

202604520

GENERAL NOTES

1. THE SUBDIVISION PLAT FOR PARCEL "C", PARCEL "D" AND PARCEL "E" IS RECORDED AS INSTRUMENT #202310816. (SEE ALSO INSTRUMENT #202414372)
2. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4, WITH PROFFERS.
3. THIS PROPERTY IS IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0116D, PANEL 0116, FOR COMMUNITY NUMBER 510201, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
4. THIS PROPERTY IS SUBJECT TO AN APPROVED SITE PLAN BY AES CONSULTING ENGINEERS TITLED "COUNTRY CLUB VILLAS AT FORD'S COLONY" DATED 10/11/22 AND LAST REVISED 04/07/23.
5. THIS PLAT IS BASED ON GROUND EVIDENCE, PLATS OF RECORD, DEED DESCRIPTIONS AND OTHER AVAILABLE INFORMATION.
6. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY BEING POLICY NO. 2730646-231550578 WITH AN EFFECTIVE DATE OF JANUARY 2, 2024 AT 3:01 PM AND SHOWS THE EASEMENTS, AND ANY ENCROACHMENTS, IDENTIFIED.

CONDOMINIUM NOTES:

1. THE DIMENSIONS OF THE UNIT SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON THE UNIT BOUNDARY AS DESCRIBED IN THE DECLARATION, AND REFLECT FIELD MEASURED DIMENSIONS TO THE FACE OF BRICK OR SIDING AS THE CASE MAY BE.
2. LCE = LIMITED COMMON ELEMENTS MEANS THOSE PORTIONS OF THE PROPERTY LOCATED OUTSIDE OF THE UNITS FOR THE EXCLUSIVE USE OF CERTAIN UNITS AS DESIGNATED AND SHOWN ON THE PLAT OR PLAN AND MORE FULLY DESCRIBED IN THE CONDOMINIUM INSTRUMENTS AND AS PERMITTED BY THE CONDOMINIUM ACT.
3. PARCEL "E" WAS SUBJECT TO A BOUNDARY LINE ADJUSTMENT PLAT WHICH REDUCED THE AREA OF PARCEL "E" TO 50,577 S.F.± OR 1.161 AC.±. (INSTR. NO. 202414372)



VICINITY MAP
APPROX. SCALE: 1"=1000'

LINE	BEARING	LENGTH
L1	N63°29'43"E	136.46'
L2	S26°30'17"E	35.69'
L3	N63°29'43"E	27.00'
L4	N26°30'17"W	35.76'
L5	N63°29'43"E	142.84'
L6	N26°30'17"W	63.11'
L7	N63°29'43"E	15.00'
L8	N26°30'17"W	152.57'
L9	S46°23'47"E	109.24'
L10	S27°58'59"E	304.60'
L11	S61°45'59"W	73.40'
L12	N28°14'01"W	21.00'
L13	S61°45'59"W	25.00'
L14	N28°14'01"W	258.61'
L15	S62°01'00"W	5.82'
L16	S37°11'11"W	345.96'
L17	N82°12'00"W	57.38'
L18	N37°11'11"E	120.60'
L19	N67°22'54"W	186.49'
L20	N26°30'17"W	119.78'
L21	S27°14'24"E	30.00'
L22	S62°45'36"W	94.11'
L23	S27°14'24"E	26.50'
L24	S62°45'36"W	22.74'
L25	N27°14'24"W	26.50'

LINE	BEARING	LENGTH
L26	S62°45'36"W	115.82'
L27	S51°38'02"W	29.17'
L28	S61°38'21"W	15.04'
L29	S28°21'39"E	88.55'
L30	N61°38'21"E	39.30'
L31	S28°21'39"E	30.00'
L32	S61°38'21"W	275.30'
L33	N28°21'39"W	30.00'
L34	N61°38'21"E	172.00'
L35	N28°21'39"W	83.52'
L36	S61°58'20"W	204.33'
L37	N61°58'20"E	81.06'
L38	N61°38'21"E	10.20'
L39	N51°38'02"E	29.17'
L40	N62°45'36"E	7.30'
L41	N27°14'24"W	124.37'
L42	S62°45'36"W	26.50'
L43	N27°14'24"W	22.74'
L44	N62°45'36"E	26.13'
L45	N27°14'24"W	9.76'
L46	N62°45'36"E	30.37'
L47	S27°14'24"E	190.87'
L48	N62°45'36"E	195.37'
L49	S27°59'00"E	178.44'
L50	N26°30'17"W	93.68'

LINE	BEARING	LENGTH
L51	S61°38'21"W	13.74'
L52	N61°38'21"E	25.35'
L53	S28°21'39"E	147.19'
L54	N28°21'39"W	126.42'
L55	N26°30'17"W	16.24'
L56	N62°45'36"E	28.16'
L57	S27°14'24"E	129.98'
L58	N62°45'36"E	206.04'
L59	S27°14'24"E	8.74'
L60	S61°45'59"W	119.06'
L61	S61°45'59"W	95.00'
L62	S28°14'01"E	21.00'
L63	S28°14'01"E	270.84'
L64	N61°58'20"E	67.37'
L65	N60°25'36"E	72.22'
L66	N61°38'21"E	4.84'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	23°39'17"	243.50'	100.53'	50.99'	99.82'	N60°05'57"E
C2	53°04'04"	63.50'	58.81'	31.71'	56.73'	N74°48'21"E
C3	36°30'24"	132.50'	84.42'	43.70'	83.00'	N83°05'11"E
C4	68°46'14"	63.50'	76.22'	43.46'	71.72'	S80°46'54"E
C5	18°24'49"	500.00'	160.69'	81.04'	160.00'	S37°11'23"E
C6	11°10'13"	500.00'	97.48'	48.89'	97.33'	S40°48'40"E
C7	7°14'35"	500.00'	63.21'	31.65'	63.17'	S31°36'16"E
C8	85°59'35"	50.00'	75.04'	46.62'	68.20'	N20°22'41"W
C9	36°52'12"	50.00'	32.18'	16.67'	31.62'	N44°56'23"W
C10	90°00'00"	17.00'	26.70'	17.00'	24.04'	S17°45'36"W
C11	90°00'00"	17.00'	26.70'	17.00'	24.04'	N72°14'24"W
C12	11°07'34"	97.00'	18.84'	9.45'	18.81'	S57°11'49"W
C13	10°00'18"	127.00'	22.18'	11.12'	22.15'	S56°38'12"W
C14	90°00'00"	17.00'	26.70'	17.00'	24.04'	S16°38'21"W
C15	90°00'00"	17.00'	26.70'	17.00'	24.04'	S73°21'39"E
C16	90°00'00"	17.00'	26.70'	17.00'	24.04'	N16°38'21"E
C17	89°40'00"	25.50'	39.91'	25.35'	35.96'	N73°11'39"W
C18	97°11'54"	19.00'	32.23'	21.55'	28.50'	S13°22'23"W
C19	90°00'00"	20.00'	31.42'	20.00'	28.28'	N73°14'01"W
C20	90°12'22"	22.00'	34.64'	22.08'	31.17'	N16°52'10"E
C21	90°02'41"	16.65'	26.17'	16.66'	23.56'	S73°00'19"E
C22	10°00'18"	97.00'	16.94'	8.49'	16.92'	N56°38'12"E
C23	11°07'34"	127.00'	24.66'	12.37'	24.62'	N57°11'49"E
C24	90°00'00"	17.00'	26.70'	17.00'	24.04'	N17°45'36"E
C25	90°00'00"	17.00'	26.70'	17.00'	24.04'	N72°14'24"W
C26	90°00'00"	17.00'	26.70'	17.00'	24.04'	N17°45'36"E
C27	90°00'00"	17.00'	26.70'	17.00'	24.04'	S72°14'24"E
C28	35°06'13"	63.50'	38.90'	20.08'	38.30'	S65°49'25"W
C29	17°57'51"	63.50'	19.91'	10.04'	19.83'	N87°38'33"W
C30	8°42'40"	50.00'	7.60'	3.81'	7.59'	S30°51'37"E
C31	28°09'31"	50.00'	24.57'	12.54'	24.33'	S49°17'43"E
C32	90°00'00"	20.00'	31.42'	20.00'	28.28'	N16°45'59"E
C33	89°47'38"	10.00'	15.67'	9.96'	14.12'	N73°07'50"W

AREA TABULATION

AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 1)	12,973 S.F.	0.298 AC.±
AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 2)	20,590 S.F.	0.473 AC.±
AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 3)	17,487 S.F.	0.401 AC.±
AREA OF SUBMITTED LAND (WITHDRAWABLE LAND) (PHASE 4)	19,268 S.F.	0.442 AC.±
AREA OF SUBMITTED LAND (WITHDRAWABLE LAND) (PHASE 5)	11,751 S.F.	0.270 AC.±
AREA OF SUBMITTED LAND (WITHDRAWABLE LAND) (PHASE 6)	12,395 S.F.	0.285 AC.±
AREA OF SUBMITTED LAND (ADDITIONAL LAND AND WITHDRAWABLE LAND) (PHASE 7)	14,297 S.F.	0.328 AC.±
AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 8)	18,094 S.F.	0.415 AC.±
AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 9)	11,354 S.F.	0.261 AC.±
AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 10)	25,150 S.F.	0.577 AC.±
AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 11)	19,477 S.F.	0.447 AC.±
AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 12)	16,827 S.F.	0.386 AC.±
AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 13)	20,267 S.F.	0.465 AC.±
AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 14) (PARCEL "E")	50,577 S.F.	1.161 AC.±
TOTAL AREA	270,507 S.F.	6.210 AC.±

4 Large/Small Plat(s) Recorded
herewith as # 202604520

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT THIS 16 DAY OF April, 2026.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:12 AM/PM
INSTRUMENT # 202604520
TESTE: ELIZABETH E. O'CONNOR, CLERK
ELIZABETH E. O'CONNOR, CLERK

SURVEYOR'S CERTIFICATE

I, SAMUEL J. BIKKERS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH SECTION 55.1-1920(A) OF THE VIRGINIA CONDOMINIUM ACT AS AMENDED, AND THAT ALL UNITS OR PORTIONS OF SUCH UNITS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE.

Samuel J. Bickers
SAMUEL J. BIKKERS, L.S. #002304
DATE 04-10-2026



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
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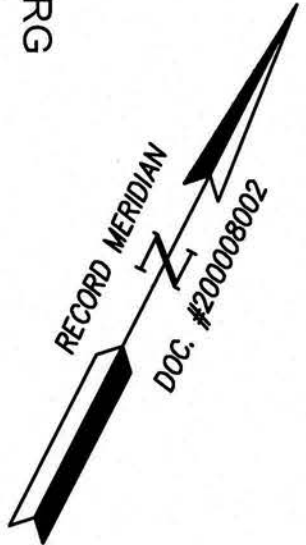
Hampton Roads | Central Virginia | Middle Peninsula

EXHIBIT D TO THE DECLARATION
CONDOMINIUM PLAT REFLECTING
SUBMITTED LAND, ADDITIONAL LAND,
WITHDRAWABLE LAND AND EXISTING EASEMENTS
COUNTRY CLUB VILLAS AT
FORD'S COLONY, A CONDOMINIUM
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS
Project Number: 5652-33E2
Scale: NOTED Date: 04-07-2026
Sheet Number
1 OF 4

202604520

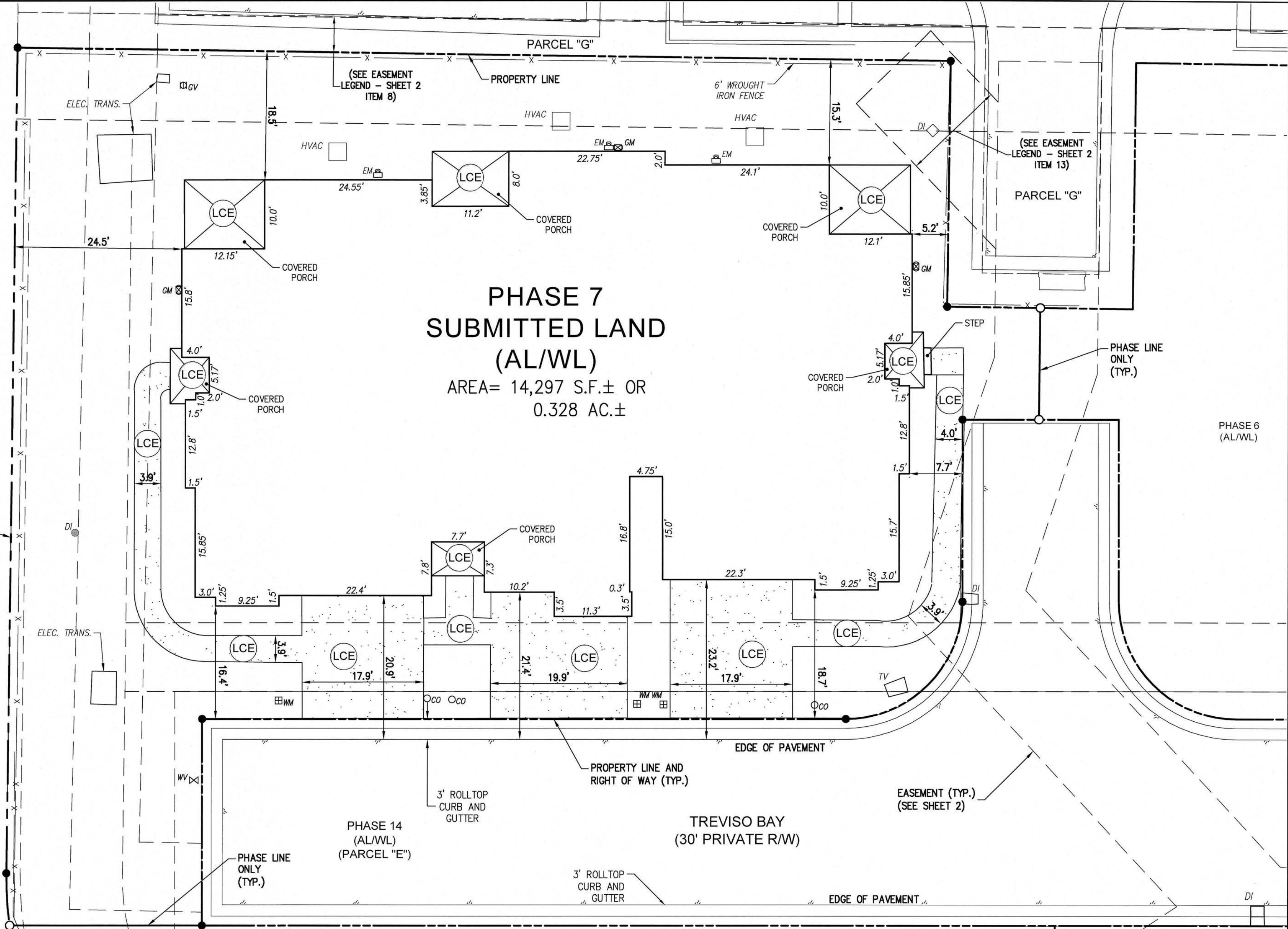
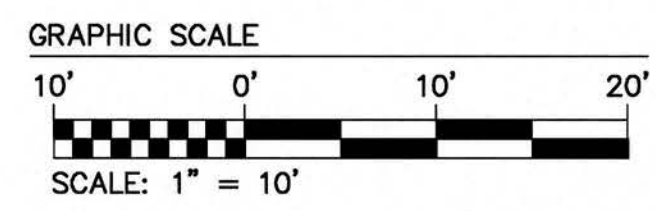
ASHFORD MANOR
EX. 60' PRIVATE RW
(FORDS COLONY AT WILLIAMSBURG
HOMEOWNERS ASSOCIATION)



PROPERTY LINE AND
RIGHT OF WAY (TYP.)

LEGEND

WM	WATER METER
WV	WATER VALVE
HVAC	AC UNIT
EM	ELECTRIC METER
TRANS	ELECTRIC TRANSFORMER
TV	TELECOM VAULT
CO	CLEANOUT
SM	SANITARY MANHOLE
DI	STORM STRUCTURE
GM	GAS METER
GV	GAS VALVE
CONC	CONCRETE



**PHASE 7
SUBMITTED LAND
(AL/WL)**
AREA= 14,297 S.F.± OR
0.328 AC.±

PHASE 8
INSTRUMENT NO.
202513661

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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 16, 2026
at 11:12 AM PM, PB PG
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ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



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**EXHIBIT D TO THE DECLARATION
PLAT REFLECTING LOCATION
AND DIMENSIONS OF BUILDING ON SUBMITTED LAND
PHASE 7**
**COUNTRY CLUB VILLAS AT
FORD'S COLONY, A CONDOMINIUM**
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

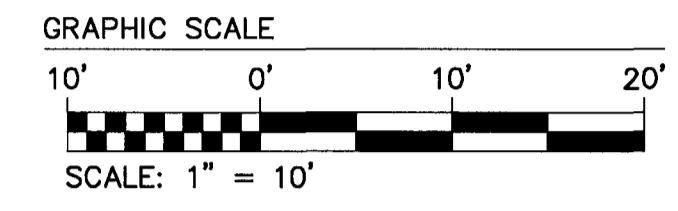
Project Contacts:	SJB/JFS
Project Number:	5652-33E2
Scale:	1" = 10'
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Sheet Number	3 OF 4

202604520



SECTION - LARGE TOWNHOUSE UNIT
SCALE: 1" = 10'

UNIT #	MODEL TYPE
17	SHENANDOAH
18	LAFAYETTE
19	SHENANDOAH

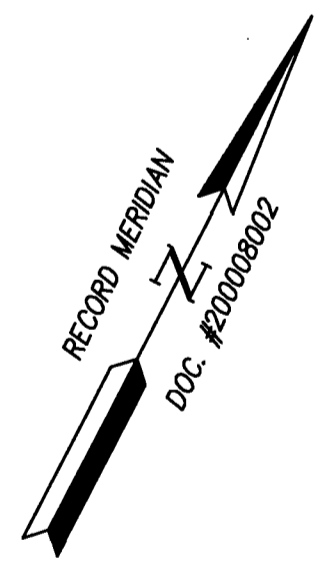
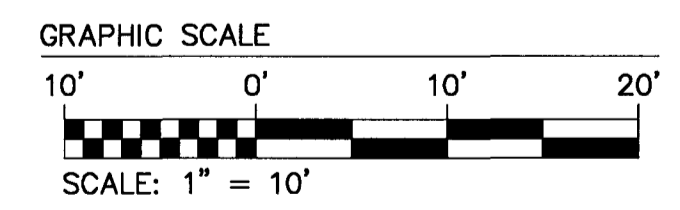
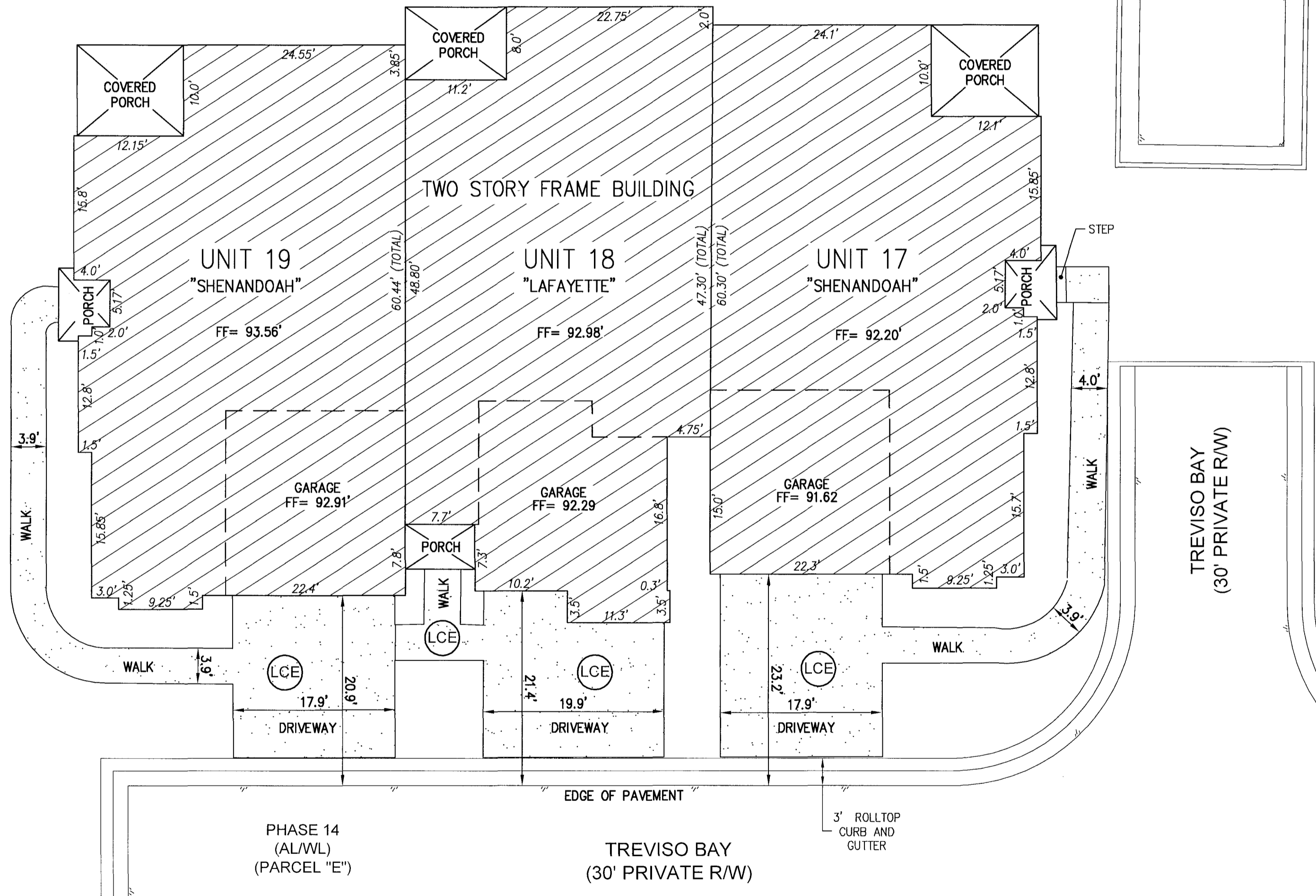


(LCE) = LIMITED COMMON ELEMENT

NOTE: ALL PORCHES, DRIVEWAYS AND SIDEWALKS, AS INDICATED, ARE DESIGNATED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT THEY SERVE.

VERTICAL DATUM:
NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

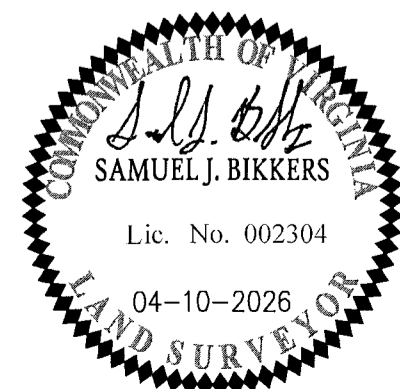
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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
04/11/2026 at 11:12 AM, PG
Document # 202604520
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

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