

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT WAS CONVEYED BY GORDON CREEK CORPORATION, A VIRGINIA CORPORATION TO REALTEC, INCORPORATED, A NORTH CAROLINA CORPORATION BY DEED DATED MARCH 31, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050007368 ON APRIL 1, 2005.

THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT WAS CONVEYED BY THEODORA GREENHOW WILSON TO REALTEC, INCORPORATED, A NORTH CAROLINA CORPORATION BY DEED DATED FEBRUARY 16, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 060008988 ON APRIL 19, 2006.

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.

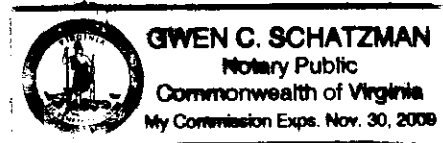
[Signature] 2/28/08
 FOR REALTEC, INCORPORATED DATE
DREW R. MULHARE
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY, GIVEN 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 DAY 28th OF FEBRUARY, 2008.

MY COMMISSION EXPIRES 11/30/09

[Signature] 361448
 SIGNATURE



REFERENCES:

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.

[Signature] 2/28/08
 THOMAS C. SUBLETT L.S. #1886 DATE

GENERAL NOTES

- TAX MAP PARCEL TO BE SUBDIVIDED #36-2(1-1), (36-2)(1-1B), (36-2)(1-2), AND (36-2)(1-3); ADDITIONALLY A JCSA UTILITY EASEMENT IS SHOWN ON PARCELS #36-2(1-1A), (36-2)(1-56), AND (30-3)(1-2).
- PROPERTY AS SHOWN IS CURRENTLY ZONED "A1" - GENERAL AGRICULTURAL DISTRICT.
- BUILDING SETBACKS SHOWN ARE AS DESCRIBED IN THE CURRENT JCC ORDINANCE. DECLARANT RESERVES THE RIGHT TO MODIFY SETBACKS AS ALLOWED BY JAMES CITY COUNTY.
 FRONT = 75'
 FRONT (SIDE STREET) = 50'
 SIDE = 15' (MAIN STRUCTURE); 5' (ACCESSORY BUILDING)
 REAR = 35' (MAIN STRUCTURE); 5' (ACCESSORY BUILDING)
- 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 PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- C/L OF STREAMS AND THE EDGE OF WATER OF GORDON'S CREEK WERE TAKEN FROM DIGITAL AERIAL TOPOGRAPHY AND MAPPING, DATED JUNE, 2002 BY WINGS AERIAL MAPPING CO., INC. THE MEAN LOW WATER OF GORDON'S CREEK AS SHOWN IS APPROXIMATE, THE ACTUAL MEAN LOW WATER OF GORDON'S CREEK IS THE PROPERTY LINE.
- AREAS ARE COMPUTED TO CENTERLINE STREAM, OR ALONG MEAN LOW WATER OF GORDON'S CREEK AS NOTED ON PLAT. SURVEY TIE LINES ARE FOR CLOSURE PURPOSES ONLY.
- THE PARCELS WITHIN THE PSA SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY. LOTS OUTSIDE THE PSA SHALL BE SERVED BY PRIVATE SEPTIC SYSTEMS AND A COMMUNITY WELL.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- THE DRAINFIELD LOCATIONS SHOWN ON THIS DRAWING HAVE BEEN PROVIDED AND FIELD LOCATED BY ENVIRO UTILITIES. TELEPHONE # (804) 796-1090
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 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 PERPENDICULAR UTILITY CROSSINGS 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.
- THE CENTERLINE OF THE SANITARY SEWER AND WATER LINE PIPE IS THE CENTERLINE OF THE JCSA EASEMENT.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 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. WETLANDS LOCATIONS WERE DELINEATED BY KOONTZ BRYANT, P.C., CONFIRMED BY THE ARMY CORPS OF ENGINEERS, AND LOCATED BY FIELD SURVEY.
- OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF PROTECTIVE COVENANTS AND THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SECTION XXXV, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY LIES WITHIN ZONES X AND AE AS SHOWN ON F.I.M.A. FLOOD MAPS 510201 115C AND 120C, DATED SEPTEMBER 28, 2007. THE BASE FLOOD ELEVATION OF 7.5 FEET IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH CORRESPONDS TO ELEVATION 8.5 FEET ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) WHICH THIS PROJECT TOPOGRAPHY IS BASED.
- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
- IN ACCORDANCE WITH SECTION 19-20H OF THE JAMES CITY COUNTY ZONING ORDINANCE, THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (C)(1) OF THE JAMES CITY COUNTY CODE.

GENERAL NOTES (CONTINUED):

- THIS PROPERTY LIES WITHIN ZONES X AND AE AS SHOWN ON F.I.M.A. FLOOD MAPS 510201 115C AND 120C, DATED SEPTEMBER 28, 2007. THE BASE FLOOD ELEVATION OF 7.5 FEET IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH CORRESPONDS TO ELEVATION 8.5 FEET ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) WHICH THIS PROJECT TOPOGRAPHY IS BASED.
- THE STREETS WITHIN THE SUBDIVISION WILL BE DEDICATED FOR PUBLIC USE.
- JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE APPROVED EXTENDING CUL-DE-SAC RIGHT-OF-WAY LENGTHS FOR THE FOLLOWING ROADS (FOR DESCRIBED LENGTHS): ESKERHILLS (1,153'); WESTPORT (1,619'); DUNHUGH (1,502'); FOREST OF ARDON (1,053'); TAYMOUTH CASTLE (3,451').
- A 15' PRINCIPAL DWELLING FOUNDATION SETBACK EXISTS OFF ALL RPA BUFFERS AND CONSERVATION EASEMENTS. THIS SETBACK PROHIBITS THE INSTALLATION OF BUILDING FOUNDATIONS ASSOCIATED WITH THE PRIMARY DWELLING AND DOES NOT PROHIBIT THE INSTALLATION OF DECKS, PATIOS OR OTHER STRUCTURES NOT REQUIRING A FOUNDATION.

AREA TABULATION

	S.F.±	ACRES±
TOTAL AREA OF RESIDENTIAL LOTS	6,738,043	154.88
FUTURE DEVELOPMENT AREAS (1-3)	2,473,709	56.79
TOTAL AREA OF R/W	427,717	9.82
TOTAL AREA OF COMMON AREA	171,060	3.93
TOTAL AREA OF SECTION XXXV (SEE NOTE 6)	9,810,529	225.22
TOTAL NUMBER OF LOTS SECTION XXXV	41	
AVERAGE LOT SIZE	188,451 S.F.	3.87
GROSS LOTS PER ACRE	0.18 LOTS/ACRE	
TOTAL AREA OF CONSERVATION EASEMENT	63,594	1.46
TOTAL LENGTH OF ROADS	7,350 L.F.	

LEGEND

--- --	RIGHT-OF-WAY LINE	●	IRON ROD SET
-----	PROPERTY LINE	■	CONCRETE MONUMENT FOUND
-----	CENTER LINE	RPA	RESOURCE PROTECTION AREA
-----	TRAVERSE LINE	PRM	PRIMARY DRAINFIELD
-----	EASEMENT	RES	RESERVE DRAINFIELD
-----	BUILDING SETBACK LINE (B.S.L. TYP.)	C/L	CENTERLINE
-----	WETLANDS LINE	P/L	PROPERTY LINE
-----	RPA BUFFER LINE		
-----	STREAM		

CERTIFICATE OF APPROVAL

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

[Signature] 3/19/08
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

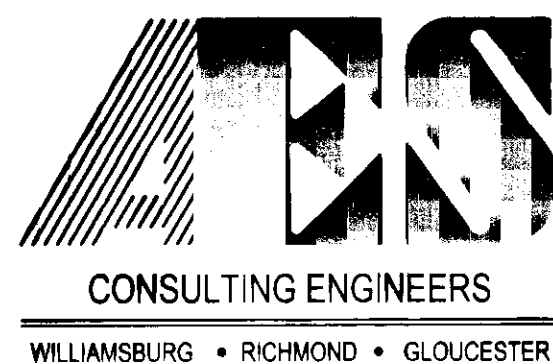
[Signature] 3/18/08
 VIRGINIA DEPARTMENT OF HEALTH DATE

[Signature] 2/21/08
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

10 Larger/Small Plat(s) Recorded herewith as # 080008539

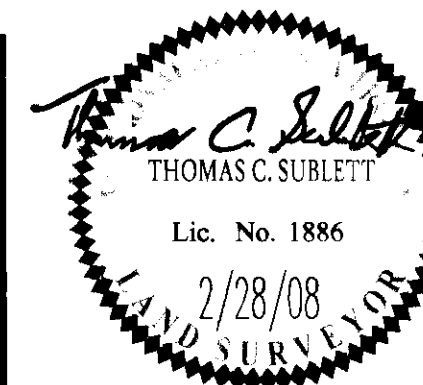
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 27 DAY OF MARCH, 2008.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:16 AM/PM
 INSTRUMENT # 080008539

TESTE: **BETSY B. WOOLRIDGE, CLERK**
 BETSY B. WOOLRIDGE, CLERK By: *[Signature]* Deputy



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

PLAT OF SUBDIVISION
 LOTS 5 - 22; 25 - 47, SECTION XXXV
FORD'S COLONY
@ WILLIAMSBURG
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
4	2/28/08	REVISED PER COUNTY COMMENTS	JAG AMR
3	2/15/08	REVISED PER COUNTY COMMENTS	JAG GVC
2	8/9/07	REVISED PER COUNTY COMMENTS	JAG AWI
1	1/24/07	REVISED PER COUNTY COMMENTS	JAG AWI

Designed	Drawn
JAG	AES
Scale	Date
N/A	3/5/08
Project No.	
5652-21	
Drawing No.	
2 of 10	