

CERTIFICATION OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT OF SUBDIVISION WAS CONVEYED TO REALTEC, INCORPORATED, A NORTH CAROLINA CORPORATION BY INSTRUMENT # 060031473.

OWNER'S CERTIFICATE
 THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

D. Mulhara 9/5/07
 DREW R. MULHARA DATE
 FOR REALTEC, INCORPORATED
DREW R. MULHARA
 PRINTED NAME

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY, GWEN C. SCHATZMAN
 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 THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 5th DAY OF SEPTEMBER, 2007, MY COMMISSION EXPIRES 11/30/09
Gwen C. Schatzman 361448
 SIGNATURE

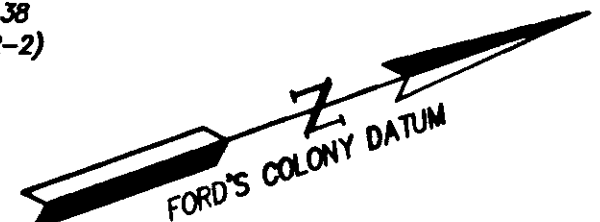
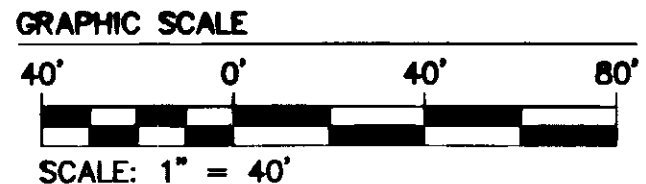
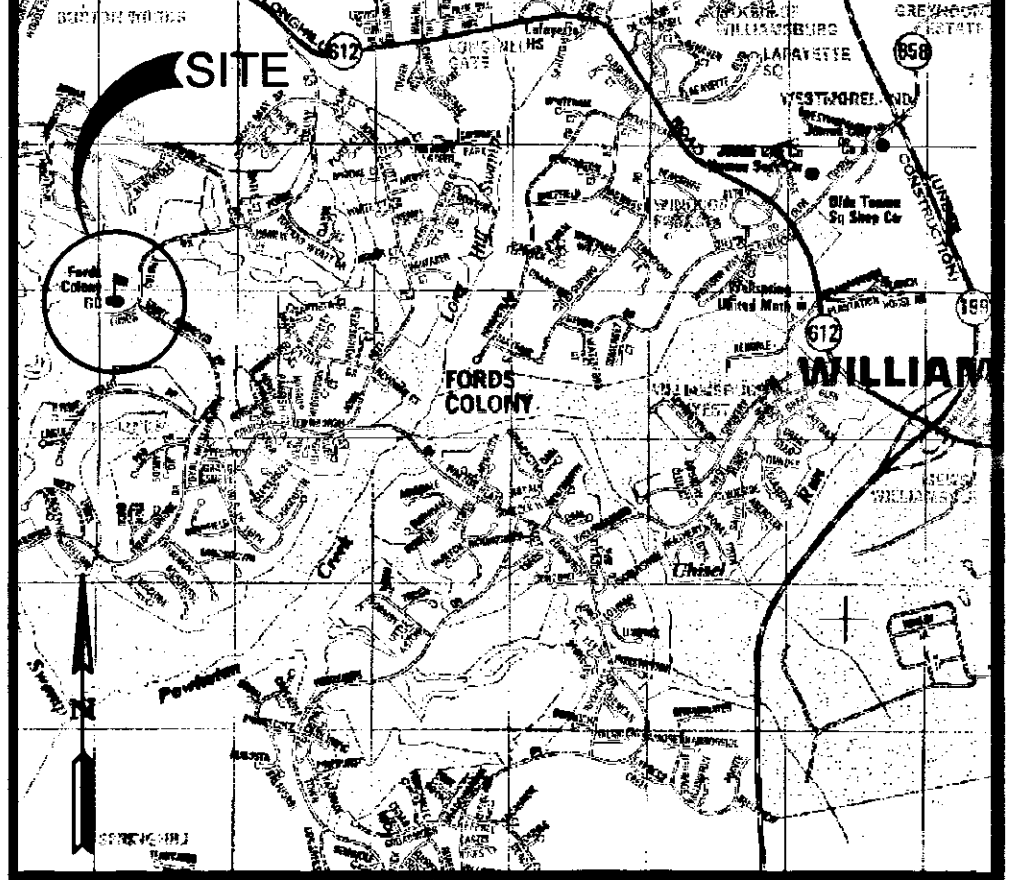
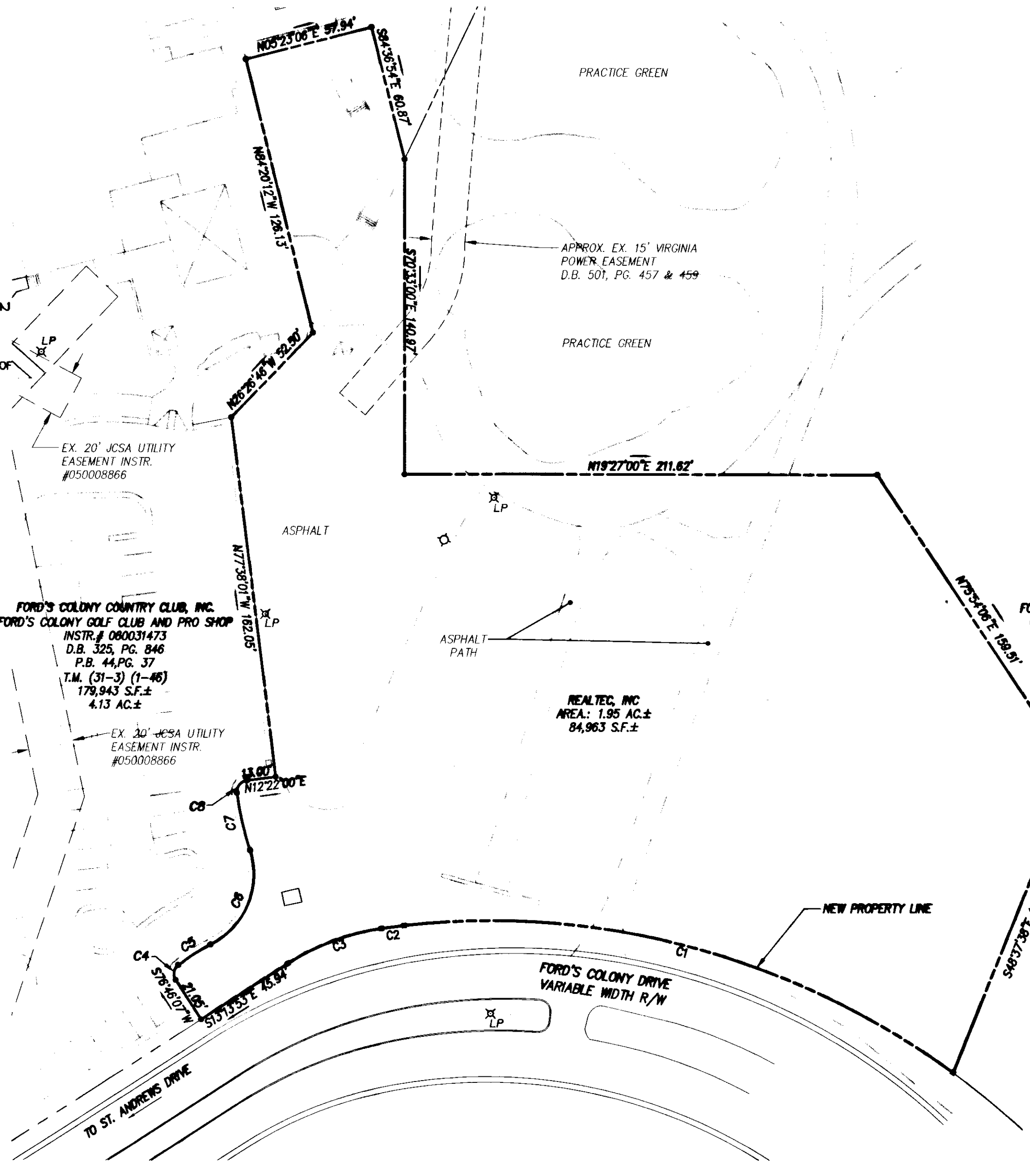
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
G. T. Wilson, Jr. 7/1/07
 G. T. WILSON, JR., L.S. #1183 DATE

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
Betsy B. Woolridge 9/10/07
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
10 October 2007
 at 9:39 AM/PM, P.B. PG. 2
 DOCUMENT # 070028230
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	42°35'24"	350.00'	280.17'	136.42'	254.22'	S34°22'55"W
C2	1°40'00"	350.00'	10.18'	5.09'	10.18'	S12°15'03"W
C3	24°38'48"	105.00'	45.17'	22.94'	44.82'	S00°54'25"E
C4	84°56'55"	5.00'	7.41'	4.58'	6.75'	N80°45'25"W
C5	11°10'02"	87.50'	17.05'	8.55'	17.05'	N12°41'57"W
C6	81°32'21"	35.00'	49.81'	30.18'	45.71'	N47°53'07"W
C7	11°01'17"	137.50'	26.45'	13.27'	26.41'	N83°08'38"W
C8	90°00'00"	5.00'	7.85'	5.00'	7.07'	N32°38'00"W

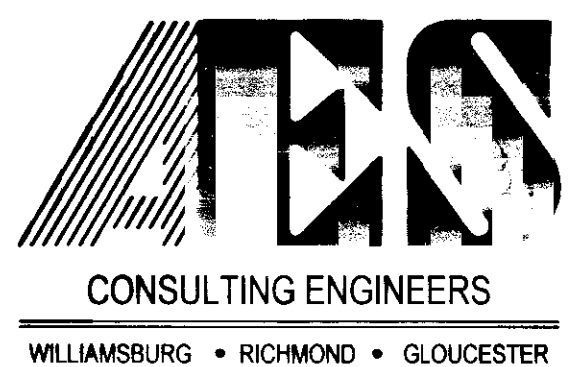
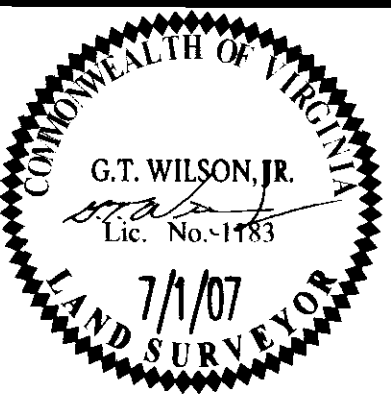
NOTE:
 THIS 1.95 ACRES PARCEL IS SHOWN ON A PLAT RECORDED ON INSTR. # 060031473. FORMER RIGHT-OF-WAY LINE OF FORD'S COLONY DRIVE IS HEREBY RE-ESTABLISHED.



FORD'S COLONY SECTION 34 LOT 1
 WILLIAM T. MILLER, TRUSTEE & MARILYN MILLER
 TM (31-3)(14-1)
 INSTR. #050008876

- GENERAL NOTES:**
- PROPERTY AS SHOWN IS ALL OF TAX MAP PARCEL # (31-3)(1-62).
 - PROPERTIES ARE ZONED R-4, RESIDENTIAL PLANNED COMMUNITY, WITH PROFFERS.
 - NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 - 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 WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNED ON THIS PLAT SHALL BE PRIVATE.
 - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 - 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 APPROXIMATELY PERPENDICULAR (60° TO 120°) UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
 - LOT SERVED BY PUBLIC WATER AND SEWER.

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10 DAY OF OCT, 2007.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
 INSTRUMENT # 070028230
 TESTE: *Betsy B. Woolridge*
 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
 A PARCEL CONTAINING 1.95 ACRES BEING A PORTION OF THE PROPERTY OWNED BY REALTEC, INC.
FORD'S COLONY @ WILLIAMSBURG
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn MEG/LNH
Scale 1"=40'	Date 7/1/07
Project No. 5652-99	
Drawing No. 1 OF 1	

S:\Jobs\5652\99\dwg\Plots\FordsCol\CC.dwg 6/12/2007 8:50:07 AM EDT 070028230