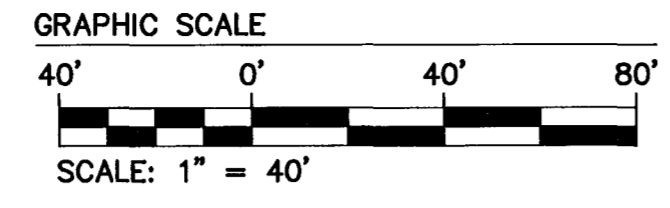
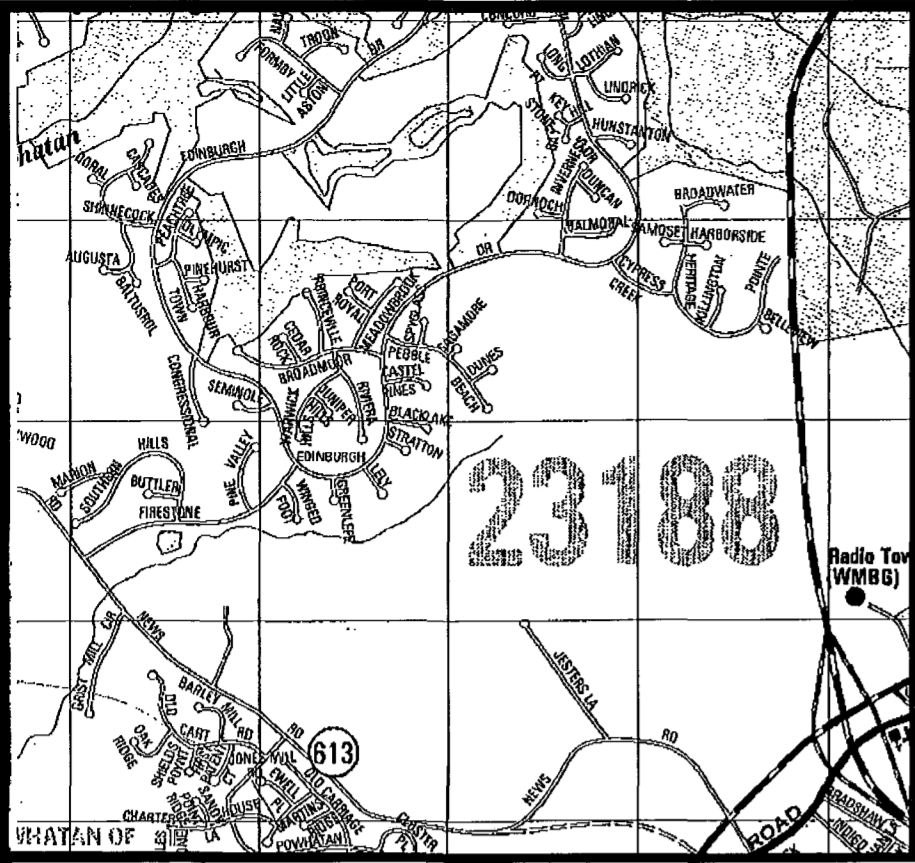
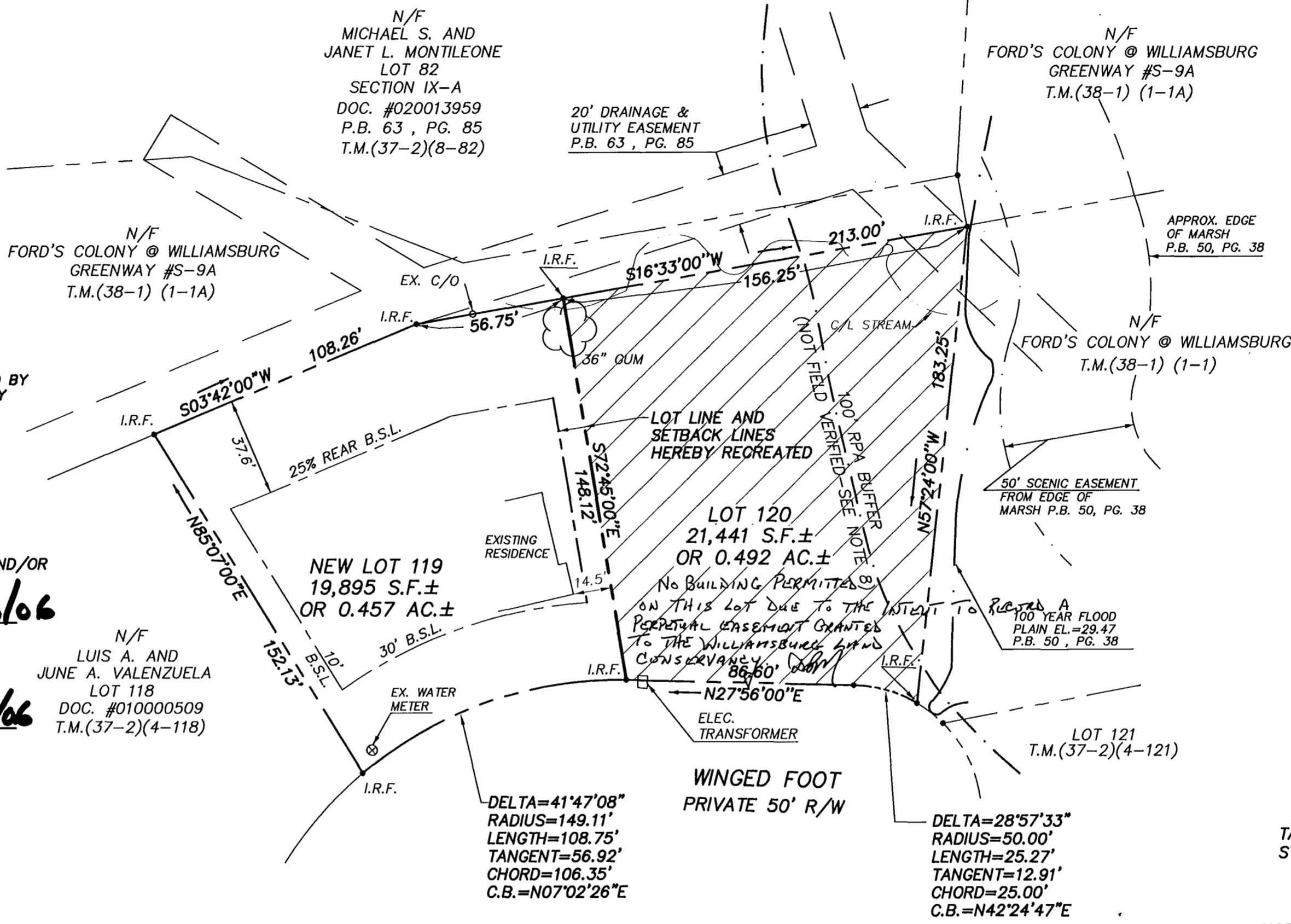


#060031836



RECORD MERIDIAN  
PLAT BOOK 50, PAGE 38



- GENERAL NOTES:
- (1.) THIS PROPERTY IS CURRENTLY ZONED R-4.
  - (2.) THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER (JCSA).
  - (3.) IMPROVEMENTS ARE NOT SHOWN.
  - (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.
  - (5.) "UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE."
  - (6.) "WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE."
  - (7.) LOT 120 SHALL BE DEDICATED AS CONSERVATION EASEMENT CONCURRENTLY WITH THE DESCRIBED SUBDIVISION.
  - (8.) THE RPA LINE SHOWN ON THIS PLAT MUST BE FIELD VERIFIED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR LOT 119. LOT 119 WILL BE SUBJECT TO ALL RPA RESTRICTIONS THAT ARE APPLICABLE AT THE TIME OF BUILDING PERMIT APPLICATION.
  - (9.) "ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE."
  - (10.) THIS PLAT REESTABLISHES THE PROPERTY LINE BETWEEN FORMER LOTS 119 AND 120 AS SHOWN IN PLAT BOOK 50, PAGE 33

**CERTIFICATE OF SOURCE OF TITLE**  
THE PROPERTY SHOWN ON THIS PLAT AS OLD LOT 119 WAS CONVEYED BY ROBERT B. SPENCER, II AND TERESA S. SPENCER TO REALTEC, INC. BY DEED DATED AUGUST 11, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 060020157.

**OWNER'S CERTIFICATE**  
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE OWNER AND/OR HIS ASSIGNEES, AND MAY BE ADMITTED TO RECORD.

*[Signature]* 11/30/06 DATE  
FOR REALTEC INCORPORATED  
**DREW R. MULLHARE**  
PRINTED NAME

*[Signature]* 11/30/06 DATE  
FOR FORD'S COLONY AT WILLIAMSBURG HOMEOWNERS ASSOCIATION, INC.  
**DREW R. MULLHARE**  
PRINTED NAME

**CERTIFICATE OF NOTARIZATION**  
STATE OF Virginia  
CITY/COUNTY OF James City  
Cassidy Jenkins, 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 AND STATE AFORESAID, GIVEN UNDER MY NAME THIS 30th DAY OF November, 2006.  
MY COMMISSION EXPIRES 1/31/09  
*[Signature]*  
SIGNATURE

AREA NEW LOT 119= 19,895 S.F.±  
AREA LOT 120= 21,441 S.F.±  
TOTAL = 41,336 S.F.±  
AREA OLD LOT 119= 41,336 S.F.±

AREA OF LOT 120 TO BE DEDICATED TO WILLIAMSBURG LAND CONSERVANCY (±0.49AC; ±21,441 SF)

**SURVEYORS 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]* 8/23/06 DATE  
G.T. WILSON, JR. L.S.

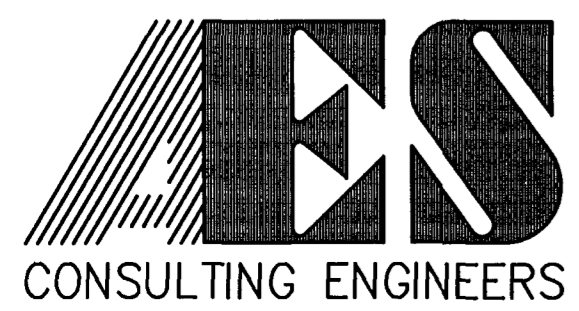
**CERTIFICATE OF APPROVAL**  
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

*[Signature]* 12/21/2006  
SUBDIVISION AGENT OF JAMES CITY COUNTY

NOTE: THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0035 B, DATED 2/6/91.

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 29 DAY OF Dec, 2006.  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 02:25 AM/PM  
INSTRUMENT # 060031836  
DATE: 12-29-2006  
TESTE: *[Signature]*  
BETSY B. WOOLRIDGE, CLERK

Large/Small Plat(s) Recorded herewith as # 060031836



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

PLAT OF SUBDIVISION  
OF LOTS 119 AND 120, SECTION VII  
FORD'S COLONY @ WILLIAMSBURG  
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	10/06	REVISION PER JCC COMMENTS REC'VD 10/19/2006	JAG

Designed JAG	Drawn JAG
Scale 1"=40'	Date 8/23/06
Project No. 24433-1	
Drawing No. 1 OF 1	