

OWNER'S CERTIFICATE

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

Dw...
 FOR REALTEC, INCORPORATED
 DATE 8/10/99

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City County, Virginia, Jennifer L. Crist
 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 10th DAY
 OF August, 1999. MY COMMISSION EXPIRES 7-31-02.

Jennifer L. Crist
 SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO:

REALTEC INCORPORATED BY DEED FROM JAMES HERBERT NEW,
 RECORDED 4/14/99 IN DOCUMENT NUMBER 990008149.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.
 G.T. WILSON, JR., C.L.S.
 DATE 8/2/99

CERTIFICATE OF APPROVAL

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

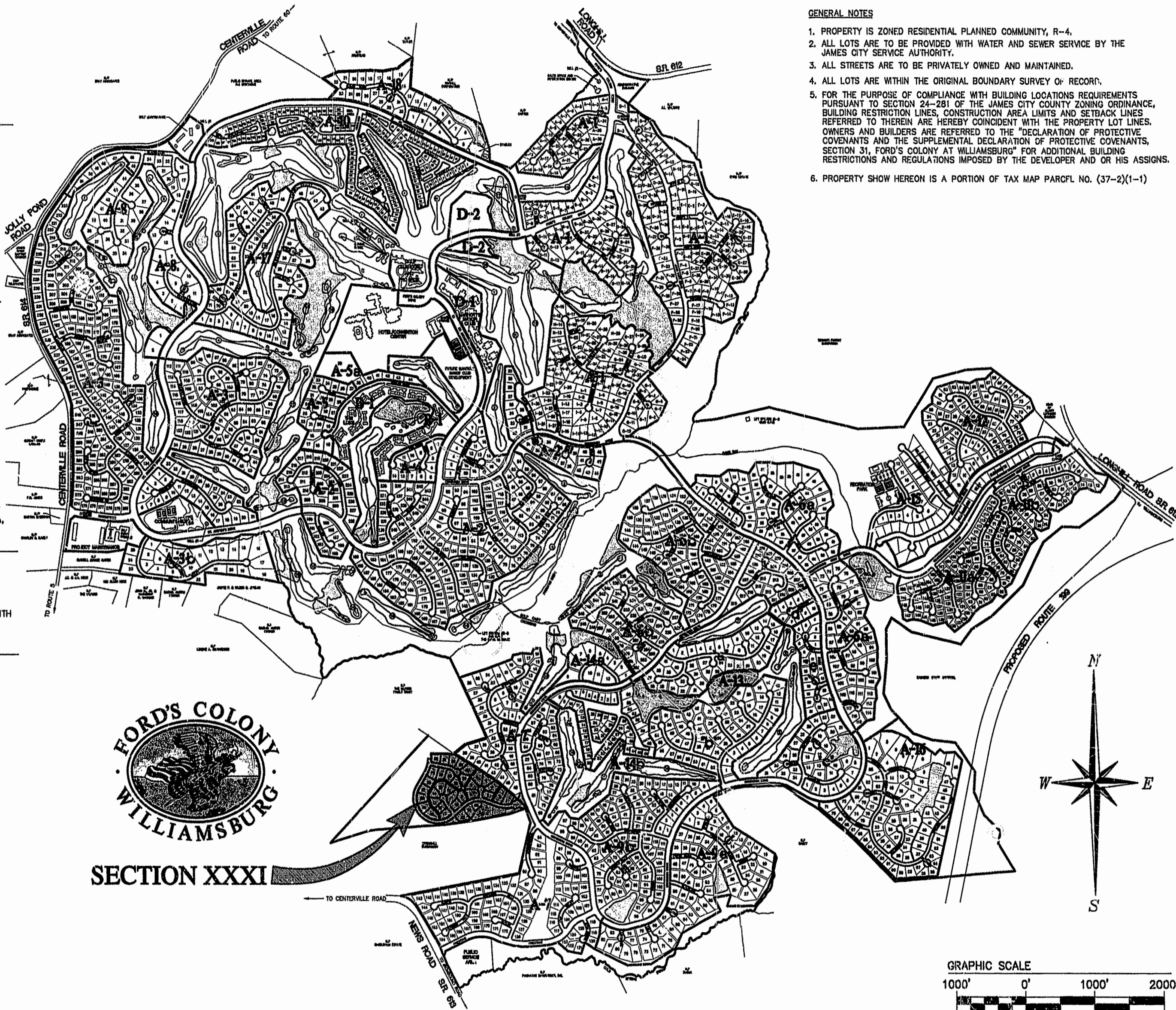
...
 SUBDIVISION AGENT OF
 JAMES CITY COUNTY
 DATE 8/12/99

STATE OF VIRGINIA
 COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
 THE COUNTY OF JAMES CITY, THIS 16th
 DAY OF August, 1999, THE MAP SHOWN
 HEREON WAS PRESENTED AND ADMITTED TO THE RECORD
 AS THE LAW DIRECTS.

TESTE: *Webster...*
 CLERK

PLAT BOOK 94, PAGE 19

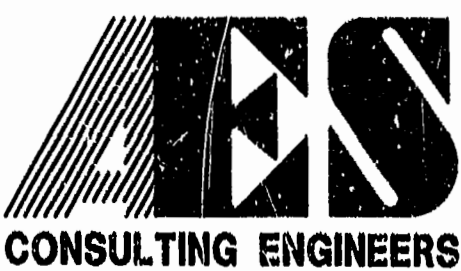


GENERAL NOTES

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 LOCATIONS REQUIREMENTS PURSUANT TO SECTION 24-281 OF THE JAMES CITY COUNTY ZONING ORDINANCE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LIMITS AND SETBACK LINES REFERRED TO THEREIN ARE HEREBY COINCIDENT WITH THE PROPERTY LOT LINES. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF PROTECTIVE COVENANTS AND THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SECTION 31, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
6. PROPERTY SHOWN HEREON IS A PORTION OF TAX MAP PARCEL NO. (37-2)(1-1)



SECTION XXXI



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
 SECTION XXXI
 LOTS 1-35
**FORD'S COLONY
 @ WILLIAMSBURG**
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



PLAT RECORDED IN		P.B. NO. <u>94</u> PAGE <u>19-20</u>	
Recorded <u>16</u> day of <u>August</u> 19 <u>99</u>		DOCUMENT # <u>990012421</u> 10:34	
No.		DATE	
REVISION / COMMENT / NOTE		BY	

Designed CAH/DPW	Drawn KEG
Scale 1"=1000'	Date 8/2/99
Project No. 5652-31	
Drawing No. 1 OF 2	