

NOTE: HORIZONTAL BUILDING TIES ARE TO FACE OF BRICK ABOVE FOUNDATION.

LOCATION MAP
SCALE: 1" = 2000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CORRECT AND ACCURATE PLAT AND THAT THIS PLAT IS IN COMPLIANCE WITH VIRGINIA CODE ANN. SUBSECTION 55-79.58 (a).

J.T. Wilson
G.T. WILSON C.L.S. 7-25-90
DATE

CE - COMMON ELEMENTS

COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS AND THE LIMITED COMMON ELEMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNIT NOR DEFINED AS LIMITED COMMON ELEMENTS, AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT. REFERENCE IS HEREBY MADE TO THE "DECLARATION OF CONDOMINIUM OF THE MANOR HOUSES AT FORD'S COLONY, A CONDOMINIUM", FOR ADDITIONAL DEFINITIONS, REGULATIONS, AND BUILDING RESTRICTIONS IMPOSED BY THE DECLARANT.

LCE - LIMITED COMMON ELEMENTS

EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE DOORS, WINDOWS, PORCHES, BALCONIES, AND ANY OTHER APPARATUS DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE BOUNDARIES THEREOF. REFERENCE IS HEREBY MADE TO THE "DECLARATION OF CONDOMINIUM OF THE MANOR HOUSES AT FORD'S COLONY, A CONDOMINIUM", FOR ADDITIONAL DEFINITIONS, REGULATIONS, AND BUILDING RESTRICTIONS IMPOSED BY THE DECLARANT.

AREA TABULATION

PHASE 1	2.968	Ac.±
ADDITIONAL LAND	9.960	Ac.±
TOTAL AREA OF SITE	12.928	Ac.±

PARKING TABULATION

PHASE 1	36 SPACES (INCLUDING 2 FOR THE HANDICAPPED)
ADDITIONAL LAND	144 SPACES (INCLUDING 5 FOR THE HANDICAPPED)
TOTAL	180 SPACES (INCLUDING 7 FOR THE HANDICAPPED)

NOTE: DIMENSIONS OF BUILDINGS ARE FOUND ON SHEETS 2 THRU 6. DIMENSIONS OF PAVILIONS, GAZEBOS, AND OTHER SIMILAR RECREATIONAL AND LANDSCAPE AMENITIES ARE FOUND ON SHEET 8.

NOTE: LOCATIONS AND DIMENSIONS OF PAVILIONS, GAZEBOS, AND OTHER SIMILAR RECREATIONAL AND LANDSCAPE AMENITIES ARE APPROXIMATE ONLY. THE DECLARANT RESERVES THE RIGHT TO MODIFY SAME FOR PURPOSES OF ENGINEERING & AESTHETIC CONSIDERATIONS.

NOTE: EASEMENTS FOR ELECTRIC POWER AND CABLE TV LINES HAVE NOT BEEN ESTABLISHED AS OF JULY 25, 1990. FIELD VERIFIED LOCATIONS OF UNDERGROUND ELECTRIC SERVICE LINE AND CABLE TV SERVICE LINES ARE SHOWN. EASEMENT FOR UNDERGROUND TELEPHONE SERVICE LINE IS SHOWN.

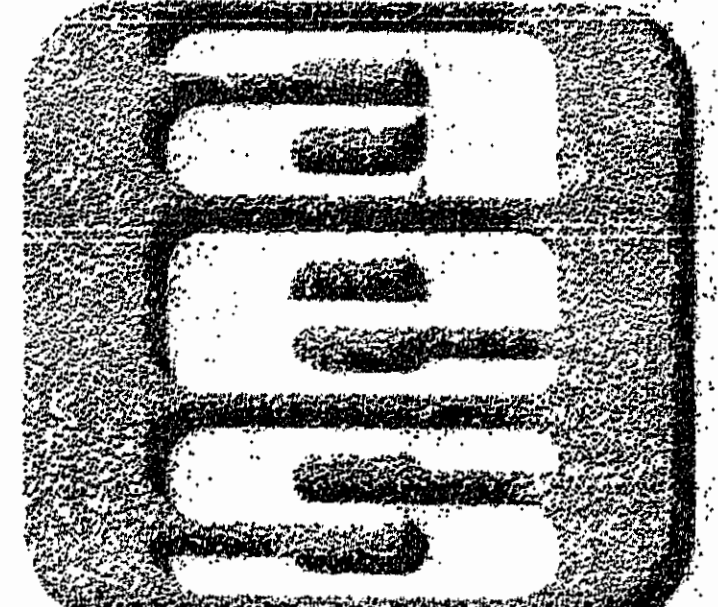
NOTE: EACH BUILDING CONTAINS 24 UNITS. THE TOTAL NUMBER OF UNITS COVERED BY THIS PLAT IS 24.

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REFERENCES: PB 40/PB 74-75
PB 44/PB 36
PB 40/PB 63
PB 31/PB 61-72
DB. 364/PB 647 THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY R/W EASEMENT

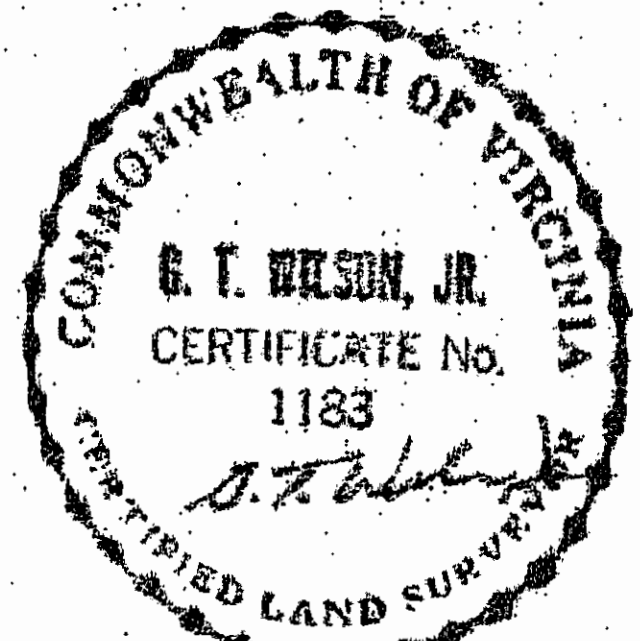
4/22/90
Recorded 14 days of Nov. 1990
B.P. No. 498
G.T. Wilson
By *Clayton H. Harkley*

EXHIBIT A - 2



AES, a professional corporation
5248 Old Towne Road, Suite 1
Williamsburg, Va. 23185
804-253-0040
Engineering, Planning, Surveying

PLAT OF CONDOMINIUM
THE MANOR HOUSES
AT FORD'S COLONY,
A CONDOMINIUM
PHASE ONE
OWNER / DEVELOPER: REALTEC INCORPORATED
POWhatan District JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
Scale	Date
Project No.	5652
Drawing No.	1 of 8