

#050023672

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JOSE W. PORTAL Q T I TRUST TO FORD'S COLONY FIRST CHOICE REALTY, INC. BY DEED DATED MARCH 24, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #050008819.

ALSO SEE "PLAT SHOWING PROPERTY LINE EXTINGUISHMENT BETWEEN LOT 99 & LOT 100, SECTION VII" RECORDED 6/4/98 BY DOC. #980010383.
(TAX MAP PARCEL (37-2)(4-100) AND (37-2)(4-99)).

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

[Signature]
FOR FORD'S COLONY FIRST CHOICE REALTY, INC. DATE 8/22/05
MIKE TIERNAN

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF WILLIAMSBURG, TO-WIT:
I, JOHN F. SLUSS A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
GIVEN UNTO MY HAND THIS 22nd DAY OF August, 2005.
MY COMMISSION EXPIRES JULY 31, 2009.
[Signature]
NOTARY PUBLIC

FORD'S COLONY AT WILLIAMSBURG CONSENT

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED.

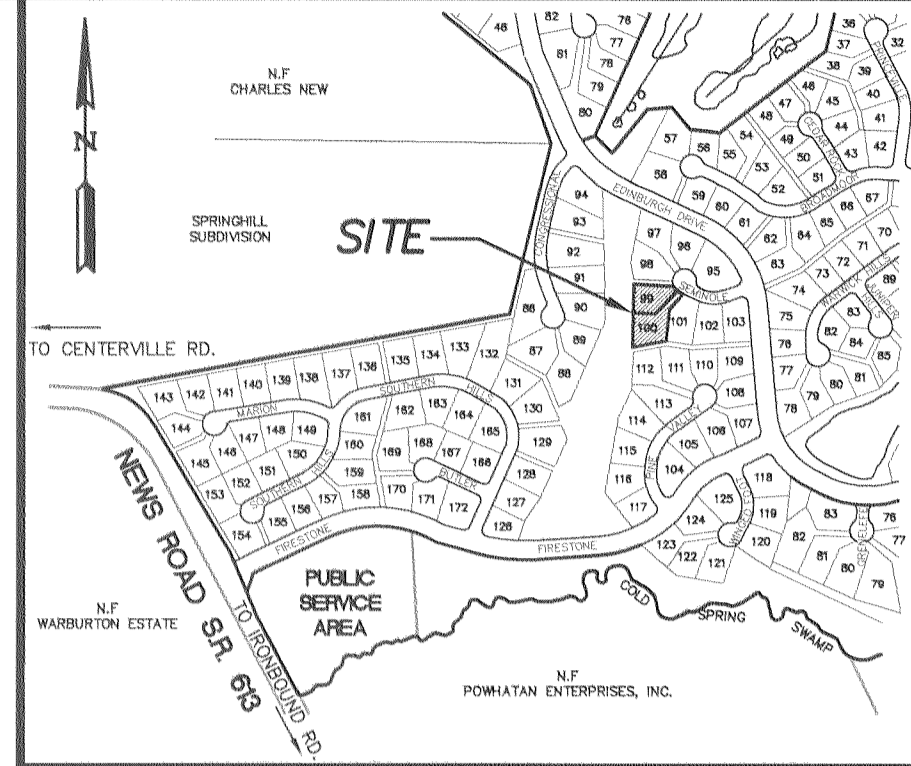
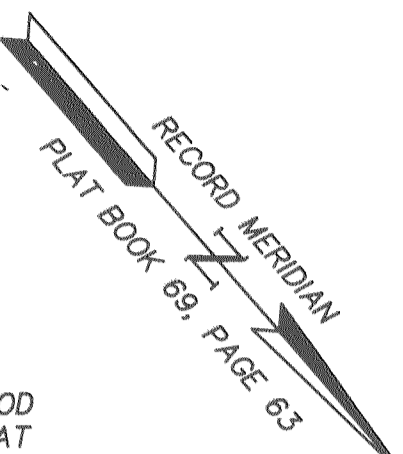
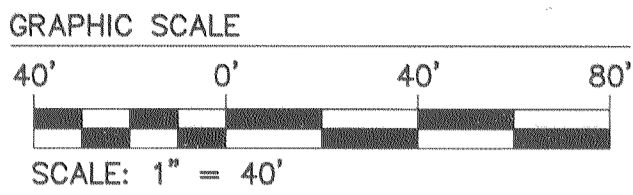
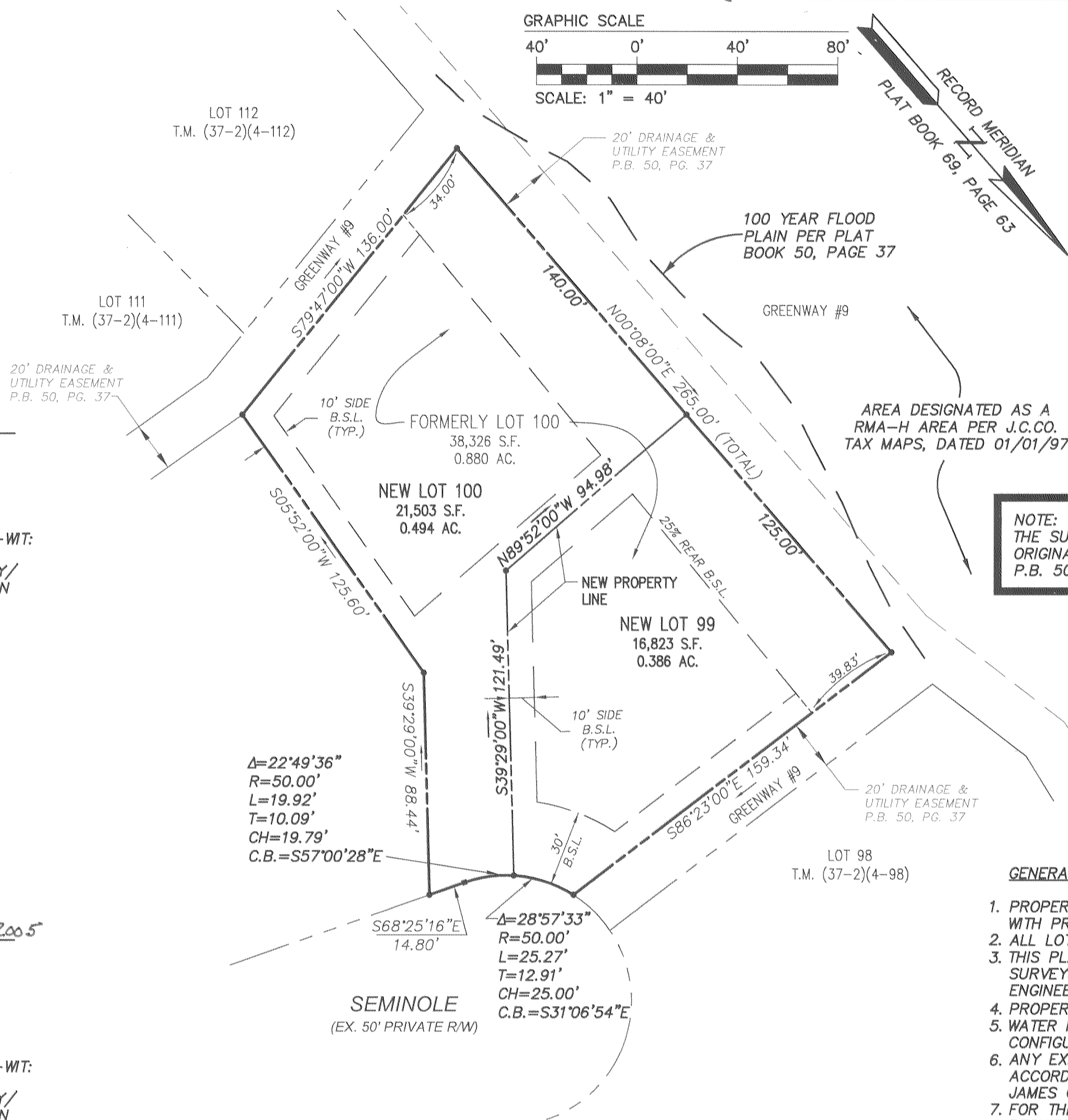
[Signature] August 22, 2005
FOR FORD'S COLONY AT WILLIAMSBURG DATE
DREW MULHARE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF WILLIAMSBURG, TO-WIT:
I, JOHN F. SLUSS A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.
GIVEN UNTO MY HAND THIS 22nd DAY OF August, 2005.
MY COMMISSION EXPIRES JULY 31, 2009.
[Signature]
NOTARY PUBLIC

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 SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISION WITHIN THE COUNTY.
[Signature] 8/18/05
G.T. WILSON, JR., L.S. #1183 DATE



NOTE: THE SUBDIVISION SHOWN ON THIS PLAT IS TO RE-ESTABLISH THE ORIGINAL LINES OF LOTS 99 & 100 RECORDED WITH SECTION VII P.B. 50, PG. 37.

AREA TABULATION	
LOT	AREA
NEW LOT 99	16,823 S.F., 0.386 AC.
NEW LOT 100	21,503 S.F., 0.494 AC.
FORMER LOT 100:	38,326 S.F., 0.880 AC.

GENERAL NOTES

- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4, WITH PROFFERS.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.
- PROPERTY SHOWN HEREON IS TAX MAP PARCEL (31-2)(4-100).
- WATER METERS SHALL BE RESTORED TO THERE ORIGINAL CONFIGURATION.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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 VII, FORD'S COLONY @ WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
- 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).
- ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0035B, DATED 2/6/91.

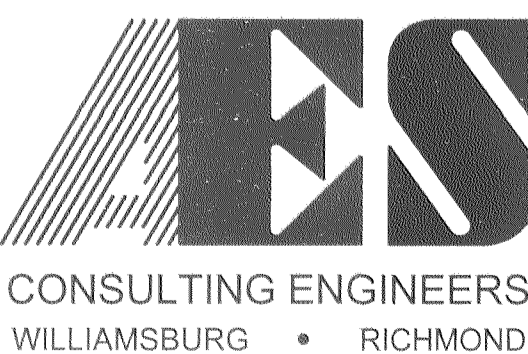
CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
[Signature] 8/24/05
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS DAY OF 3 October, 2005.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:04 AM/PM
INSTRUMENT # 050023672
TESTE: *[Signature]*
BETSY B. WOOLRIDGE, CLERK

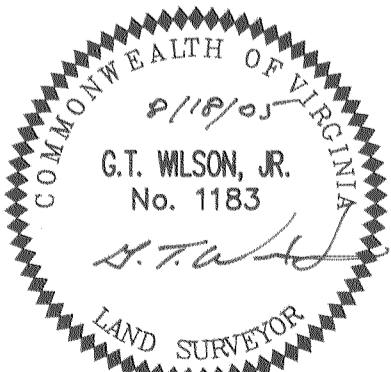
Large/Small Plat(s) Recorded herewith as # 050023672

ADDRESSES
FORMER LOT 99 - 117 SEMINOLE
NEW LOT 99 - 117 SEMINOLE
FORMER LOT 100 - 113 SEMINOLE
NEW LOT 100 - 113 SEMINOLE



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

PLAT OF SUBDIVISION FORMER LOT 100 SECTION VII BEING NEW LOT 99 AND 100
FORD'S COLONY @ WILLIAMSBURG
OWNED BY:
FORD'S COLONY FIRST CHOICE REALTY, INC.
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

Designed CBR	Drawn DLD
Scale 1"=40'	Date 8/18/05
Project No. 5652-7	
Drawing No. 1 OF 1	

S:\Jobs\6552\07\SURVEY\PLATS\655207p01of101.dwg, 8/18/2005 1:18:58 PM, rnk