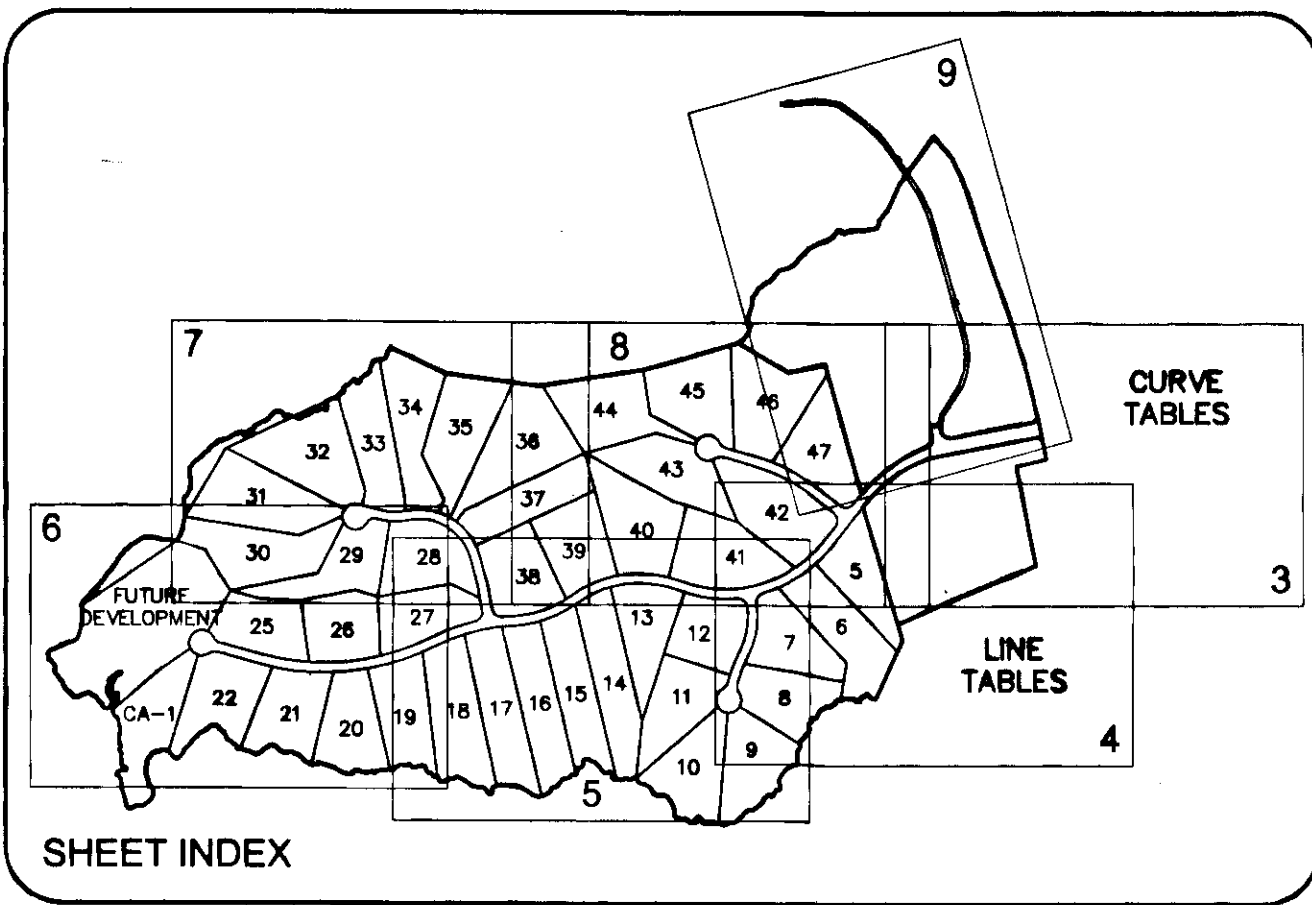
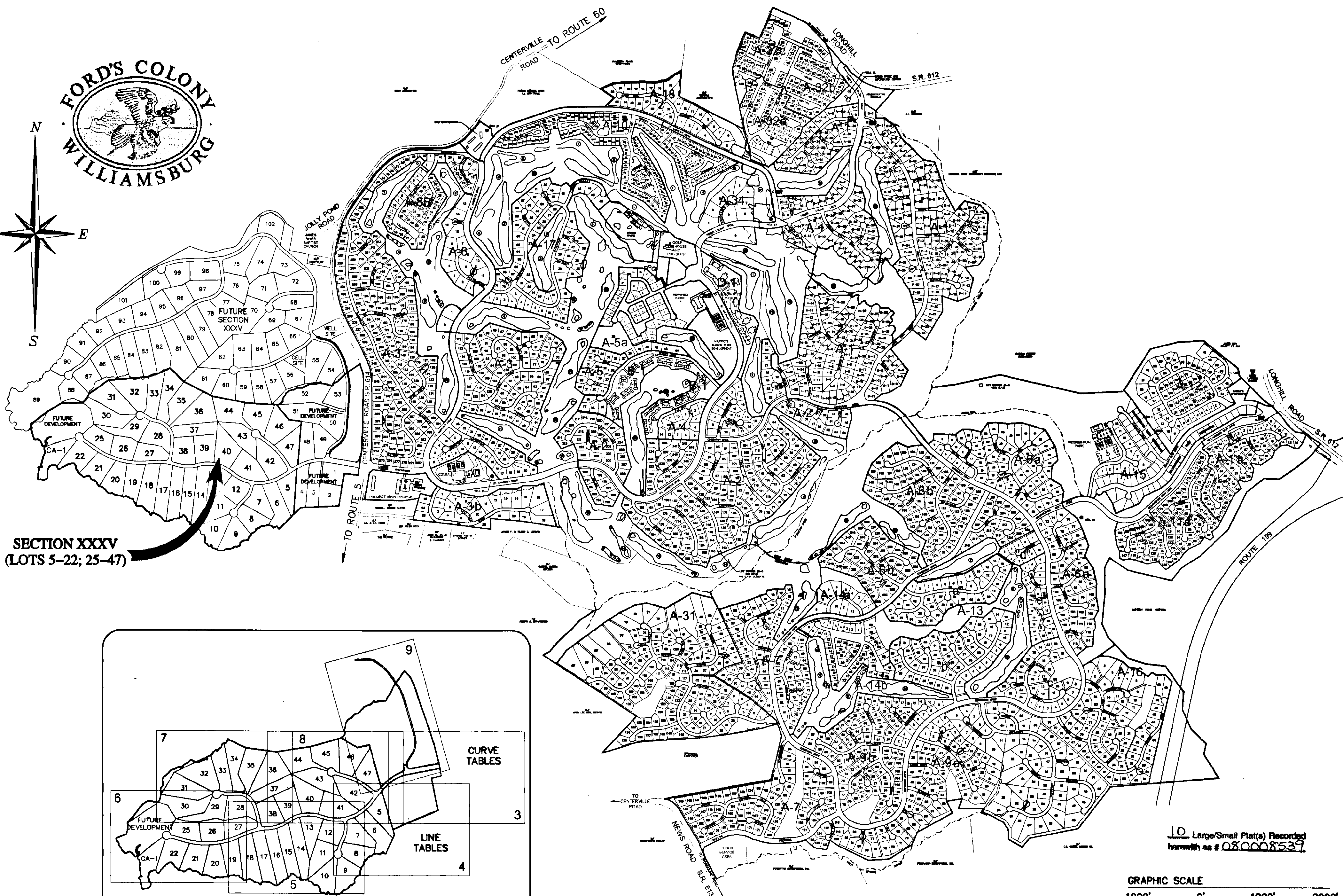


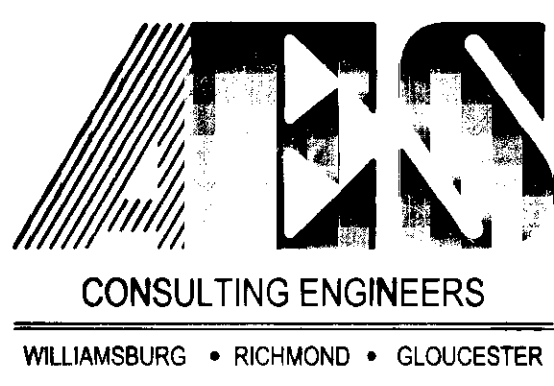
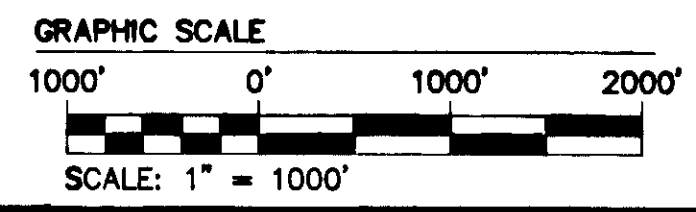
080008539

SECTION XXXV
(LOTS 5-22; 25-47)



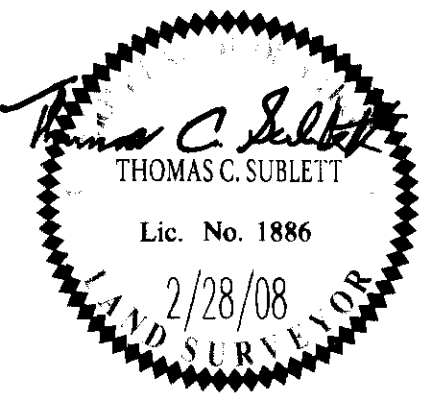
VICINITY MAP

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



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



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
3-27-2008
at 2:16 PM, PB _____ PG _____
DOCUMENT # **080008539**
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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 AWT
1	1/24/07	REVISED PER COUNTY COMMENTS	JAG AWT

Designed JAG	Drawn AES
Scale 1"=1000'	Date 3/5/08
Project No. 5652-21	
Drawing No. 1 of 10	

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

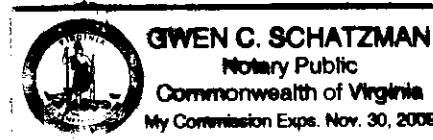
DREW R. MULHARE
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY, I, 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

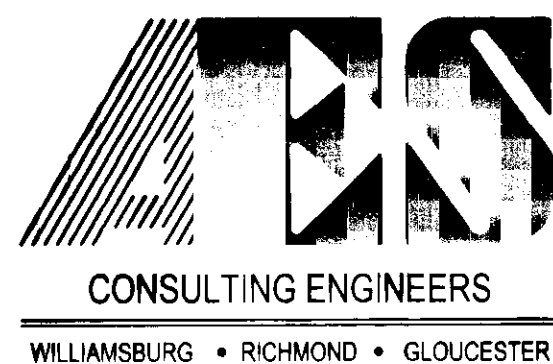
[Signature] 3/18/08
VIRGINIA DEPARTMENT OF HEALTH DATE

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

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

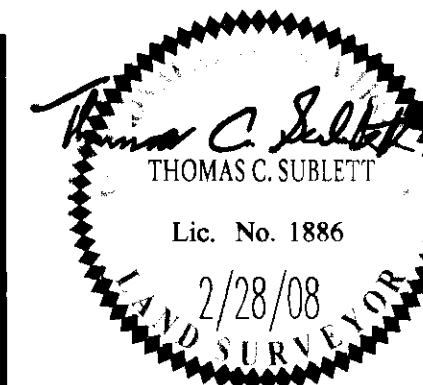
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 27 DAY OF March, 2008.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:16 AM/PM
INSTRUMENT # 080008539

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

080008539

08000 8539

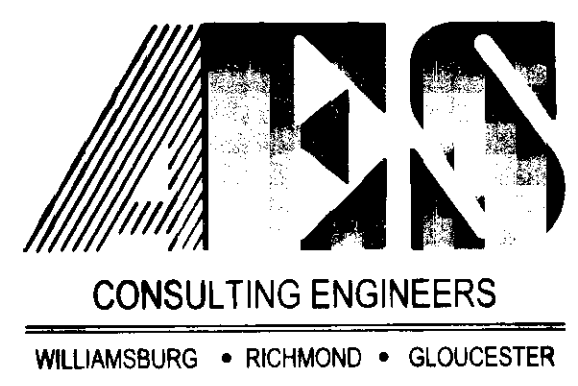
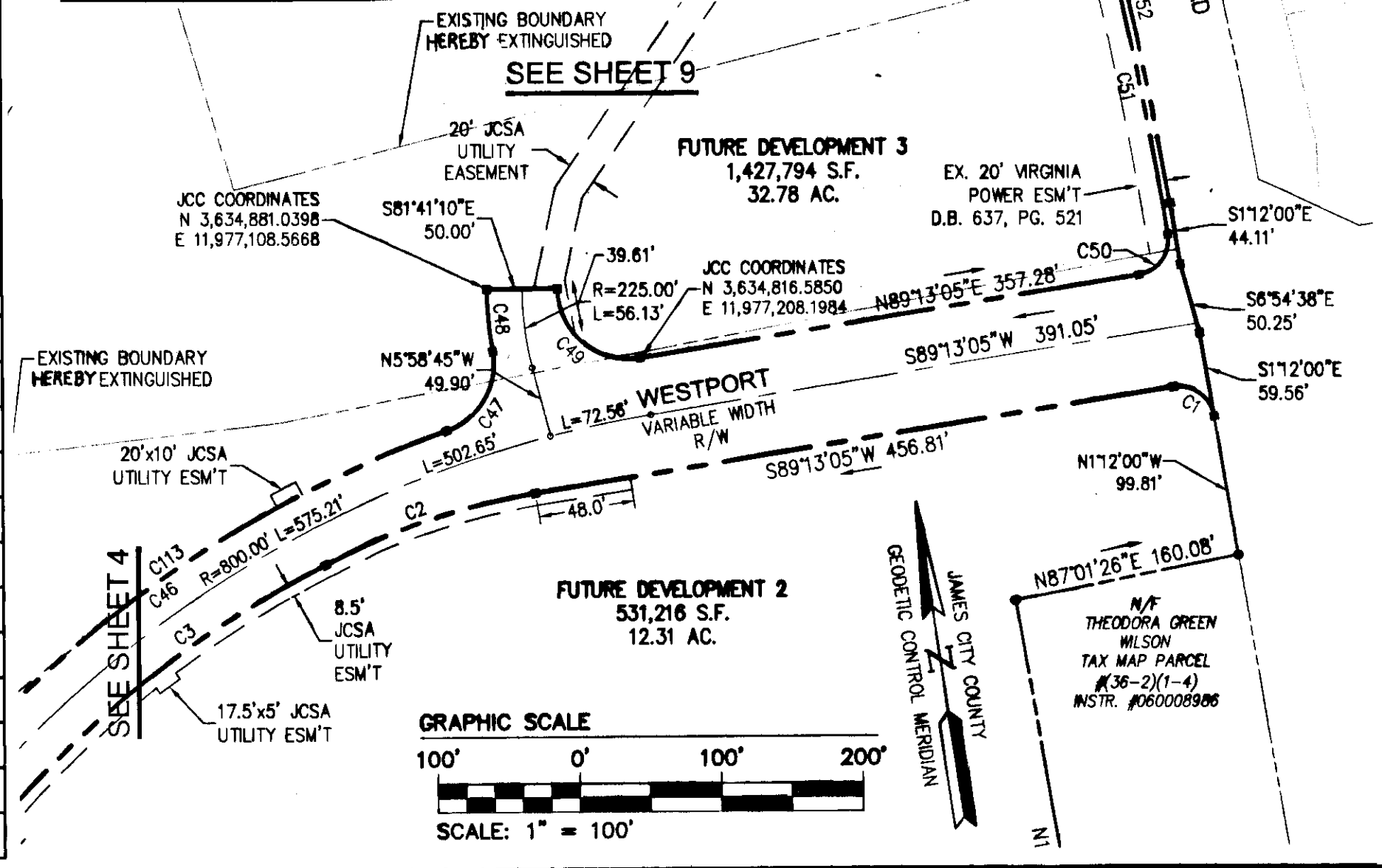
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	89°34'55"	25.00'	39.09'	24.82'	35.23'	N45°59'28"W
C2	18°23'16"	488.89'	156.90'	79.13'	156.23'	S80°01'27"W
C3	23°48'01"	735.30'	305.44'	154.95'	303.25'	S59°55'29"W
C4	35°20'07"	700.00'	431.70'	222.96'	424.89'	N65°41'22"E
C5	82°59'56"	50.00'	72.43'	44.24'	66.26'	N41°51'27"E
C6	35°14'40"	425.00'	261.43'	135.00'	257.33'	N17°58'49"E
C7	10°02'47"	725.00'	127.12'	63.72'	126.96'	S30°34'46"W
C8	53°12'59"	50.00'	46.44'	25.05'	44.79'	S1°03'07"E
C9	280°34'05"	67.50'	330.54'		86.26'	S67°22'34"E
C10	47°53'07"	50.00'	41.79'	22.20'	40.58'	N48°57'55"E
C11	10°34'47"	775.00'	143.11'	71.76'	142.90'	S30°18'46"W
C12	34°39'46"	375.00'	226.87'	117.03'	223.42'	N18°16'16"E
C13	86°06'01"	50.00'	75.14'	46.71'	68.26'	N42°06'38"W
C14	25°49'45"	700.00'	315.56'	160.51'	312.90'	S72°14'46"E
C15	57°03'27"	550.00'	547.71'	298.98'	525.36'	N87°51'37"W
C16	33°42'27"	625.00'	367.69'	189.34'	362.41'	N80°27'53"E
C17	24°31'21"	950.00'	406.60'	206.46'	403.50'	S85°03'26"W
C18	42°33'09"	1300.00'	965.48'	506.23'	943.44'	S85°55'40"E
C19	50°20'06"	50.00'	43.93'	23.49'	42.53'	N89°49'09"W
C20	280°40'41"	67.50'	330.67'		86.16'	S25°21'08"W
C21	50°19'27"	50.00'	43.92'	23.49'	42.52'	S39°29'22"E
C22	42°33'08"	1250.00'	928.34'	486.76'	907.16'	S85°55'40"E
C23	13°28'47"	1000.00'	235.27'	118.18'	234.72'	S79°32'10"W
C24	85°54'14"	50.00'	74.97'	46.55'	68.14'	N43°19'26"E
C25	4°44'13"	500.00'	41.34'	20.68'	41.33'	N1°59'48"W
C26	88°09'49"	275.00'	423.15'	266.32'	382.63'	N48°26'49"W
C27	29°47'48"	325.00'	169.02'	86.47'	167.12'	S77°37'49"E
C28	80°48'49"	40.00'	56.42'	34.05'	51.86'	S76°51'40"W
C29	255°03'16"	67.50'	300.48'		107.06'	S16°01'07"E
C30	29°47'48"	275.00'	143.01'	73.16'	141.41'	S77°37'49"E
C31	88°09'49"	325.00'	500.09'	314.75'	452.20'	N48°26'49"W
C32	4°44'13"	550.00'	45.47'	22.75'	45.46'	N1°59'48"W
C33	85°54'14"	50.00'	74.97'	46.55'	68.14'	S42°34'48"E
C34	2°51'02"	1000.00'	49.75'	24.88'	49.75'	N84°06'24"W
C35	33°42'27"	575.00'	338.28'	174.19'	333.42'	N80°27'53"E
C36	57°03'27"	600.00'	597.51'	326.16'	573.12'	N87°51'37"W
C37	72°38'49"	650.00'	824.15'	477.88'	770.05'	N84°20'43"E
C38	90°00'00"	50.00'	78.54'	50.00'	70.71'	N3°01'18"E
C39	22°22'52"	975.00'	380.86'	192.89'	378.44'	N53°10'08"W
C40	48°11'23"	60.00'	50.46'	26.83'	48.99'	N88°27'15"W
C41	276°22'46"	67.50'	325.60'		90.00'	S25°38'26"W
C42	48°11'23"	60.00'	50.46'	26.83'	48.99'	S40°15'52"E
C43	10°30'20"	67.50'	12.38'	6.21'	12.36'	N72°42'13"E
C44	22°22'52"	1025.00'	400.39'	202.78'	397.85'	N53°10'08"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C45	90°00'00"	50.00'	78.54'	50.00'	70.71'	S86°58'42"E
C46	31°08'06"	825.00'	448.31'	229.84'	442.82'	S63°35'21"W
C47	80°56'25"	50.00'	70.63'	42.66'	64.91'	N38°41'12"E
C48	10°05'50"	250.00'	44.06'	22.09'	44.00'	S3°15'55"W
C49	99°05'45"	50.00'	86.48'	58.64'	76.09'	S41°14'03"E
C50	90°00'53"	25.00'	39.28'	25.01'	35.36'	N44°12'38"E
C51	4°07'05"	2842.00'	204.26'	102.18'	204.22'	N2°51'21"W
C52	5°44'00"	2829.79'	283.17'	141.70'	283.05'	N4°04'00"W
C53	8°58'07"	700.00'	109.57'	54.90'	109.46'	N52°30'22"E
C54	19°30'16"	700.00'	238.29'	120.31'	237.14'	N66°44'34"E
C55	6°51'43"	700.00'	83.83'	41.97'	83.78'	N79°55'34"E
C56	1°24'26"	725.00'	17.80'	8.90'	17.80'	S34°53'57"W
C57	8°38'21"	725.00'	109.32'	54.76'	109.21'	S29°52'33"W
C58	68°59'32"	67.50'	81.28'	46.38'	76.46'	N6°50'10"E
C59	63°08'21"	67.50'	74.38'	41.48'	70.68'	N72°54'06"E
C60	52°42'41"	67.50'	62.10'	33.44'	59.93'	N49°10'22"W
C61	95°43'31"	67.50'	112.77'	74.61'	100.11'	S25°02'44"W
C62	3°08'36"	775.00'	42.52'	21.26'	42.51'	S26°35'40"W
C63	7°26'11"	775.00'	100.59'	50.36'	100.52'	S31°53'04"W
C64	22°53'53"	700.00'	279.75'	141.77'	277.90'	S73°42'42"E
C65	2°55'52"	700.00'	35.81'	17.91'	35.81'	S60°47'49"E
C66	36°50'48"	550.00'	353.70'	183.21'	347.64'	N77°45'17"W
C67	20°12'39"	550.00'	194.01'	98.02'	193.01'	N73°42'59"E
C68	1°10'35"	625.00'	12.83'	6.42'	12.83'	N64°11'57"E
C69	18°51'27"	625.00'	205.70'	103.79'	204.78'	N74°12'58"E
C70	13°40'26"	625.00'	149.16'	74.93'	148.80'	S89°31'06"E
C71	3°08'54"	950.00'	52.20'	26.11'	52.20'	N84°15'20"W
C72	12°05'20"	950.00'	200.44'	100.59'	200.07'	S88°07'33"W
C73	9°17'07"	950.00'	153.95'	77.15'	153.79'	S77°26'19"W
C74	3°38'19"	1300.00'	82.55'	41.29'	82.54'	S74°36'55"W
C75	13°16'05"	1300.00'	301.05'	151.20'	300.37'	N83°04'07"E
C76	7°54'32"	1300.00'	179.44'	89.87'	179.30'	S86°20'34"E
C77	14°04'06"	1300.00'	319.20'	160.41'	318.40'	S75°21'15"E
C78	3°40'06"	1300.00'	83.23'	41.63'	83.22'	S66°29'09"E
C80	51°58'57"	67.50'	61.24'	32.91'	59.16'	S88°59'43"E
C81	45°03'36"	67.50'	53.08'	28.00'	51.73'	S40°28'27"E
C82	146°40'58"	67.50'	172.81'	225.58'	129.33'	S55°23'50"W
C83	36°57'09"	67.50'	43.53'	22.55'	42.78'	N32°47'06"W
C84	12°02'47"	1250.00'	262.81'	131.89'	262.33'	S70°40'30"E
C85	17°08'55"	1250.00'	374.12'	188.47'	372.73'	S85°16'21"E
C86	13°21'26"	1250.00'	291.41'	146.37'	290.75'	N79°28'29"E
C87	17°00'47"	325.00'	96.50'	48.61'	96.15'	S84°01'20"E
C88	12°47'01"	325.00'	72.51'	36.41'	72.36'	S69°07'26"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C89	126°09'25"	67.50'	148.63'	132.93'	120.37'	S80°28'02"E
C90	26°59'00"	67.50'	31.79'	16.19'	31.50'	S3°53'49"E
C91	35°16'15"	67.50'	41.55'	21.46'	40.90'	S27°13'48"W
C92	66°38'35"	67.50'	78.51'	44.38'	74.16'	S78°11'14"W
C93	29°47'48"	275.00'	143.01'	73.16'	141.41'	S77°37'49"E
C96	10°59'17"	325.00'	62.33'	31.26'	62.23'	N55°56'31"W
C97	6°23'55"	325.00'	36.29'	18.17'	36.28'	N47°14'55"W
C98	28°47'20"	325.00'	163.30'	83.41'	161.59'	N29°39'18"W
C99	10°53'44"	325.00'	61.80'	31.00'	61.71'	N9°48'46"W
C100	30°22'49"	575.00'	304.88'	156.12'	301.33'	N82°07'43"E
C101	3°19'39"	575.00'	33.39'	16.70'	33.39'	S65°16'29"W
C102	25°18'41"	600.00'	265.06'	134.73'	262.91'	S76°16'00"W
C103	25°15'13"	600.00'	264.45'	134.41'	262.32'	N78°27'03"W
C104	6°29'33"	600.00'	67.99'	34.03'	67.95'	N62°34'40"W
C105	55°10'54"	650.00'	626.01'	339.68'	602.10'	S86°55'20"E
C106	17°27'55"	650.00'	198.14'	99.84'	197.37'	N56°45'16"E
C107	127°41'03"	67.50'	150.42'	137.43'	121.17'	S38°12'05"E
C108	22°11'55"	67.50'	26.15'	13.24'	25.99'	S36°44'24"W
C109	115°59'27"	67.50'	136.65'	108.00'	114.48'	N74°09'55"W
C110	5°38'28"	1025.00'	100.92'	50.50'	100.88'	N61°32'20"W
C111	16°44'24"	1025.00'	299.47'	150.81'	298.41'	N50°20'54"W
C112	2°08'35"	825.00'	30.86'	15.43'	30.86'	S49°05'36"W
C113	28°59'31"	825.00'	417.45'	213.30'	413.01'	S64°39'36"W
C114	1°08'22"	1125.00'	22.37'	11.19'	22.37'	N67°55'18"W
C115	4°37'15"	1125.00'	90.71'	45.39'	90.69'	N65°02'31"W

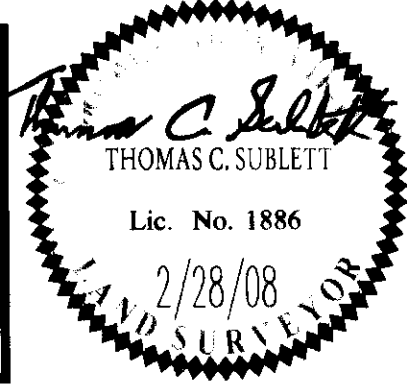
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 3-27-2008
 at 2:16 PM, PG. 1
 DOCUMENT # 080008539
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge

10 Large/Small Plate(s) Recording
 herewith as # 080008539



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 Fax (757) 220-8994

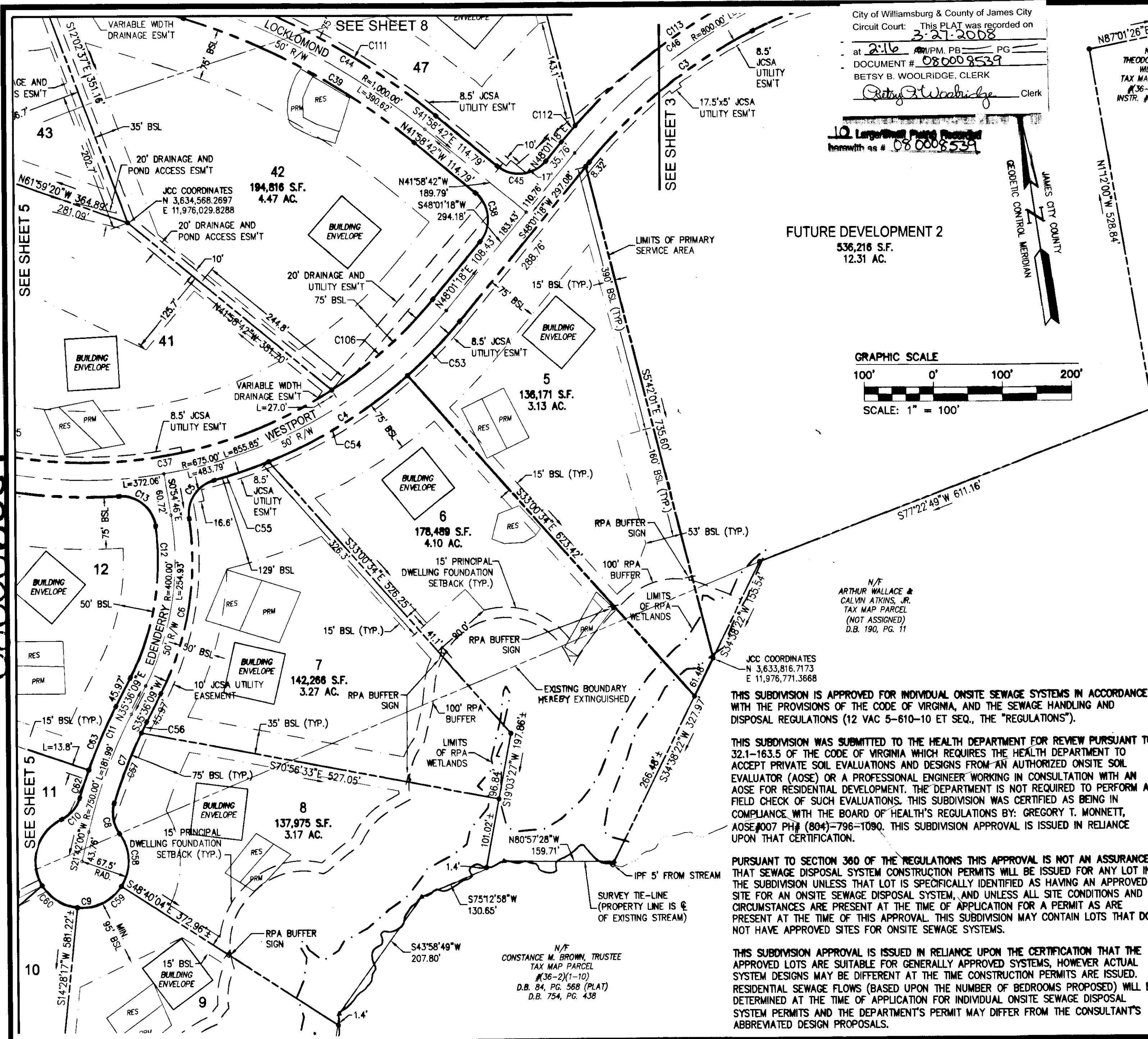
PLAT OF SUBDIVISION
 LOTS 5 - 22; 25 - 47, SECTION XXXV
FORD'S COLONY
WILLIAMSBURG
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	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	AWT
1	1/24/07	REVISED PER COUNTY COMMENTS	JAG	AWT

Designed	Drawn
JAG	AES
Scale	Date
1"=100'	3/5/08
Project No.	Drawing No.
5652-21	3 of 10

080008539

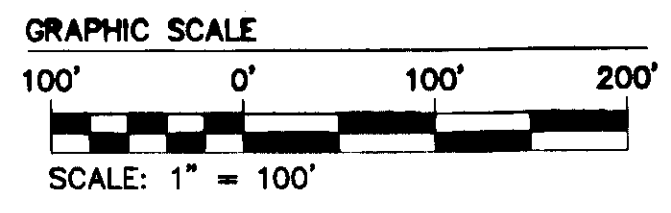


City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 2:16 PM, PG. 1
DOCUMENT # 080008539
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge

10 Large-Scale Plans Provided
herewith as # 080008539

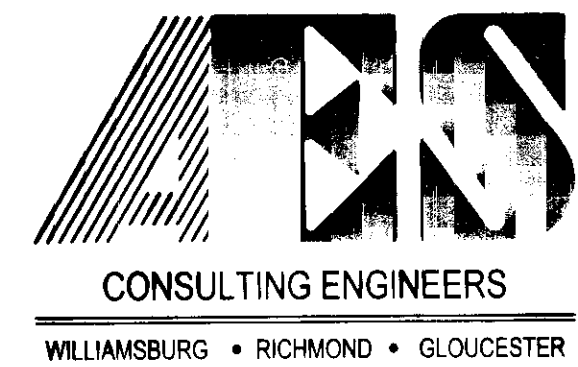
SEE SHEET 3 FOR CURVE DATA
THIS SHEET ADDRESSES LOTS 5 - 8

FUTURE DEVELOPMENT 2
536,216 S.F.
12.31 AC.



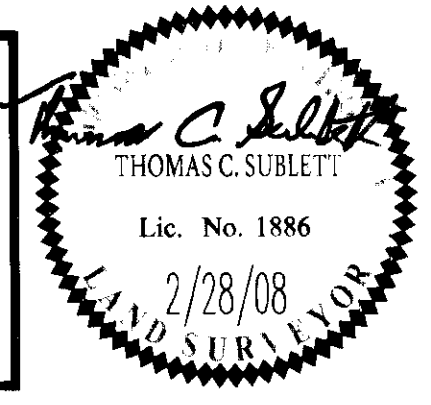
LINE	BEARING	LENGTH
L1	S61°35'32"E	18.24'
L2	S84°38'33"E	53.56'
L3	S5°21'27"W	21.67'
L4	S62°06'58"E	10.29'
L5	S33°42'17"E	14.69'
L6	S40°00'09"E	13.74'
L7	S1°03'41"E	18.34'
L8	S23°58'28"E	10.03'
L9	N84°42'07"W	165.48'
L10	N20°21'34"E	34.65'
L11	N5°21'27"E	40.35'
L12	S84°38'33"E	18.46'
L13	N50°57'45"E	16.76'
L14	S81°38'19"E	11.67'
L15	N82°37'35"E	28.60'
L16	N90°00'00"E	13.32'
L17	N85°00'46"E	16.85'
L18	S82°20'17"E	6.99'
L19	S60°01'55"E	4.00'
L20	S19°48'31"E	3.54'
L21	S2°15'19"W	16.93'
L22	S21°09'17"E	13.18'
L23	S3°58'01"W	4.18'
L24	S56°26'31"W	13.68'
L25	S17°30'49"W	13.00'
L26	S40°03'33"W	8.77'
L27	S59°46'58"W	27.25'
L28	N21°24'40"W	80.43'
L29	N64°04'27"W	9.39'
L30	N42°08'47"W	14.69'
L31	N49°30'13"W	38.10'
L32	N82°26'34"W	14.03'
L33	N35°44'03"E	18.04'
L34	N29°00'11"W	36.87'
L35	N39°36'19"W	34.22'
L36	N23°07'33"W	8.24'
L37	N2°17'30"E	11.57'

LINE	BEARING	LENGTH
L38	N27°04'01"E	25.78'
L39	S55°54'37"E	24.27'
L40	S65°48'24"E	15.33'
L41	S74°43'30"E	28.67'
L42	S45°37'52"E	23.38'
L43	S40°14'25"E	18.73'
L44	S45°35'37"E	17.99'
L45	S38°58'50"E	26.21'
L46	S30°17'52"W	76.31'
L47	N67°48'39"W	10.64'
L48	N42°38'32"W	33.70'
L49	N57°57'34"W	64.97'
L50	N74°23'12"W	33.45'
L51	N76°10'18"W	21.47'
L52	N63°47'23"W	13.93'
L53	N84°02'35"W	24.67'
L54	N70°11'23"W	18.24'
L55	N85°01'43"W	24.05'
L56	N61°47'37"W	8.54'
L57	N33°42'22"W	1.01'
L58	N36°29'03"E	16.25'
L59	N41°39'37"W	33.30'
L60	N59°31'00"E	11.62'
L61	N88°29'26"E	12.08'
L62	S82°01'50"E	8.69'
L63	N77°03'02"E	23.02'
L64	S87°19'27"E	38.23'
L65	N85°12'17"E	40.67'
L66	S88°59'19"E	49.00'
L67	N52°32'40"E	28.88'
L68	N21°55'25"E	37.47'
L69	N68°45'36"E	1.84'
L70	S54°42'17"E	1.71'
L71	S35°18'48"E	37.98'
L72	S4°22'28"E	38.99'
L73	S57°23'38"E	19.27'
L74	S14°05'05"W	109.82'



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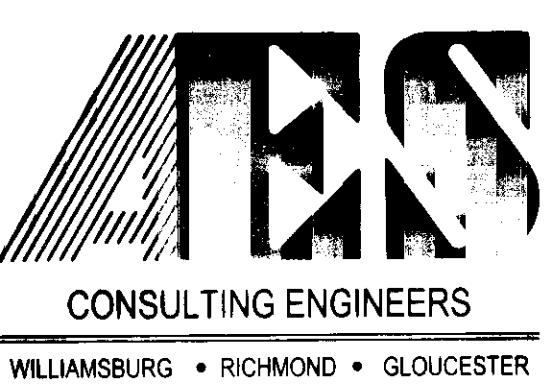
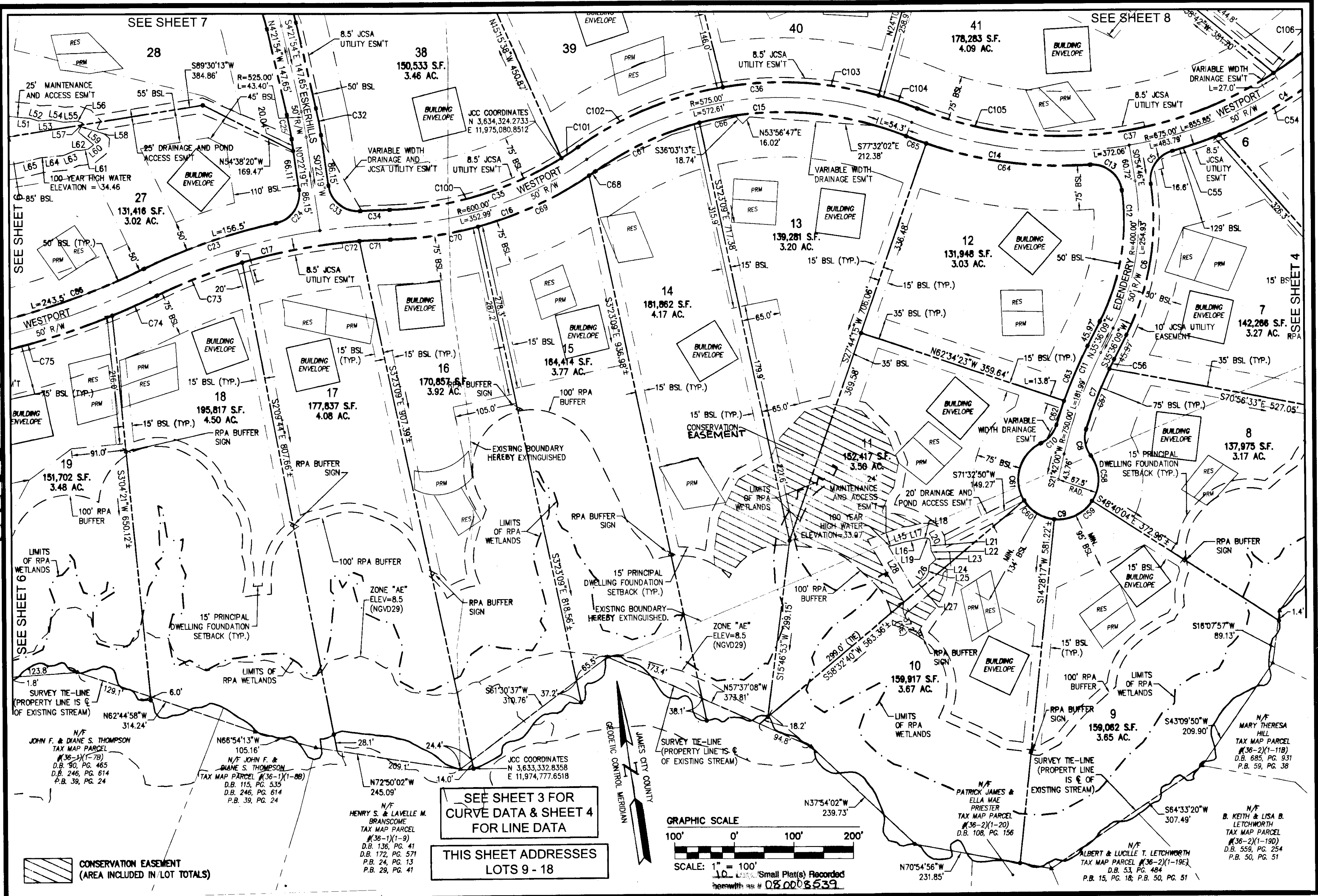
PLAT OF SUBDIVISION
LOTS 5 - 22; 25 - 47, SECTION XXXV
**FORD'S COLONY
WILLIAMSBURG**
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
4	2/28/08	REVISED PER COUNTY COMMENTS	JAG	AMR
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1	1/24/07	REVISED PER COUNTY COMMENTS	JAG	AWT

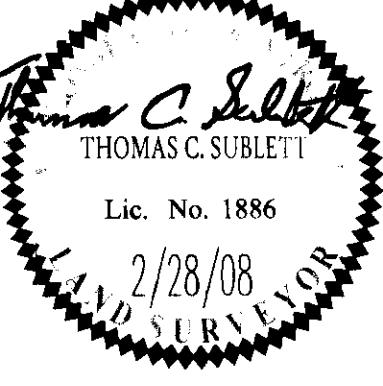
Designed JAG	Drawn AES
Scale 1"=100'	Date 3/5/08
Project No. 5652-21	
Drawing No. 4 of 10	

080008539



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 3-27-2008 at 2:11 PM, PG. 39 DOCUMENT # 080008539 BETSY B. WOOLRIDGE, CLERK

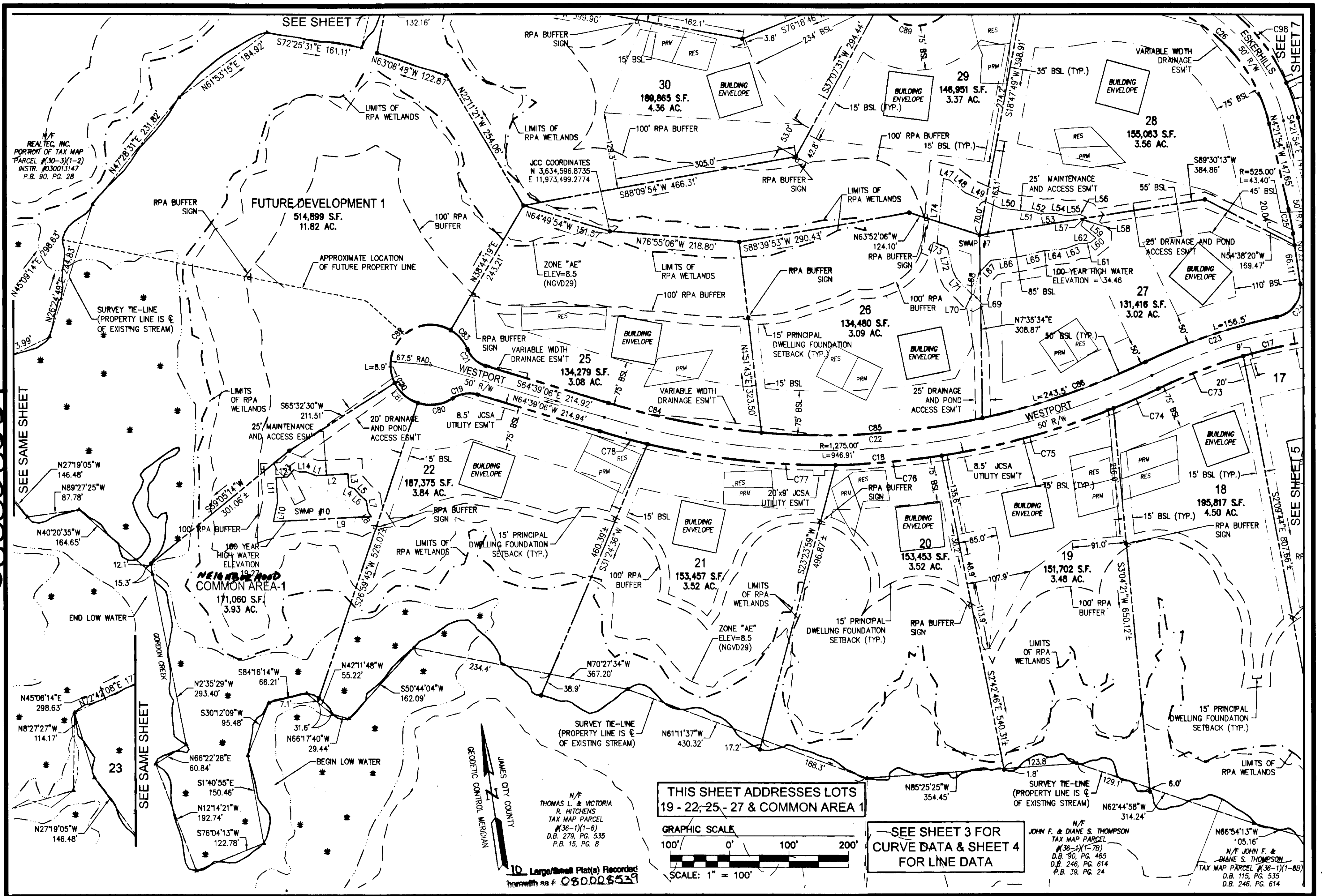
PLAT OF SUBDIVISION
LOTS 5 - 22; 25 - 47, SECTION XXXV
**FORD'S COLONY
WILLIAMSBURG**
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



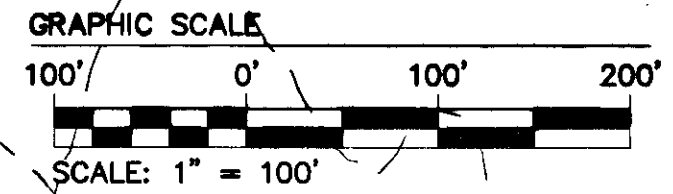
No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
4	2/28/08	REVISED PER COUNTY COMMENTS	JAG	AMR
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1	1/24/07	REVISED PER COUNTY COMMENTS	JAG	AWT

Designed	JAG	Drawn	AES
Scale	1"=100'	Date	3/5/08
Project No.	5652-21		
Drawing No.	5 of 10		

08008539



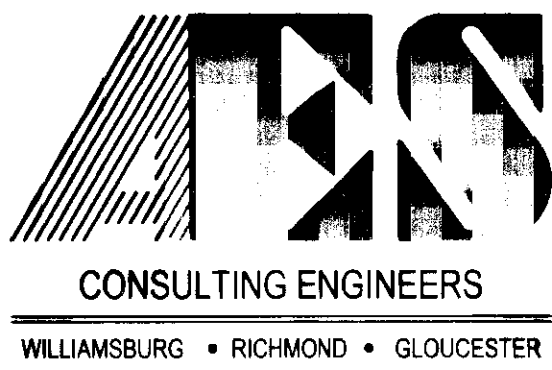
THIS SHEET ADDRESSES LOTS 19 - 22, 25 - 27 & COMMON AREA 1



SEE SHEET 3 FOR CURVE DATA & SHEET 4 FOR LINE DATA

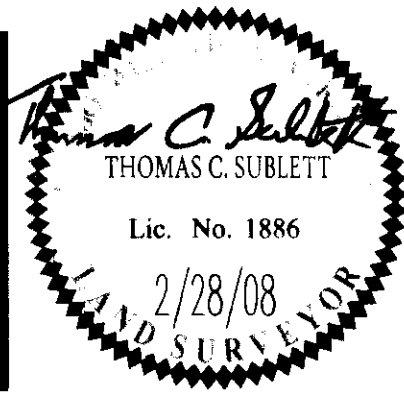
N/F JOHN F. & DIANE S. THOMPSON
TAX MAP PARCEL #36-1(1-7B)
D.B. 246, PG. 614
P.B. 39, PG. 24

N/F JOHN F. & DIANE S. THOMPSON
TAX MAP PARCEL #36-1(1-8B)
D.B. 115, PG. 535
D.B. 246, PG. 614



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3-27-2008
at 2:16 PM, P.B. PG. 535
DOCUMENT # 08008539
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

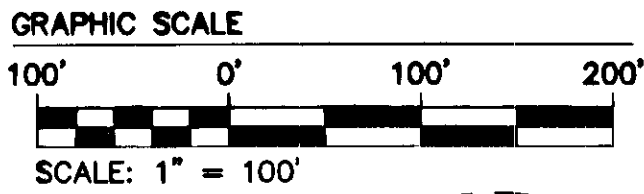
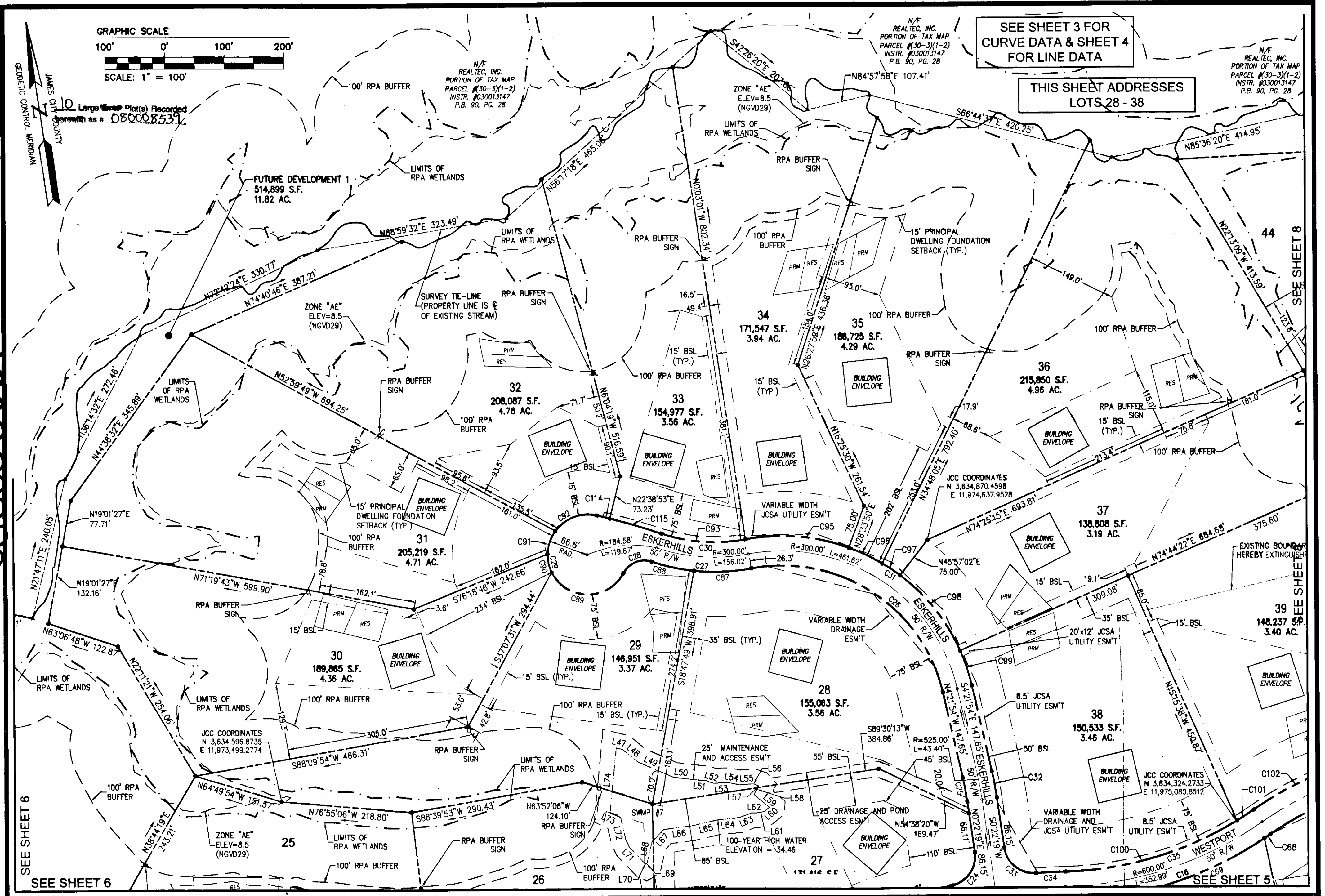
PLAT OF SUBDIVISION
LOTS 5 - 22; 25 - 47, SECTION XXXV
FORD'S COLONY
WILLIAMSBURG
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWED BY
4	2/28/08	REVISED PER COUNTY COMMENTS	JAG	AMR
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2	8/9/07	REVISED PER COUNTY COMMENTS	JAG	AWT
1	1/24/07	REVISED PER COUNTY COMMENTS	JAG	AWT

Designed	Drawn
JAG	AES
Scale	Date
1"=100'	3/5/08
Project No.	
5652-21	
Drawing No.	
6 of 10	

080008539

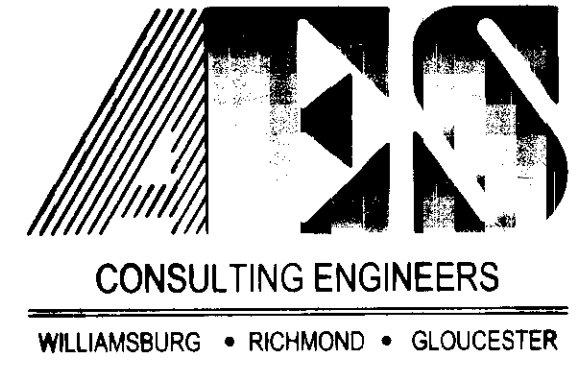


SEE SHEET 3 FOR
CURVE DATA & SHEET 4
FOR LINE DATA

THIS SHEET ADDRESSES
LOTS 28 - 38

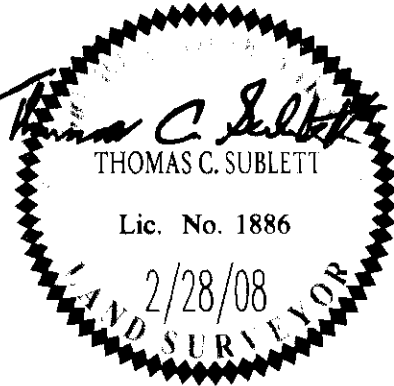
SEE SHEET 6

SEE SHEET 5



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
3-27-2008
at **2:16** P.M. P.B. PG. **3**
DOCUMENT # **080008539**
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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



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2	8/9/07	REVISED PER COUNTY COMMENTS	JAG	AWT
1	1/24/07	REVISED PER COUNTY COMMENTS	JAG	AWT

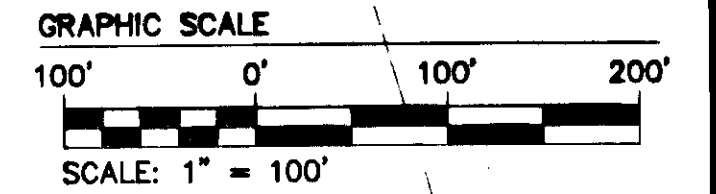
Designed JAG	Drawn AES
Scale 1"=100'	Date 3/5/08
Project No. 5652-21	
Drawing No. 7 of 10	

SEE SHEET 3 FOR
CURVE DATA & SHEET 4
FOR LINE DATA

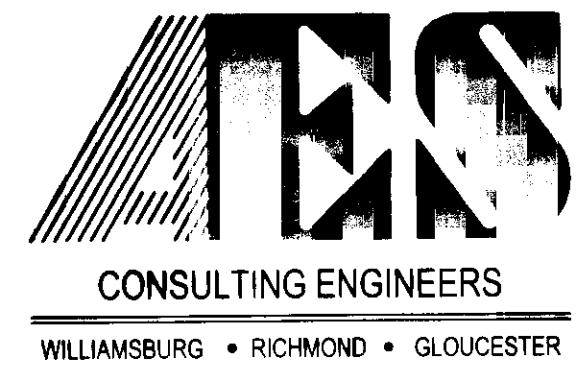
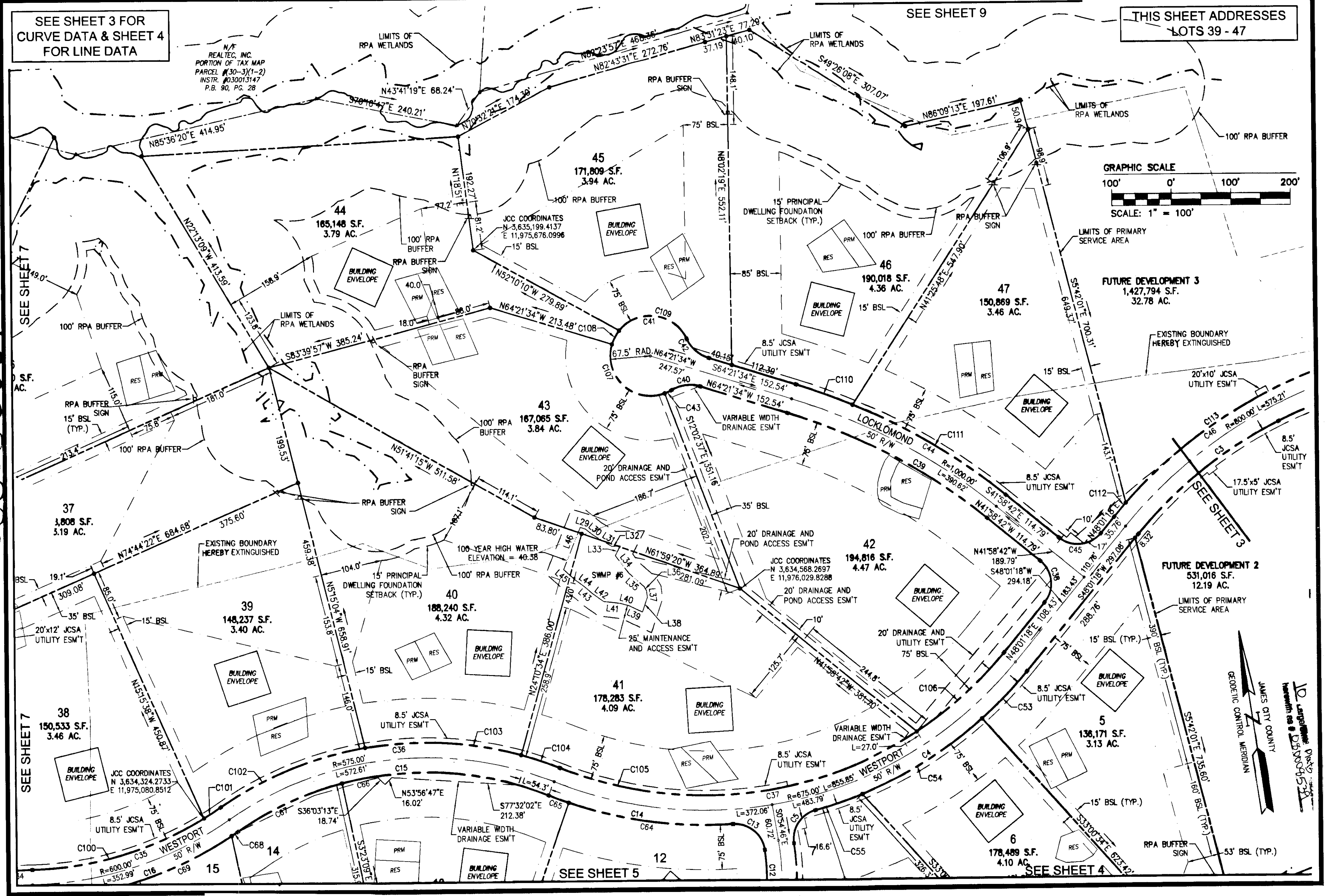
SEE SHEET 9

THIS SHEET ADDRESSES
LOTS 39 - 47

N/F
REALTEC, INC.
PORTION OF TAX MAP
PARCEL #30-3(1-2)
INSTR. #030013147
P.B. 90, PG. 28

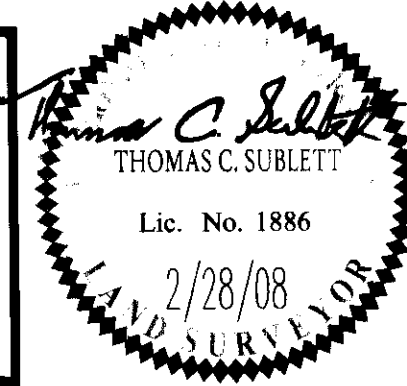


080008539



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DOCUMENT # **080008539**
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Betsy B. Woolridge Clerk

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

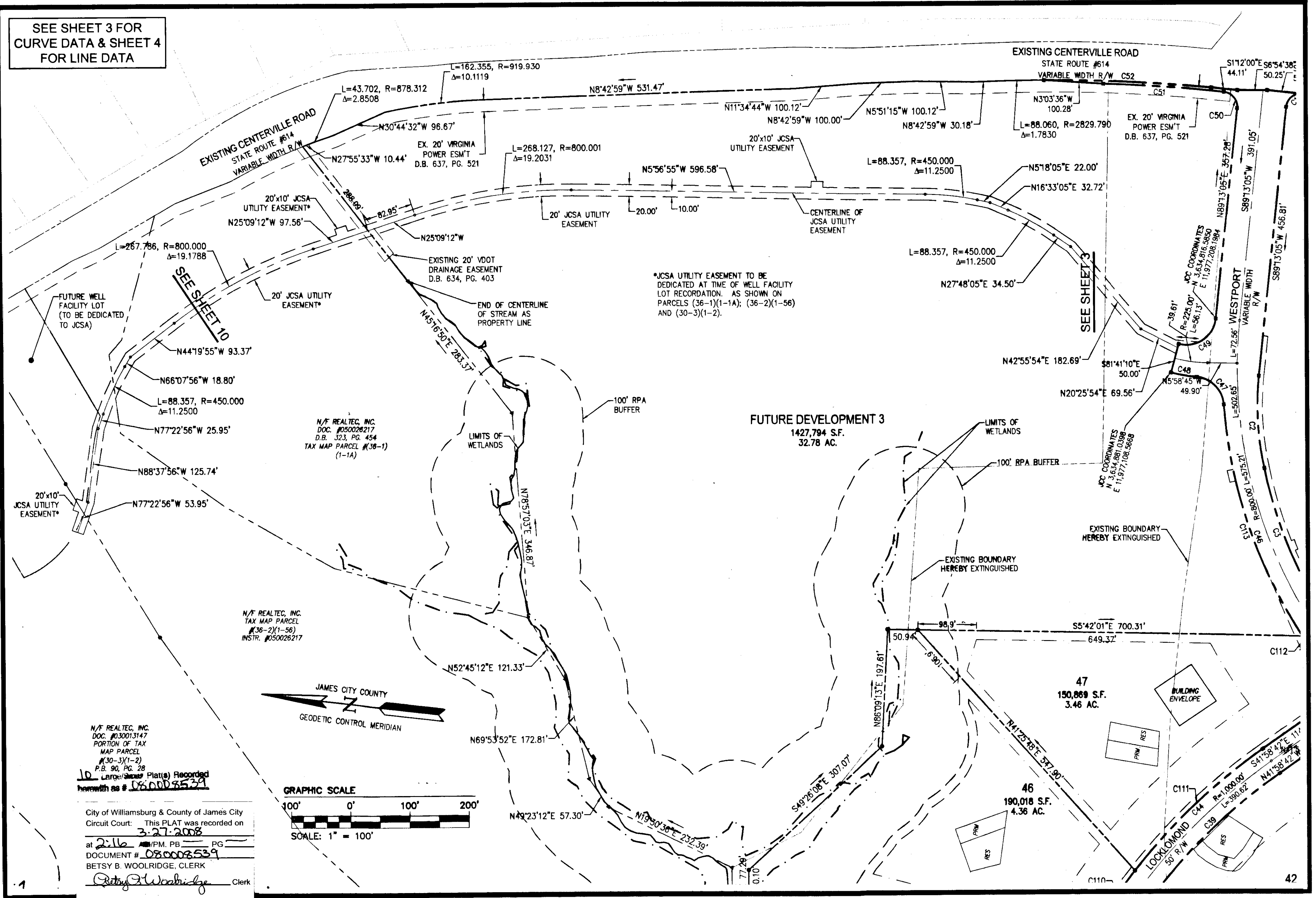


No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	DATE
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1	1/24/07	REVISED PER COUNTY COMMENTS	JAG	AWT

Designed	JAG	Drawn	AES
Scale	1"=100'	Date	3/5/08
Project No.	5652-21		
Drawing No.	8 of 10		

SEE SHEET 3 FOR
CURVE DATA & SHEET 4
FOR LINE DATA

080008539

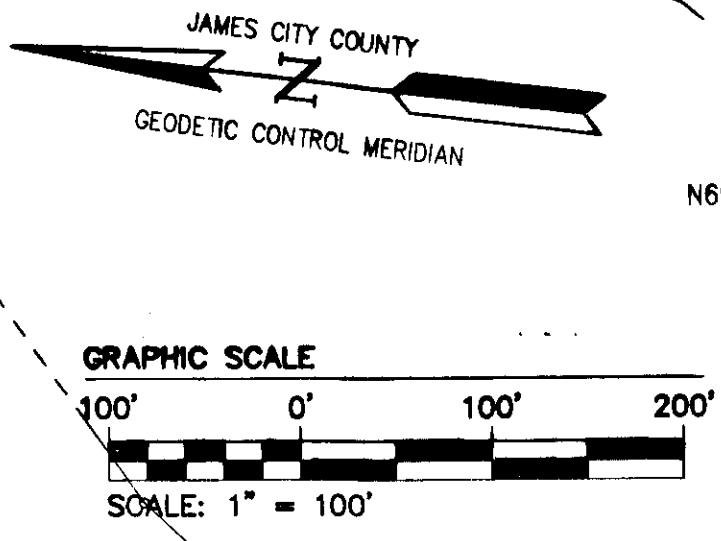


N/F REALTEC, INC.
DOC. #030013147
PORTION OF TAX
MAP PARCEL
#(30-3)(1-2)
P.B. 90, PG. 28
10 Large/Small Plat(s) Recorded
herein as # 080008539

N/F REALTEC, INC.
TAX MAP PARCEL
#(36-2)(1-56)
INSTR. #050026217

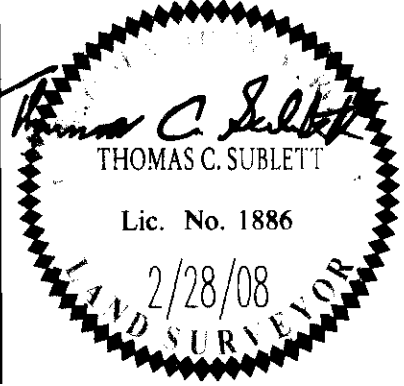
N/F REALTEC, INC.
DOC. #050026217
D.B. 323, PG. 454
TAX MAP PARCEL # (38-1)
(1-1A)

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
3-27-2008
at 2:16 P.M. PG. 1
DOCUMENT # 080008539
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



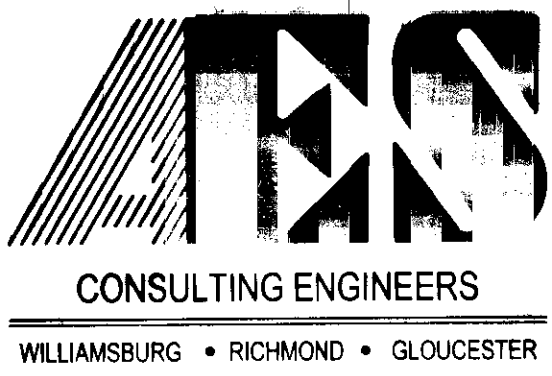
*JCSA UTILITY EASEMENT TO BE
DEDICATED AT TIME OF WELL FACILITY
LOT RECORDATION, AS SHOWN ON
PARCELS (36-1)(1-1A); (36-2)(1-56)
AND (30-3)(1-2).

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	REVISED BY	REVIEWED BY
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Designed JAG	Drawn AES
Scale 1"=100'	Date 3/5/08
Project No. 5652-21	
Drawing No. 9 of 10	



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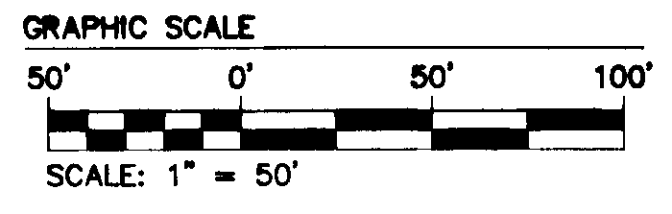
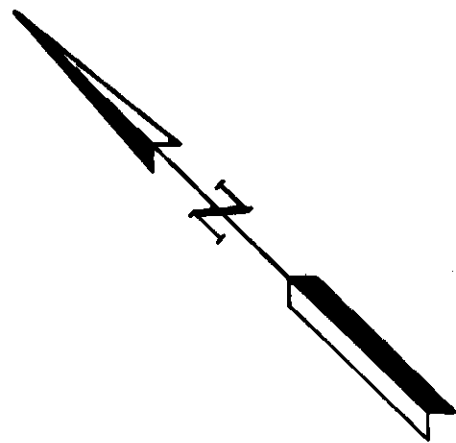
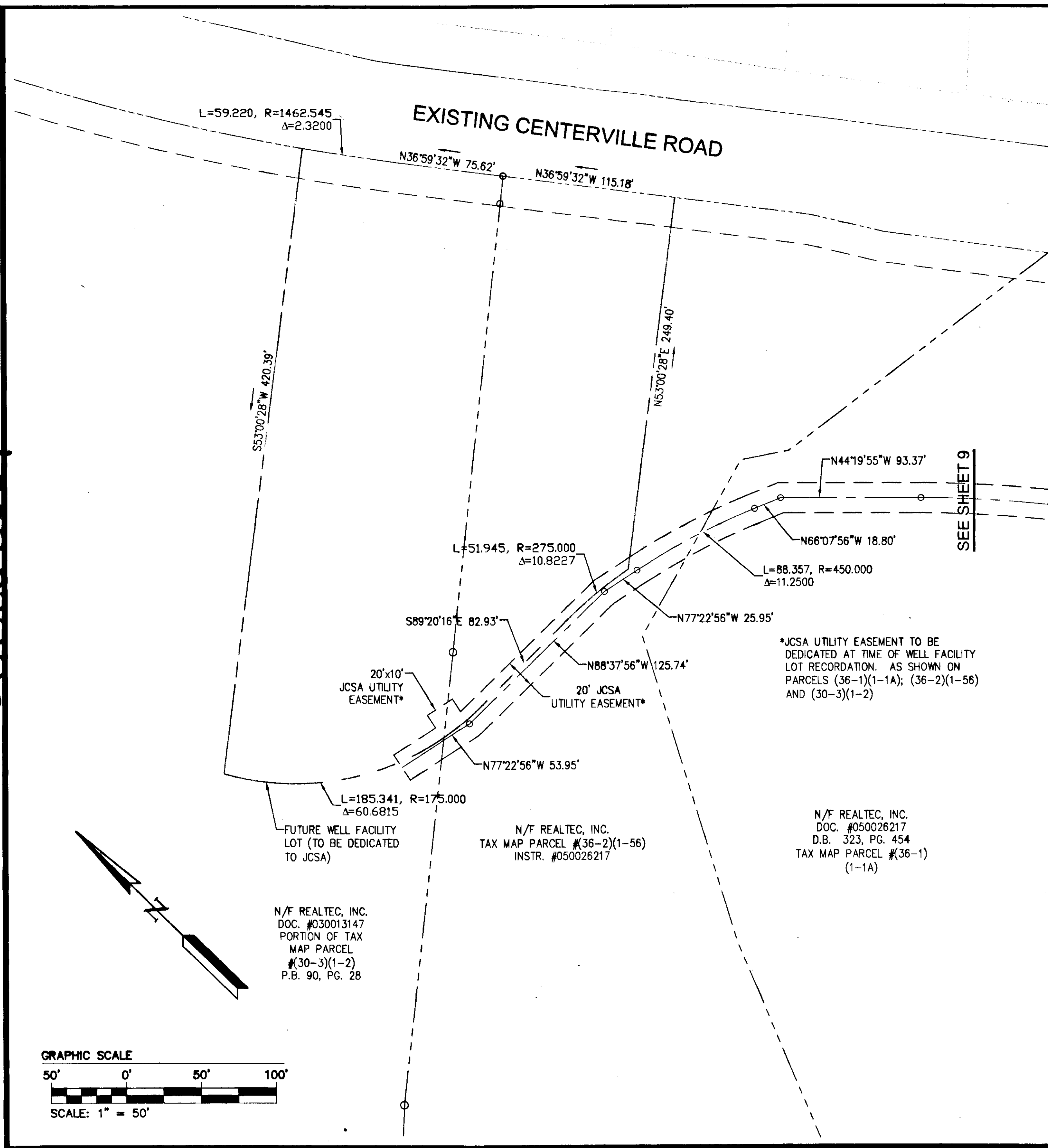
080008539

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: GREGORY T. MONNETT, AOSE #007. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

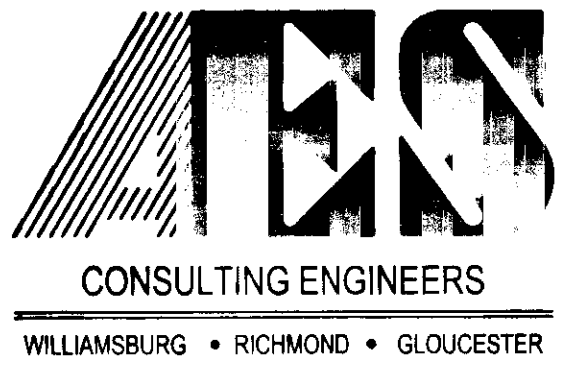
PURSUANT TO SECTION 380 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.



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

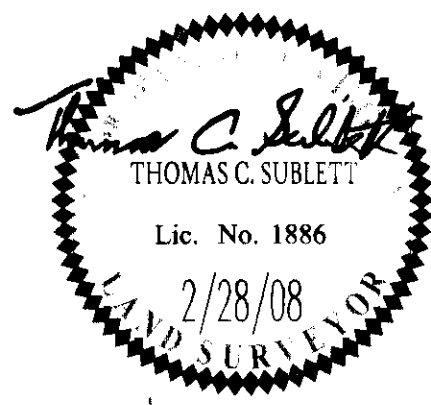
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
3-27-2008
 at 2:16 PM, PG. 1
 DOCUMENT # 080008539
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



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

PLAT OF SUBDIVISION
 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
1"=50'	3/5/08
Project No.	
5652-21	
Drawing No.	
10 of 10	

