OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND DEEDS OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

TITLE TO THE LAND SHOWN HEREON IS VESTED IN FORD'S COLONY AT WILLIAMSBURG, INC. BY DEEDS AS FOLLOWS:

D.B. R.E. 143 PAGE 211 DATED JANUARY 31, 1973
D.B. R.E. 148 PAGE 350 DATED NOVEMBER 15, 1973
D.B. R.E. 143 PAGE 206 DATED FEBRUARY 28, 1973
D.B. R.E. 148 PAGE 445 DATED OCTOBER 22, 1973
D.B. R.E. 148 PAGE 447 DATED OCTOBER 22, 1973
D.B. R.E. 245 PAGE 195 DATED MARCH 12, 1984

RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA.

BY Brenda Ford V.P.

BY _____

STATE OF VIRGINIA

I, Sharon T. Reilly, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 21 DAY OF March, 19 86.

MY COMMISSION EXPIRES 1/31/89

STATE OF VIRGINIA COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 1 DAY OF April, 19 86. THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Beth Worth Clerk Deputy CLERK

PLAT BOOK 43, PAGE 17-18

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS FORD'S COLONY AT WILLIAMSBURG, SECTION IV IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

2nd March 86 DATE — Carol Hill HEALTH OFFICER

DATE — ADMIN. OF GOVERNING BODY

ENGINEER'S & SURVEYOR'S CERTIFICATE

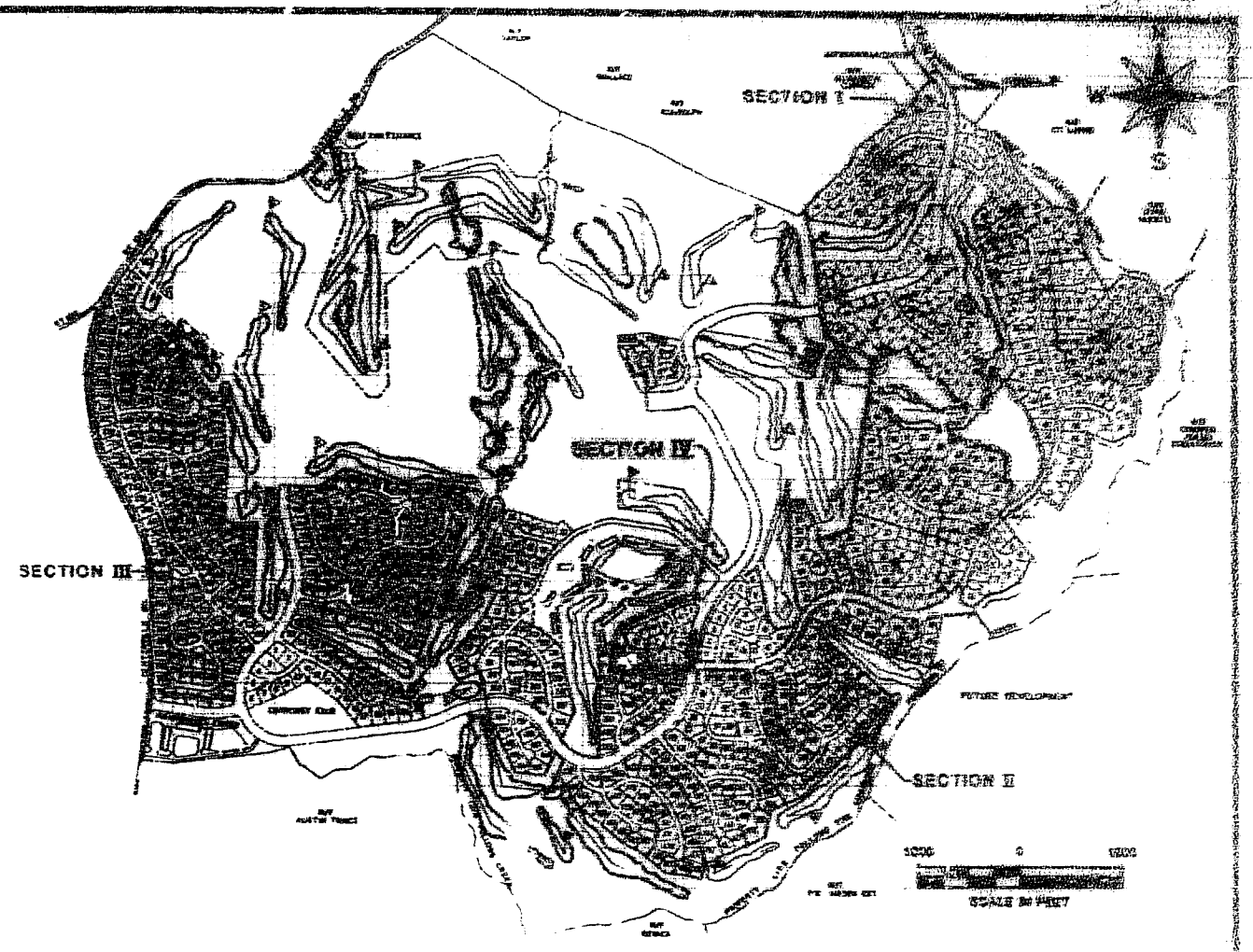
I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS MADE BY MYSELF AT THE DIRECTION OF THE OWNER AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND CONVEYED BY DEEDS OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN THE AFOREMENTIONED DEED BOOKS.

THIS SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO THE APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

GIVEN UNDER MY HAND THIS 26th DAY OF March, 1986.

Kirk W. Small
PROFESSIONAL ENGINEER, L.S.

FOR PURPOSES OF COMPLIANCE WITH BUILDING LOCATION REQUIREMENTS PURSUANT TO SECTION 20-30 OF JAMES CITY COUNTY ZONING ORDIANCE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LIMITS, AND SETBACK LINES REFERRED TO THEREIN ARE HEREBY COINCIDENT WITH THE LOT PROPERTY LINES. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF PROTECTIVE COVENANTS, SECTION IV, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.



DEVELOPMENT NOTES

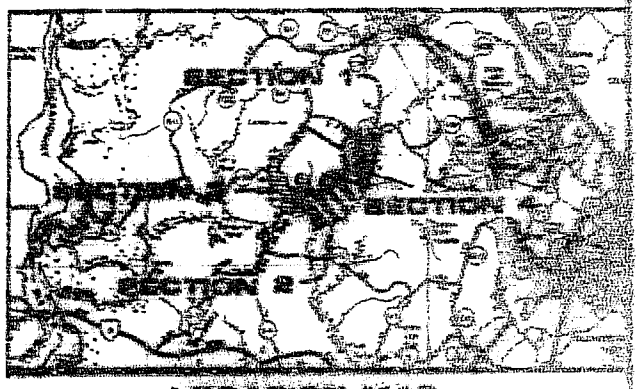
1. PROPERTY IS ZONED "R-4" RESIDENTIAL PLANNED COMMUNITY.
2. ALL LOTS ARE TO BE PROVIDED WITH WATER AND SANITARY SEWERAGE BY THE JAMES CITY SERVICE AUTHORITY.
3. ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
4. ALL LOTS ARE WITHIN THE CRITICAL 1/4 CORNER SURVEY OF RECORD.

LAND USE NOTES

1.	TOTAL AREA OF RESIDENTIAL LOTS	279,081 SF	6.4068 AC
2.	TOTAL AREA OF STREET R/W'S	76,004 SF	1.7448 AC
3.	TOTAL AREA OF GREENWAYS	18,078 SF	0.4150 AC
4.	TOTAL AREA OF SECTION IV	373,163 SF	8.5666 AC
5.	TOTAL NUMBER OF LOTS	14	
6.	AVERAGE AREA OF LOTS	19,934 SF	
7.	GROSS LOTS PER ACRE	1.6343	

INDEX TO PLAT SHEET

LOT 1 TO LOT 14 14 LOTS SHEET 2 OF 2



LOCATION MAP
SCALE: 1" = 1 MILE

AES, a professional corporation
1391 Jamestown Road, Williamsburg, Va. 23185
804-253-0040
Engineering, Planning, Surveying

PLAT OF
FORD'S COLONY
AT WILLIAMSBURG
SECTION IV

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
KIRK W. SMALL
No. 1202
LAND SURVEYOR

DATE	REVISION / COMMENT / NOTE
3-25-86	Revised Lot Lines
3-26-86	Revised Lot Lines

Project No. 85-0
Sheet No. 1 of 2