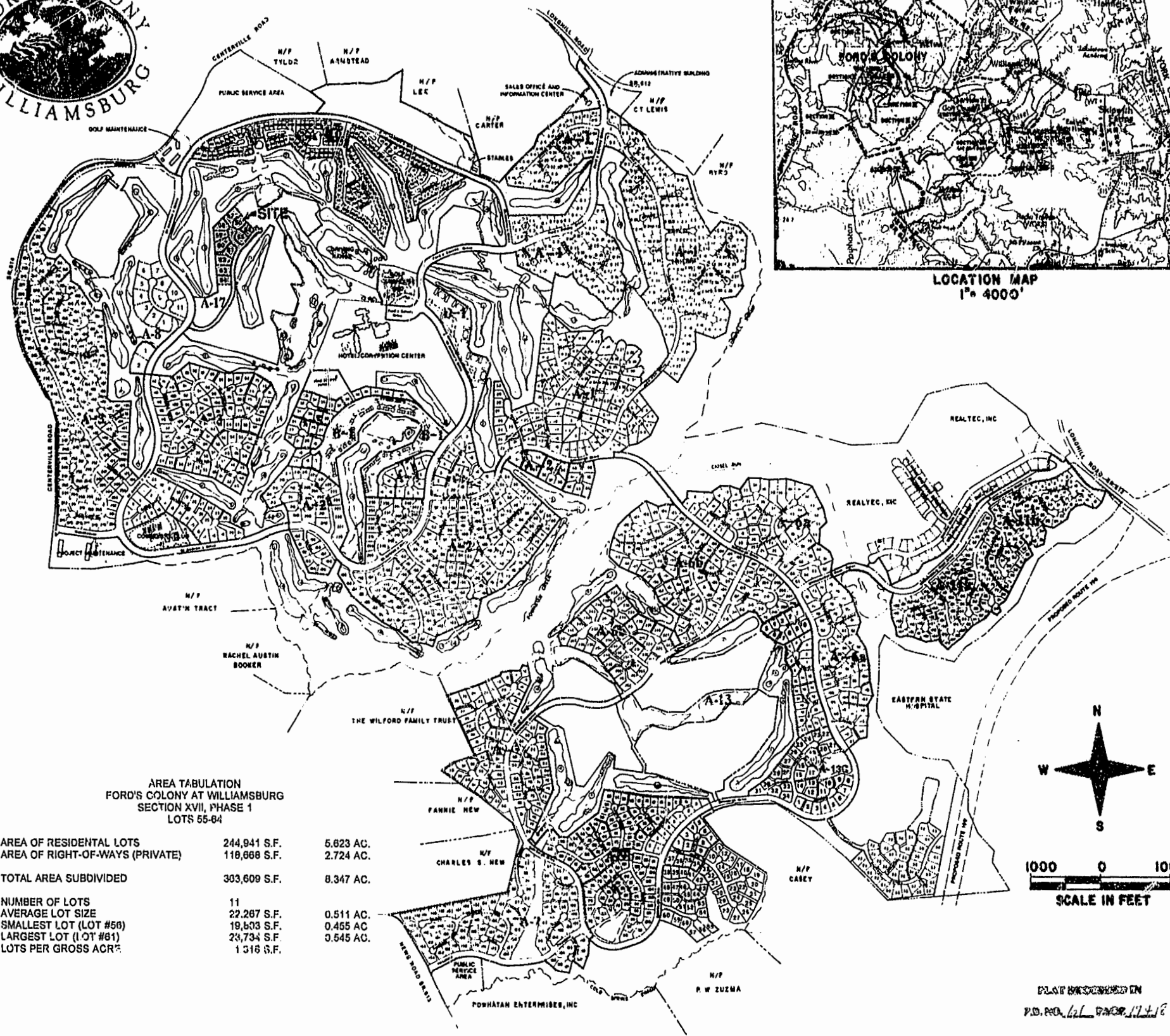


LOCATION MAP
1" = 4000'



OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS FORD'S COLONY AT WILLIAMSBURG, SECTION XVII, LOTS 54 - 84 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNERRING OWNERS, PROPRIETORS AND OR TRUSTEES

D. S. Wilson VP DATE 2/23/95
FOR REALTEC INCORPORATED

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
JAMES CITY COUNTY

I, *Steven O. Wilson*, 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. Wilson
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, 1988, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 324 AT PAGE 384.

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 2-22-95
G. T. WILSON, JR., C.E.S.

CERTIFICATE OF APPROVAL

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

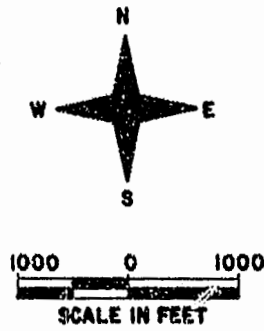
Thomas Jordan DATE 2-23-95
VIRGINIA DEPARTMENT OF HEALTH

[Signature] DATE 2/15/95
SUBDIVISION AGENT OF JAMES CITY COUNTY

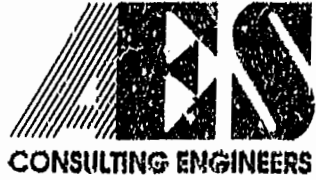
- GENERAL NOTES
- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4
 - ALL LOTS ARE TO BE PROVIDED WITH WATER AND SEWER SERVICE BY THE JAMES CITY SERVICE AUTHORITY.
 - ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
 - ALL LOTS ARE WITHIN THE ORIGINAL BOUNDARY SURVEY OF RECORD FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATIONS REQUIREMENTS PURSUANT TO SECTION 20-21B 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 XVII FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.

AREA TABULATION
FORD'S COLONY AT WILLIAMSBURG
SECTION XVII, PHASE 1
LOTS 55-84

AREA OF RESIDENTIAL LOTS	244,941 S.F.	5.623 AC.
AREA OF RIGHT-OF-WAYS (PRIVATE)	118,668 S.F.	2.724 AC.
TOTAL AREA SUBDIVIDED	363,609 S.F.	8.347 AC.
NUMBER OF LOTS	11	
AVERAGE LOT SIZE	22,287 S.F.	0.511 AC.
SMALLEST LOT (LOT #56)	19,603 S.F.	0.455 AC.
LARGEST LOT (LOT #81)	24,734 S.F.	0.545 AC.
LOTS PER GROSS ACRE	1.316 S.F.	



PLAT RECORDED IN
P.D. NO. 611 DATE 2/23/95



5348 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

PLAT OF SUBDIVISION
FORD'S COLONY
@ WILLIAMSBURG
SECTION XVII LOTS 54-84
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

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