

#06006903

S:\loba\5652\33\33c Townhouse Units\Survey\Plat\565233\subd-clu bldg_spl01.dwg, 1/27/2006 2:48:20 PM, lba

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT, KNOWN AS FORD'S COLONY @ WILLIAMSBURG, PARCEL A, A-4, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

Jacqueline H. Hodge 1/30/2006
 DREW WILLIAMS FOR REALTEC, INCORPORATED DATED

CERTIFICATE OF NOTARIZATION

STATE OF Virginia, CITY/COUNTY OF James City
 TO WIT: I, *Jacqueline H. Hodge*
 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 30 DAY OF January, 2006.
 MY COMMISSION EXPIRES *August 31, 2007*
Jacqueline H. Hodge
 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 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 325, PAGE 384.

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. 1/23/06
 G. T. WILSON, JR., L.S. DATE

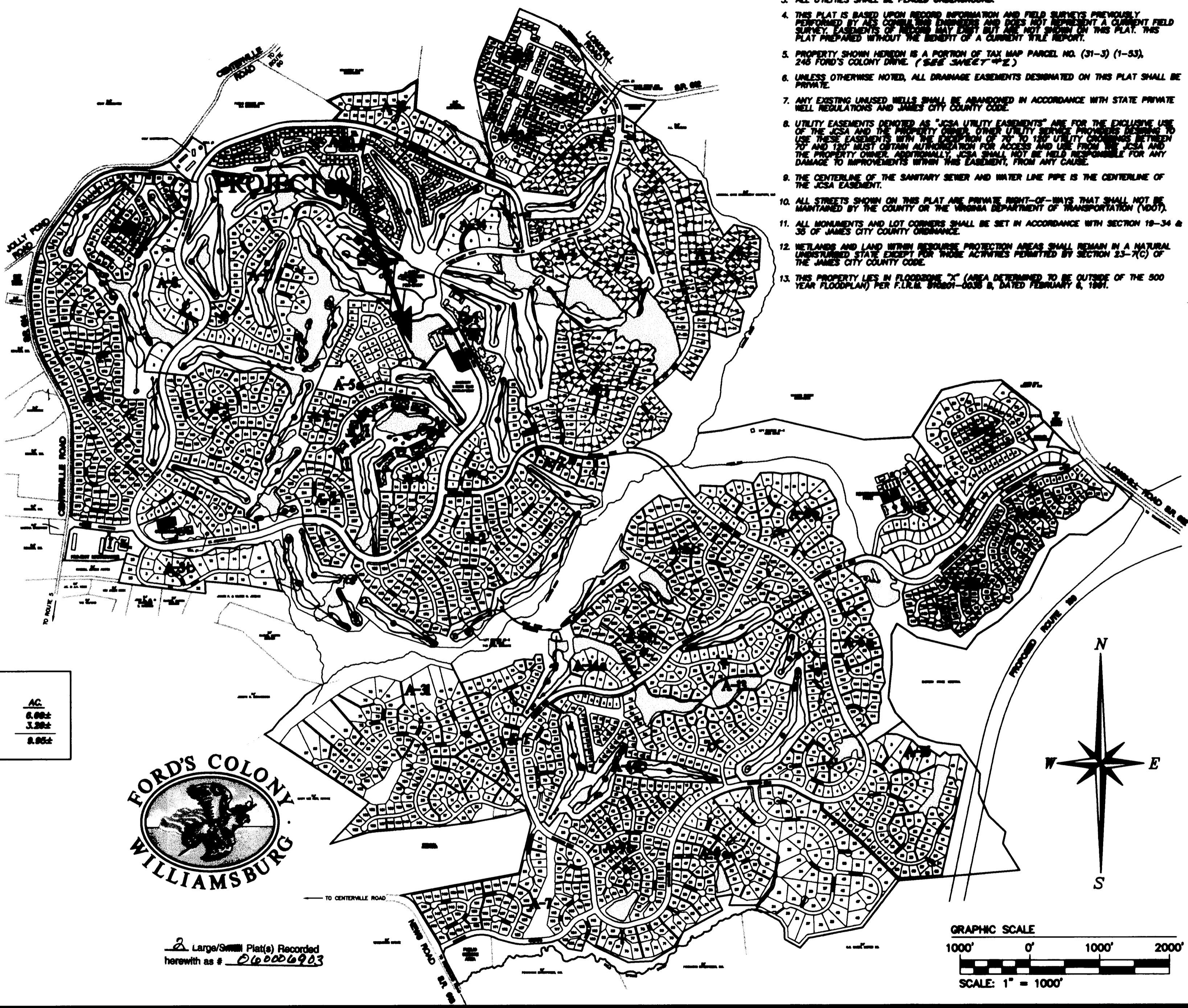
CERTIFICATE OF APPROVAL

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

William 3/22/06
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

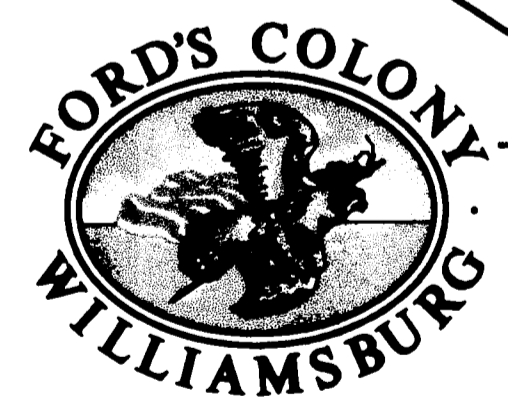
STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 27 DAY OF March, 2006
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. AM/PM
 INSTRUMENT # 06006903

TESTE: *Betsy B. Woolridge, Clerk*
 BETSY B. WOOLRIDGE, CLERK
 By: *Claudia H. Birkholz, Dep. Clerk*

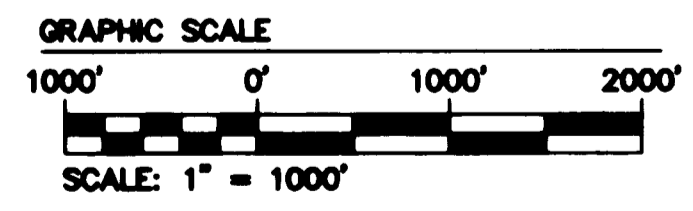


- GENERAL NOTES**
1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4, WITH PROFFERS.
 2. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
 3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 4. THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY ASS. COMB. SURV. ENGINEERS 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) (1-53), 245 FORD'S COLONY DRIVE. (SEE SHEET #12)
 6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
 7. ANY EXISTING UNLINED 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 PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF 75' TO 100' UTILITY CONDUITS BETWEEN LOT 107 AND 108 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. 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. ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 & 35 OF JAMES CITY COUNTY ORDINANCE.
 12. 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.
 13. THIS PROPERTY LIES IN FLOODZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAN) PER F.L.R.M. 88001-0038 B, DATED FEBRUARY 6, 1991.

AREA TABULATION		
	S.F.	AC.
TOTAL AREA OF PARCEL A	291,474	6.68±
TOTAL AREA OF PARCEL A-4	141,827	3.26±
TOTAL AREA OF SUBDIVISION	433,301	9.95±



2 Large/Small Plat(s) Recorded herewith as # 06006903



CONSULTING ENGINEERS
 WILLIAMSBURG • RICHMOND

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

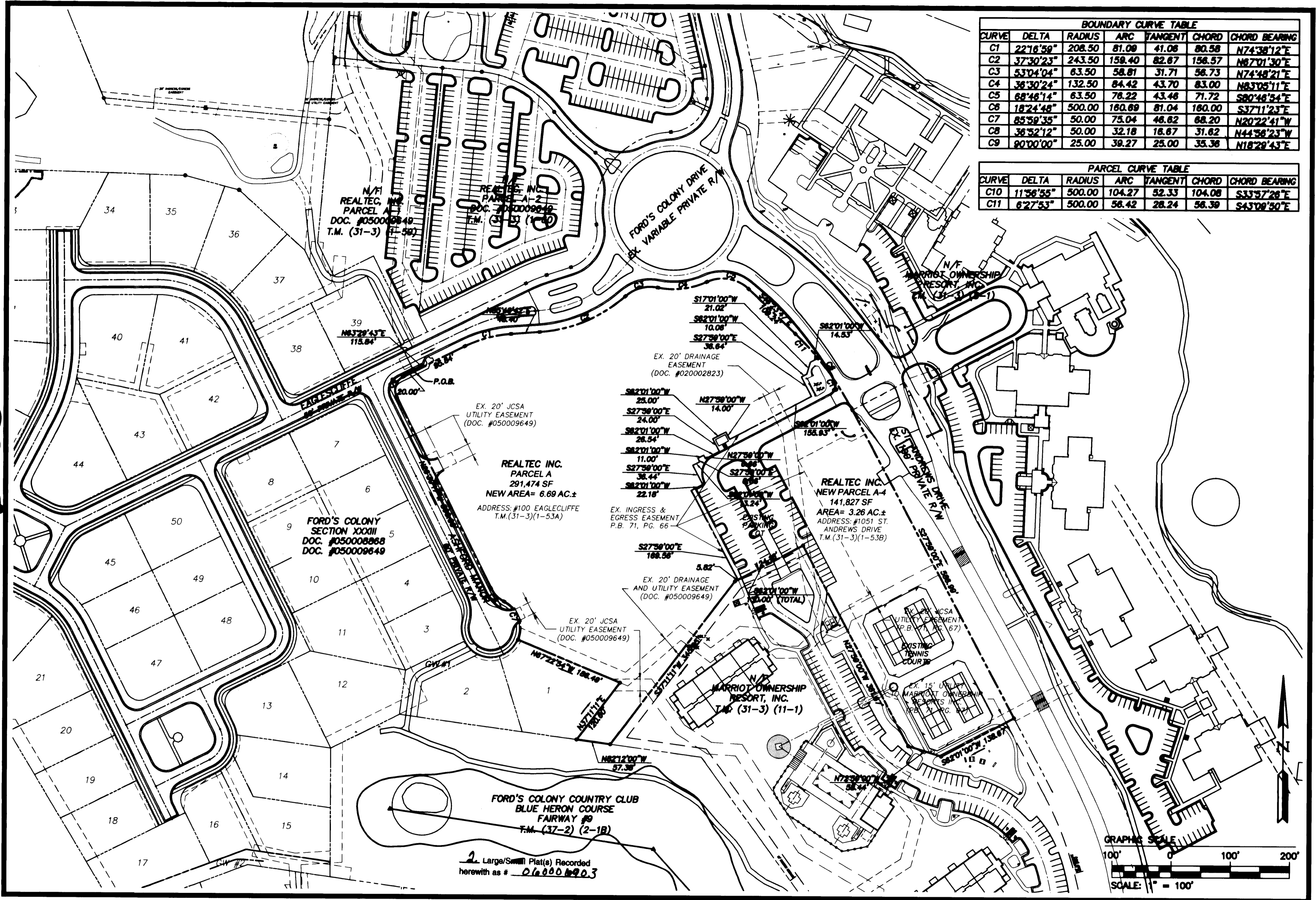
PLAT OF SUBDIVISION
 PARCEL A, A-4
FORD'S COLONY @ WILLIAMSBURG
 OWNED BY REALTEC, INCORPORATED
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <i>27 March 2006</i>			
at <i>10:18</i> AM/PM PB PG			
DOCUMENT # <i>06006903</i>			
BETSY B. WOOLRIDGE, CLERK			
<i>Betsy B. Woolridge</i> Clerk			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed CBR	Drawn DLD
Scale 1"=1000'	Date 1/27/06
Project No. 5652-33C	
Drawing No. 1 OF 2	

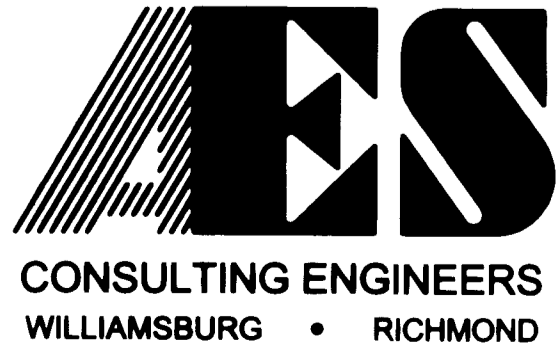
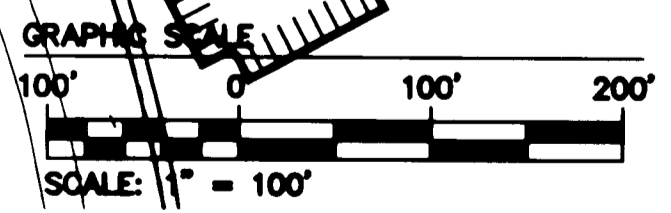
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BOUNDARY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	22°16'59"	208.50	81.09	41.06	80.58	N74°38'12"E
C2	37°30'23"	243.50	158.40	82.67	158.57	N87°01'30"E
C3	53°04'04"	63.50	58.81	31.71	58.73	N74°48'21"E
C4	36°30'24"	132.50	84.42	43.70	83.00	N83°05'11"E
C5	68°46'14"	63.50	76.22	43.46	71.72	S80°46'54"E
C6	18°24'48"	500.00	160.69	81.04	160.00	S37°11'23"E
C7	85°59'35"	50.00	75.04	46.82	68.20	N20°22'41"W
C8	36°52'12"	50.00	32.18	16.67	31.62	N44°56'23"W
C9	90°00'00"	25.00	39.27	25.00	35.36	N18°29'43"E

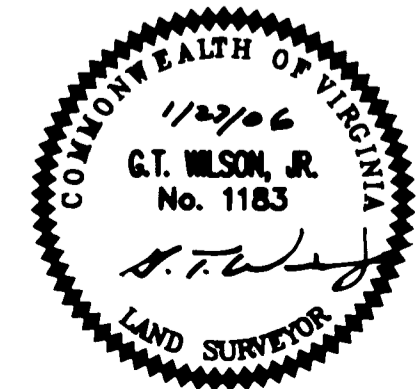
PARCEL CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C10	11°56'55"	500.00	104.27	52.33	104.08	S33°57'28"E
C11	6°27'53"	500.00	56.42	26.24	56.39	S43°09'50"E

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PLAT OF SUBDIVISION
 PARCEL A AND A-4
**FORD'S COLONY
 @ WILLIAMSBURG**
 OWNED BY REALTEC, INCORPORATED
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



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

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
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Designed GTW	Drawn DLD
Scale 1"=100'	Date 1/27/06
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Drawing No. 2 OF 2	