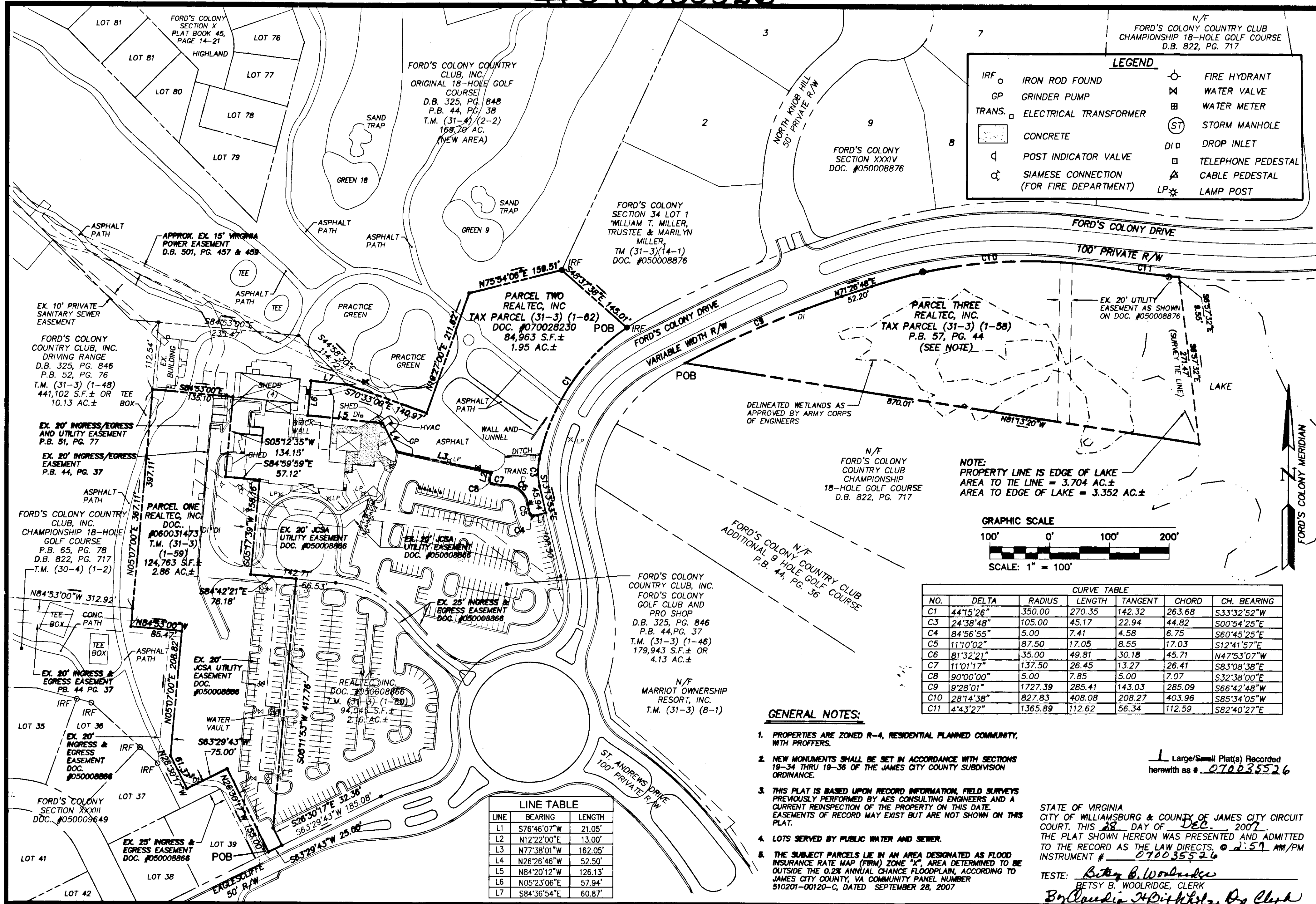


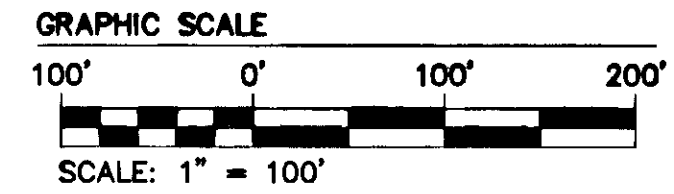
#070035526



LEGEND

IRF ○	IRON ROD FOUND	○	FIRE HYDRANT
GP	GRINDER PUMP	⊗	WATER VALVE
TRANS. □	ELECTRICAL TRANSFORMER	⊞	WATER METER
□	CONCRETE	⊙	STORM MANHOLE
⊔	POST INDICATOR VALVE	⊞	DROP INLET
⊕	SIAMESE CONNECTION (FOR FIRE DEPARTMENT)	⊞	TELEPHONE PEDESTAL
		⊞	CABLE PEDESTAL
		LP*	LAMP POST

NOTE:
PROPERTY LINE IS EDGE OF LAKE
AREA TO TIE LINE = 3.704 AC.±
AREA TO EDGE OF LAKE = 3.352 AC.±



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	44°15'26"	350.00	270.35	142.32	263.68	S33°32'52"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	S60°45'25"E
C5	11°10'02"	87.50	17.05	8.55	17.03	S12°41'57"E
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	S83°08'38"E
C8	90°00'00"	5.00	7.85	5.00	7.07	S32°38'00"E
C9	9°28'01"	1727.39	285.41	143.03	285.09	S66°42'48"W
C10	28°14'38"	827.83	408.08	208.27	403.96	S85°34'05"W
C11	4°43'27"	1365.89	112.62	56.34	112.59	S82°40'27"E

- GENERAL NOTES:**
- 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, FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND A CURRENT REINSPECTION OF THE PROPERTY ON THIS DATE. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT.
 - LOTS SERVED BY PUBLIC WATER AND SEWER.
 - THE SUBJECT PARCELS LIE IN AN AREA DESIGNATED AS FLOOD INSURANCE RATE MAP (FIRM) ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO JAMES CITY COUNTY, VA COMMUNITY PANEL NUMBER 510201-00120-C, DATED SEPTEMBER 28, 2007

LINE TABLE

LINE	BEARING	LENGTH
L1	S76°46'07"W	21.05'
L2	N12°22'00"E	13.00'
L3	N77°38'01"W	162.05'
L4	N26°26'46"W	52.50'
L5	N84°20'12"W	126.13'
L6	N05°23'06"E	57.94'
L7	S84°36'54"E	60.87'

Large/Small Plat(s) Recorded herewith as # 070035526

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 28 DAY OF Dec. 2007.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS, @ 2:59 AM/PM INSTRUMENT # 070035526

TESTE: *Betsy B. Woolridge*
BETSY B. WOOLRIDGE, CLERK
By Claudia H. Dittels, Esq. Clerk

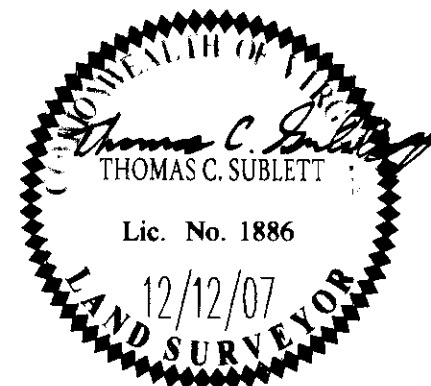


5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

BOUNDARY SURVEY OF PARCELS 1-3
OWNED BY REALTEC, INC.

**FORD'S COLONY
@ WILLIAMSBURG**

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn JFS
Scale 1"=100'	Date 12/12/07
Project No. 5652-99	
Drawing No. 1 OF 1	