

20008002

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY WILLIAM K. LEWIS, SUBSTITUTE TRUSTEE AND EAGLESCLIFFE CONDOS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, (UNWILLING PARTY, GRANTOR FOR INDEXING PURPOSES ONLY) TO REDUS VA HOUSING, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 12, 2011 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 120000325.

OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR REDUS VA HOUSING, LLC, A DELAWARE LIMITED LIABILITY COMPANY. **RYAN SANSAVERA, VICE PRESIDENT**

PRINTED NAME AND TITLE: *Ryan Sansevera* DATE: **4/27/2020**

CERTIFICATE OF NOTARIZATION

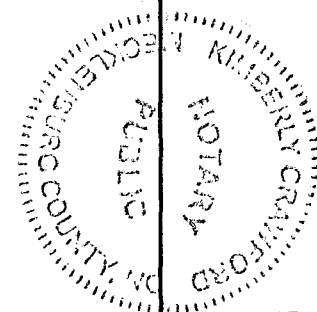
COMMONWEALTH OF VIRGINIA *North Carolina*  
CITY/COUNTY OF *Mecklenburg*

I, *Wendy Crawford* A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 27 DAY OF April, 2020

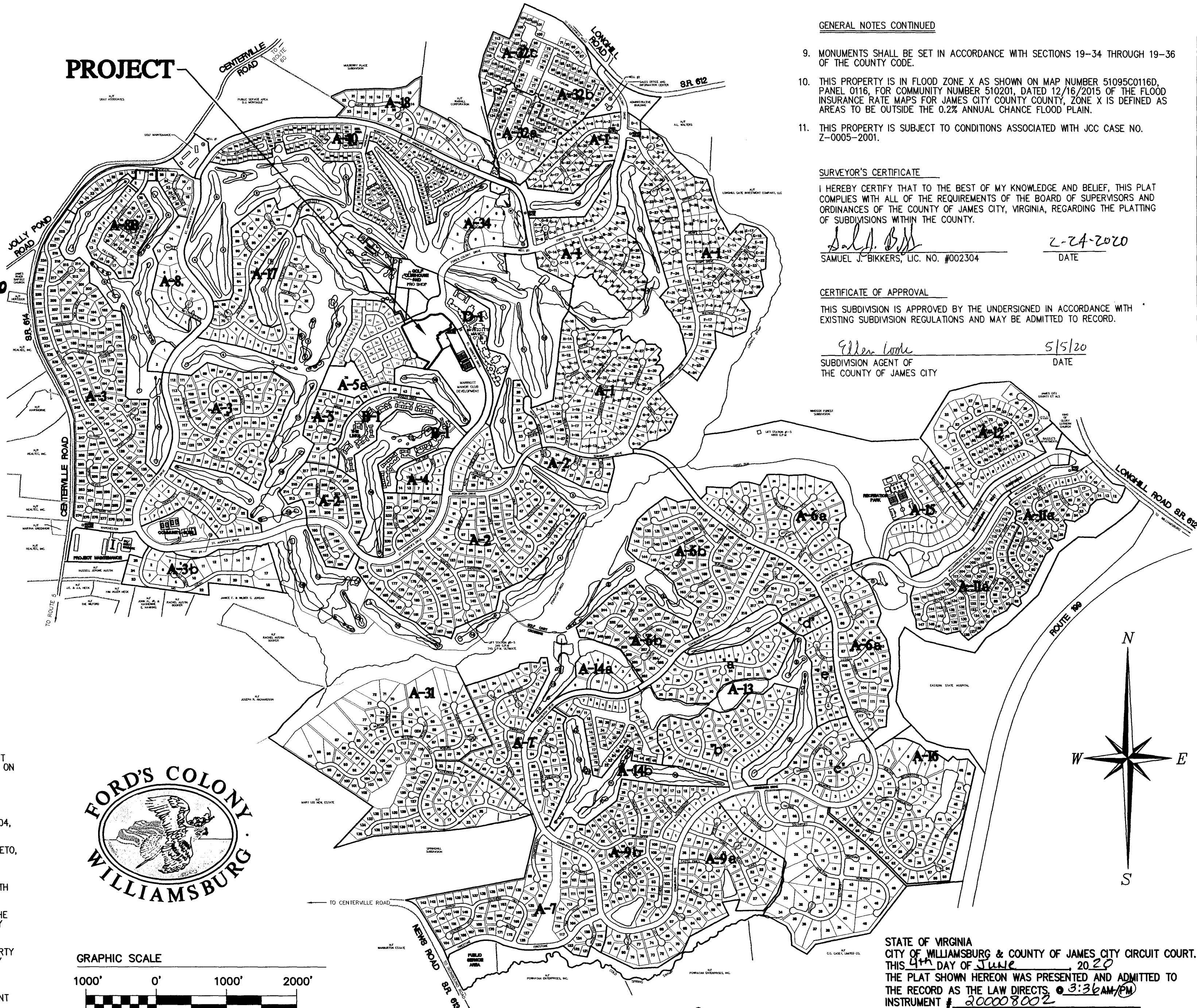
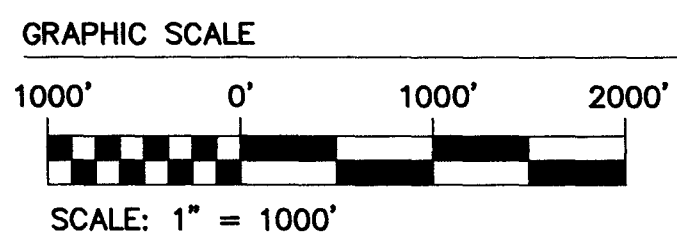
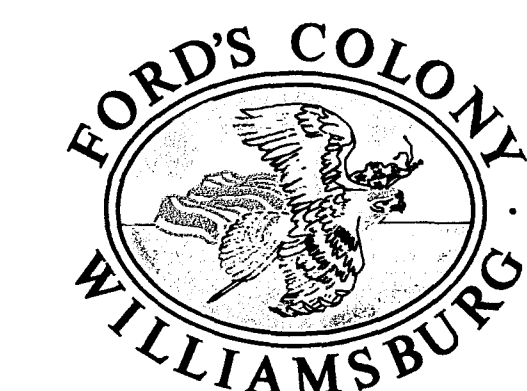
MY COMMISSION EXPIRES: June 10, 2024

NOTARY REGISTRATION NUMBER: NA  
*Wendy Crawford*  
NOTARY PUBLIC SIGNATURE



GENERAL NOTES

- 1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4, WITH PROFFERS.
- 2. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- 3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 4. THIS PLAT IS BASED UPON RECORD INFORMATION, FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 5. PROPERTY SHOWN HEREON IS ALL OF PID NO. 3130100053A BEING 245 FORDS COLONY DRIVE AND ALL OF PID NO. 3131700001 BEING 1000 EAGLESCLIFFE; LESS AND EXCEPT CONDOMINIUM UNITS #1101, #1103, #1104, #1201, #1203, #1301, #1303, BUILDING 1, PHASE 1, EAGLESCLIFFE I CONDOMINIUM; UNIT #2201, BUILDING 2, PHASE 1, EAGLESCLIFFE I CONDOMINIUM; AND THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, SAID CONDOMINIUM UNITS BEING DESIGNATED AS 1101, 1103, 1104, 1201, 1203, 1301, 1303 AND 2201 EAGLESCLIFFE RESPECTIVELY.
- 6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 7. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 8. ALL STREETS SHOWN ON THIS PLAT ARE PRIVATE RIGHT-OF-WAYS THAT SHALL NOT BE MAINTAINED BY THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).



GENERAL NOTES CONTINUED

- 9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 10. 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.
- 11. THIS PROPERTY IS SUBJECT TO CONDITIONS ASSOCIATED WITH JCC CASE NO. Z-0005-2001.

SURVEYOR'S CERTIFICATE

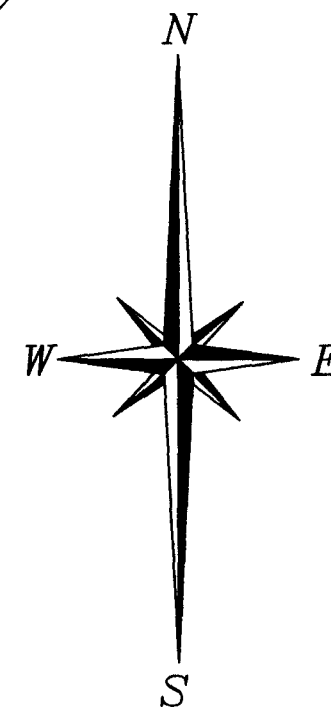
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

*Samuel J. Bickers* DATE: **2-24-2020**  
SAMUEL J. BICKERS, LIC. NO. #002304

CERTIFICATE OF APPROVAL

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

*Ellen Ivie* DATE: **5/5/20**  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY



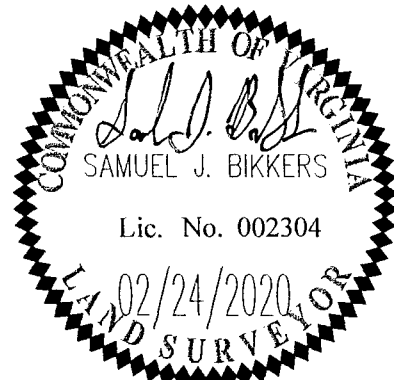
STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 4th DAY OF June, 2020  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS, @ 3:36 AM (PM)  
INSTRUMENT # 20008002

2 Large Email Plat(s) Recorded  
herewith as # 20008002

TESTE: MONA A. FOLEY, CLERK  
MONA A. FOLEY, CLERK

S-0003-2018

Rev.	Date	Description	Revised By
3	02/24/20	UPDATED PARCELS	JFS
2	11/21/19	UPDATED PARCEL AREAS	JAG
1	12/21/18	REVISED PER COUNTY COMMENTS DATED MARCH 23, 2018	JAG



**AES**  
CONSULTING ENGINEERS  
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Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com

PLAT OF SUBDIVISION  
PARCEL A  
**FORD'S COLONY  
@ WILLIAMSBURG**  
OWNED BY REDUS VA HOUSING LLC  
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS  
Project Number: 5652-33C1  
Scale: NOTED Date: 12/21/2018  
Sheet Number  
**1 OF 2**

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