

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 XVIII, LOTS 1-14, 31 & 32 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*Ronald W. Eads* 7-15-96  
FOR REALTEC INCORPORATED DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City

I, Laura D. Comes, 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 15 DAY OF July, 1996 MY COMMISSION EXPIRES 11/15/98

*Laura D. Comes*  
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, 1990, 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.

**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.

*Ronald W. Eads* 7-8-96  
RONALD W. EADS, L.S. DATE

**CERTIFICATE OF APPROVAL**

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

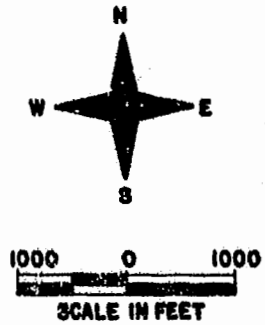
*R. D. Dean* 7-15-96  
R. D. DEAN, L.H.S. DATE  
VIRGINIA DEPARTMENT OF HEALTH

*[Signature]* 7/22/96  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**GENERAL NOTES:**

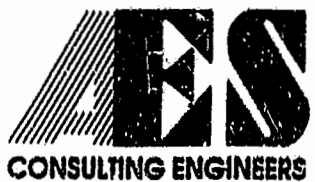
- 1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4.
- 2. ALL LOTS ARE TO BE PROVIDED WITH WATER AND SEWER SERVICE BY THE JAMES CITY SERVICE AUTHORITY.
- 3. ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 4. ALL LOTS ARE WITHIN THE ORIGINAL BOUNDARY SURVEY OF RECORD.
- 5. FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATION REQUIREMENTS PURSUANT TO SECTION 20-216 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 XVIII FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.

NOTE:  
UNLESS OTHERWISE NOTED  
ALL DRAINAGE EASEMENTS  
DESIGNATED ON THIS PLAT  
SHALL BE PRIVATE.



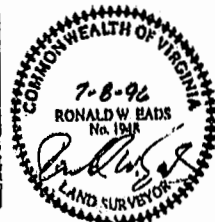
PLAT RECORDED IN  
P.B. NO. 64 PAGE 93+94

9:26 AM 13  
Recorded Aug 5, 1996  
D.B. No. 89 PAGE 916  
*Helen S. White*  
By *Claudia J. Hendrix, Dep. Clerk*



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(804) 253-0040  
Fax (804) 220-8994

PLAT OF  
**FORD'S COLONY**  
**@ WILLIAMSBURG**  
SECTION XVIII, LOTS 1-14, 31 & 32  
POWHTAN DISTRICT, JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed LCA/AES	Drawn AES
Scale NOTED	Date 7/8/96
Project No. 5682	
Drawing No. 1 OF 2	