

OWNER'S CONSENT & DEDICATION

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

TITLE TO THE LAND SHOWN HEREON IS VESTED IN REALTEC INCORPORATED (TRADING AS FORD'S COLONY AT WILLIAMSBURG, INC.) BY WAY OF MERGER TO FORD'S COLONY AT WILLIAMSBURG, INC. BY DEED BOOK 325, PAGE 394, DATED DECEMBER 19, 1986 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA.

BY Bruce Ford
BY David R. Mulligan

STATE OF VIRGINIA,

I, Paul C. Small, 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 29 DATE OF August, 1988.

MY COMMISSION EXPIRES July 29, 1991

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 12 DAY OF August, 1988, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Melba Steward, CLERK

PLAT BOOK 79, PAGE 29-31

CERTIFICATE OF APPROVAL

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

DATE 8-1-88 Allen L. Kapp
HEALTH OFFICER
DATE 8/1/88 Paul C. Small
AGENT OF GOVERNING BODY

ENGINEER'S & SURVEYOR'S CERTIFICATE

I 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 COVERED BY DEEDS DULY OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN THE AFOREMENTIONED DEED BOOKS.

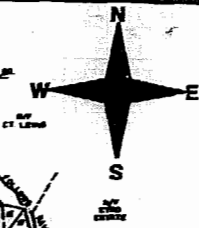
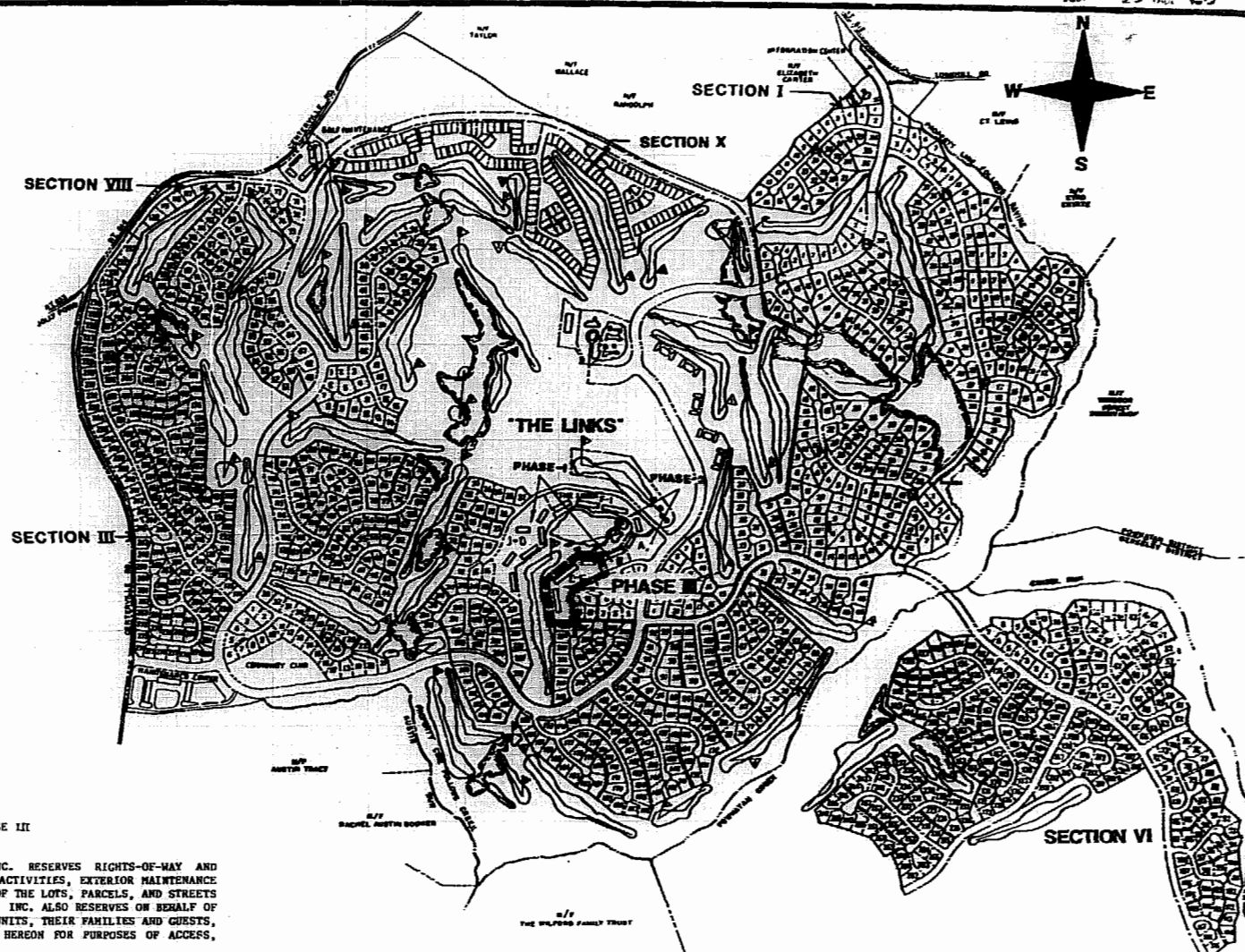
THIS SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND.

GIVEN UNDER MY HAND THIS 2nd DAY OF August, 1988.

BY: Paul C. Small
PAUL C. SMALL, P.E., C.L.S.

DEVELOPMENT NOTES

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



THE LINKS - PHASE III

NOTE: FORD'S COLONY AT WILLIAMSBURG, INC. RESERVES RIGHTS-OF-WAY AND EASEMENTS FOR UTILITIES, SIDEWALKS, GOLFING ACTIVITIES, EXTERIOR MAINTENANCE AND SLOPE AND DRAINAGE OVER AND ACROSS EACH OF THE LOTS, PARCELS, AND STREETS SHOWN HEREON. FORD'S COLONY AT WILLIAMSBURG, INC. ALSO RESERVES ON BEHALF OF ITSELF AND ALL PRESENT AND FUTURE OWNERS OF UNITS, THEIR FAMILIES AND GUESTS, EASEMENT OVER AND THROUGH PROPERTIES SHOWN HEREON FOR PURPOSES OF ACCESS, INGRESS, AND EGRESS.

NEITHER THE RECORDING OF THIS PLAT NOR ANY OTHER ACT BY FORD'S COLONY AT WILLIAMSBURG, INC., ITS SUCCESSORS OR ASSIGNS, SHALL BE CONSTRUED AS A DEDICATION TO THE PUBLIC OF ANY STREET, ROAD, LOT, PARCEL OR OTHER PORTION OF THE LAND SHOWN AND DESCRIBED IN THIS PLAT.

A LINE RUNNING LONGITUDINALLY DOWN THE CENTER OF A PARTY WALL, AS THAT TERM IS DEFINED IN THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS FOR THE LINKS TOWNHOMES REFERRED TO BELOW, SHALL FORM THE LOT LINES FOR THE ADJOINING LOTS ON EITHER SIDE OF SUCH PARTY WALL, NOTWITHSTANDING THE FACT THAT THESE PLATS MIGHT SHOW SUCH LOT LINES BEING SITUATED ELSEWHERE.

THE LANDS DEPICTED AND SHOWN ON THIS PLAT ARE SUBJECT TO THE PROVISIONS OF:

- A. THE DECLARATION OF PROTECTIVE COVENANTS FOR FORD'S COLONY AT WILLIAMSBURG RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURTS OF JAMES CITY COUNTY, VIRGINIA.
- B. THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS FOR THE LINKS TOWNHOMES RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.
- C. THE SECOND SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS WITH RESPECT TO BOTH OF THE ABOVE DECLARATIONS OF PROTECTIVE COVENANTS FOR THE LINKS TOWNHOMES, PHASE III, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

FOR PURPOSES OF COMPLIANCE WITH BUILDING LOCATION REQUIREMENTS PURSUANT TO SECTION 20:80 OF JAMES CITY COUNTY ZONING ORDINANCE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LIMITS, AND SETBACK LINES REFERRED TO THEREIN ARE HEREBY COINCIDENT WITH THE LOT PROPERTY LINES.

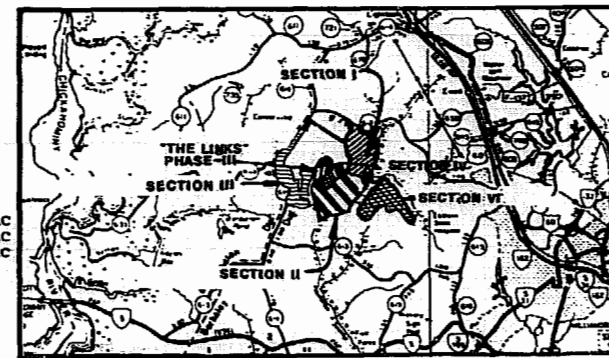
INDEX TO PLAT SHEETS

COVER SHEET	SHEET 1 OF 3
GENERAL SCHEMATIC	SHEET 2 OF 3
BUILDINGS C, D, & E -	19 UNITS - SHEET 3 OF 3

LAND USE TABULATION

AREA OF PHASE III	177,456 SF	4.0738 AC
AREA OF LOTS BUILDING C-E	67,925 SF	1.5593 AC
AREA OF PARCEL "E"	109,531 SF	2.5145 AC
# OF UNITS	19	

REFERENCES: PB 45 / PG 85-87 (ORIGINAL PHASE III PLATS)



AES, a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23185
804-253-0040
Engineering, Planning, Surveying

PLAT OF RESUBDIVISION
FORD'S COLONY
@ WILLIAMSBURG
"THE LINKS" - PHASE III

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed LCA/AES	Drawn BB
Scale NOTED	Date 3/7/1988
Project No. 5652	
Drawing No. 1 of 3	

