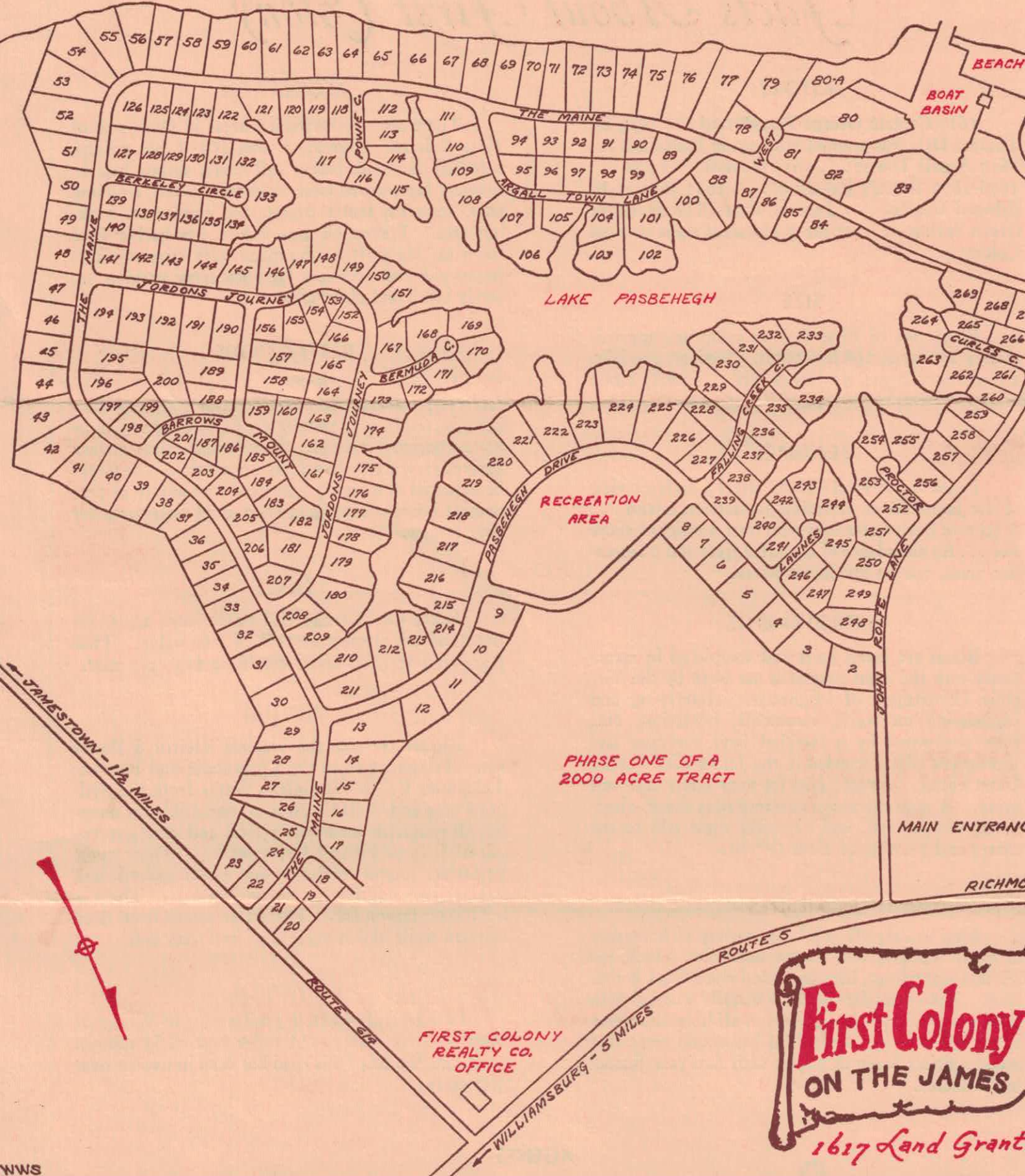


# James River





# Facts About First Colony

## HISTORY

1610 Captain George Percy's raid . . . 1614 Sir Thomas Dale was granted holdings in Pasbehegh . . . 1617 Argall Towne . . . 1619 Governor's Land . . . 1676-1677 Bacon's Rebellion . . . 1683 Pottery by Edward Challis . . . July 6, 1781, The Battle of Green Spring . . . See the 5 historical signs in First Colony.

## SIZE

Phase one of First Colony comprises approximately 250 acres, 268 homesites, 4 sections, one lake, 2 recreational areas, 4 miles of road . . . nearly 2,000 acres remain to be developed.

## FEATURES

Phase one of First Colony offers a majestic view of the James River including Jamestown Island . . . A 40-acre fresh water lake with over 3 miles of shore line . . . An abundance of beautiful trees and 2 recreation areas, one on the James River.

## IMPROVEMENTS

Roads are being built and completed in accordance with the rigid standards set forth by the Virginia Department of Highways. Surveying and engineering on roads, easements, homesites, etc., were performed by a certified land surveyor and appropriate plats recorded in the James City County Court House. Street lights for your safety and well being. A most attractive entrance plus street, directional, recreational, and historical signs add to the charm and prestige of First Colony.

## HOMESITES

First Colony offers a large variety of homesites in many topographies, shapes and sizes. Included are non-waterfront, lake front and river front homesites. The entire first phase is heavily wooded with oaks, pine, holly, dogwood, etc. . . all homesites have access rights to the beach, boat basin, and recreation areas. Prices begin at \$3500 with five-year financing available.

## RECREATION

There are two recreation areas in phase one of First Colony. Recreation area No. 1 has swings, soft ball diamond, basket ball court, sliding boards, monkey bars, picnic area, merry-go-round, chinning bars, see-saws, tennis courts, and convenient parking area. Recreation area No. 2 has harbor boat basin on James River complete with cement ramp, finger piers, and docking facilities, large parking lot, sandy beach and picnic area.

## RESTRICTIONS

The plans, specifications, and placement on the lot of any fence, dwelling, garage, or buildings must be approved in writing by First Land Corporation or its authorized agents. Restrictions also govern businesses, trailers, livestock, signs, etc. . . as might be expected in a highly restricted community of permanent homes. The agent has a set of restrictions for your review.

## TAXES

James City County real estate rates are \$3.00 per hundred, assessment 25% of true value. Thus taxes on a \$20,000 house would be \$150 per year.

## UTILITIES

Electricity from the Virginia Electric & Power Co. Telephone from the Chesapeake and Potomac Telephone Co., of Virginia. Water from the Sydnor Pump and Well Co., who is responsible for meeting all standards set forth by local and state governing bodies and Health Departments. Water rates: \$3.00 per month minimum for 4,000 gallons, and 75c per each additional thousand gallons. There is a \$200.00 tap-on fee. The water comes from deep artesian wells and is very good and very soft.

## LOCATION

Conveniently located 5 miles west of Williamsburg on Route No. 5, 1½ miles west of Jamestown on Route No. 614 (this road has been in use for over 300 years).

## AGENTS

*First Colony Realty Company*

Office Building on the corner of Rt. #5 and Rt. #614

