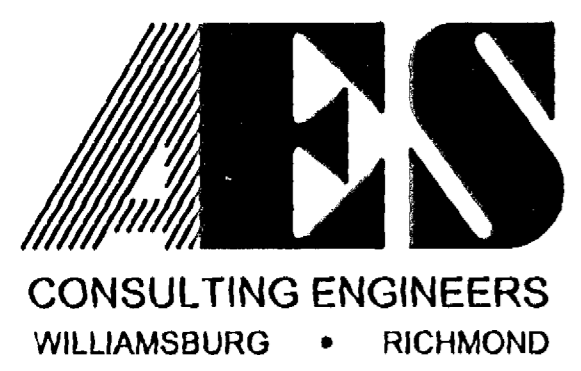
GENERAL NOTES

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 A PORTION OF TAX MAP PARCEL NO. (31-3) (1-33), 245 FORD'S COLONY DRIVE.
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 70" TO 120" UTILITY CROSSINGS BETWEEN 70" AND 120" 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 AND WATER LINE PIPE IS THE CENTERLINE OF THE JCSA EASEMENT.
10. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF PROTECTIVE COVENANTS AND THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SECTION XXXIII, FORD'S COLONY AT 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 & 35 OF JAMES CITY COUNTY ORDINANCE.
13. THE JAMES CITY COUNTY PLANNING COMMISSION GRANTED AN EXCEPTION TO SECTION 19-52 OF THE SUBDIVISION ORDINANCE ON FEBRUARY 7, 2005 TO PERMIT A NON-CIRCULAR TURNAROUND ON FRESHWATER BAY.
14. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
15. THIS PROPERTY LIES IN FLOODZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAN) PER F.I.R.M. 510201-0035 B, DATED FEBRUARY 6, 1991.



4 Large Plat(s) Recorded herewith as # 050009649

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 3 May 2005 at 3:14 AM/PM PB PG DOCUMENT # 050009649 BETSY B. WOOLRIDGE, CLERK Betsy B. Woolridge Clerk



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

PLAT OF SUBDIVISION
 LOTS 1-50, SECTION XXXIII
FORD'S COLONY @ WILLIAMSBURG
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	5/3/05	ADDED SOURCE OF TITLE	CBR
2	3/29/05	REVISED PER JCSA COMMENTS DATED 3/25/05	CBR
1	2/22/05	REVISED PER JCC COMMENTS DATED 1/24/05	CBR

Designed CBR	Drawn LBA
Scale 1"=1000'	Date 12/20/04
Project No. 5652-33	
Drawing No. 1 OF 4	