



OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS FORD'S COLONY AT WILLIAMSBURG, SECTION VIII, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

David H. McEllen DATE 2/3/95
 FOR REALTEC INCORPORATED
Michael J. Sierra DATE 2/3/95
 FORD'S COLONY COUNTRY CLUB, INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City

I, STEVEN O. WIGLEY, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 23 DAY OF FEBRUARY, 1995. MY COMMISSION EXPIRES 3-31-97.

Steven O. Wigley
 SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT IS VESTED IN:

REALTEC INCORPORATED, SUCCESSOR BY MERGER TO FORD'S COLONY AT WILLIAMSBURG, INC., BY DEED DATED DECEMBER 19, 1963, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 324 AT PAGE 394; AND, FORD'S COLONY COUNTRY CLUB, INC., AS ACQUIRED FROM REALTEC INCORPORATED BY DEED RECORDED JULY 17, 1990, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 481 AT PAGE 690.

ENGINEER OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

G. T. Wilson, Jr. DATE 2-3-95
 G. T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL

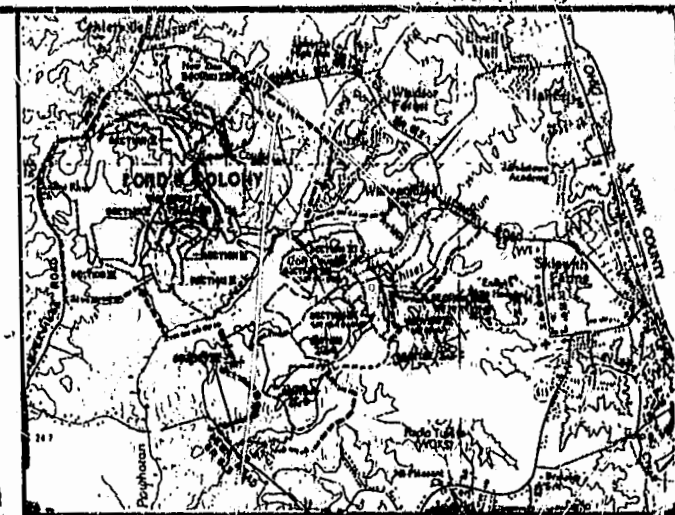
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Theresa Adams DATE Feb. 2, 1995
 VIRGINIA DEPARTMENT OF HEALTH

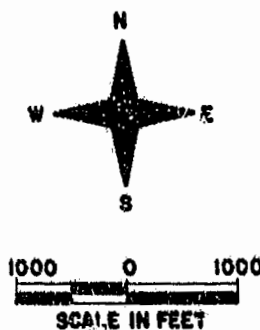
[Signature] DATE 2/17/95
 SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES:

- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4.
- ALL LOTS ARE TO BE PROVIDED WITH WATER AND SEWER SERVICE BY THE JAMES CITY SERVICE AUTHORITY.
- ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL LOTS ARE WITHIN THE ORIGINAL BOUNDARY SURVEY OF RECORD.
- FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATIONS REQUIREMENTS PURSUANT TO SECTION 20-218 OF THE 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. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF PROTECTIVE COVENANTS AND THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SECTION VIII FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.

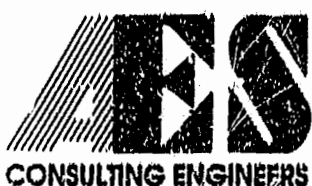


LOCATION MAP
 1" = 4000'



AREA OF RESIDENTIAL LOTS	451,493 S.F.	10.364 AC.
AREA OF RIGHT-OF-WAYS (PRIVATE)	77,348 S.F.	1.776 AC.
TOTAL AREA SUBDIVIDED	528,801 S.F.	12.140 AC.
NUMBER OF LOTS	11	
AVERAGE LOT SIZE	41,041 S.F.	0.942 AC.
SMALLEST LOT (1)	33,721 S.F.	0.774 AC.
LARGEST LOT (3)	51,662 S.F.	1.186 AC.
GROSS LOTS PER ACRE	0.906 LOTS/GROSS ACRE	

10:31 Am
 2/3/95
 [Handwritten notes and signatures]



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
 Fax (804) 220-3994

PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT
FORD'S COLONY
 @ WILLIAMSBURG
 SECTION VIII
 LOTS 1 - 11
 JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed LCA/AES	Drawn AES
Scale NOTED	Date FEB. 1995
Project No. 5652	
Drawing No. 1 of 2	