

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*

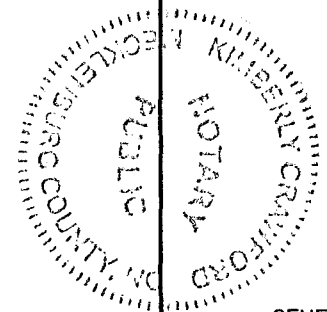
I, *Wendy Crawford* A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 27 DAY OF April, 2020

MY COMMISSION EXPIRES: June 10, 2024

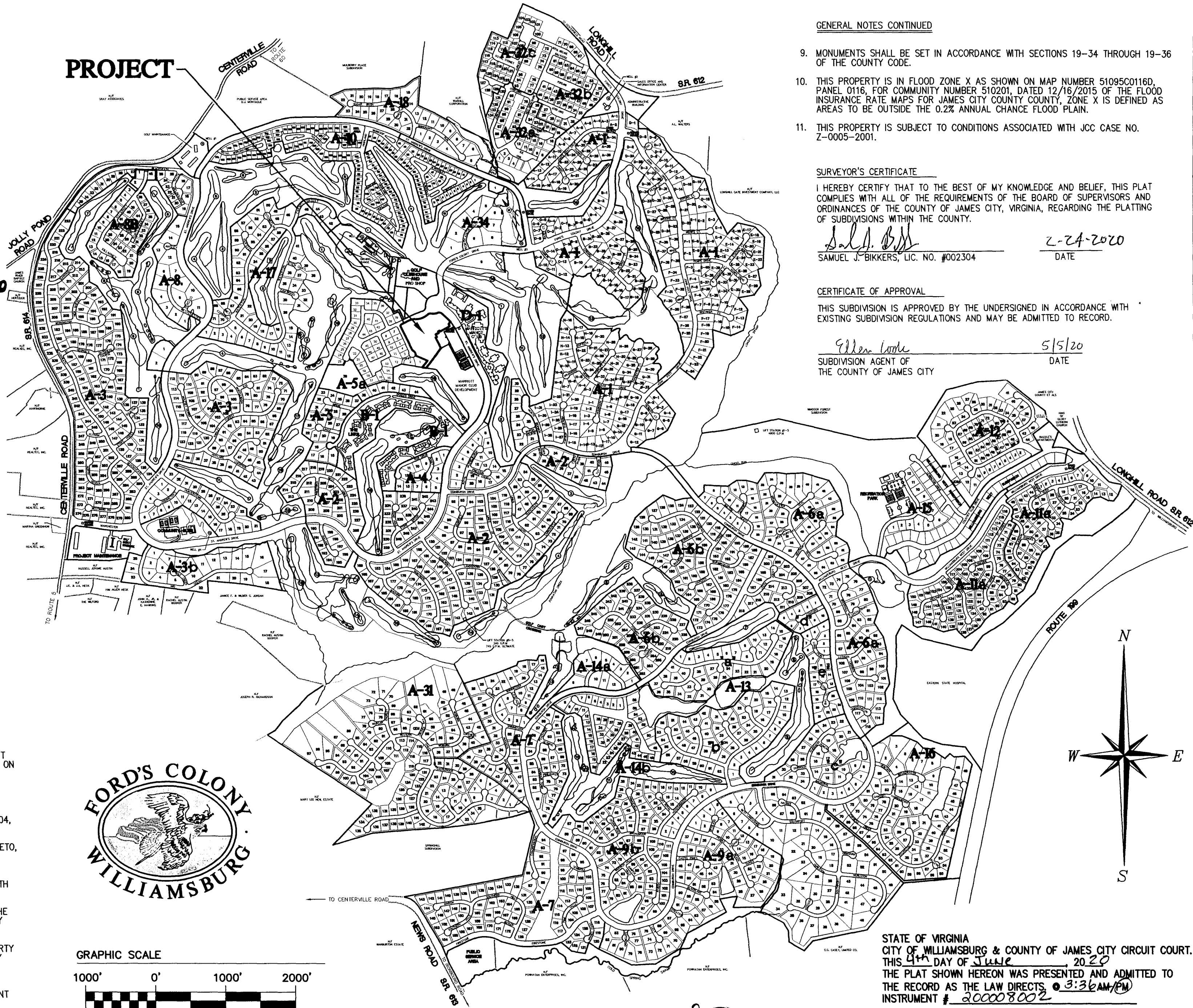
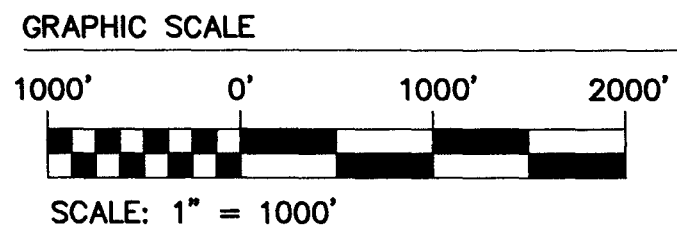
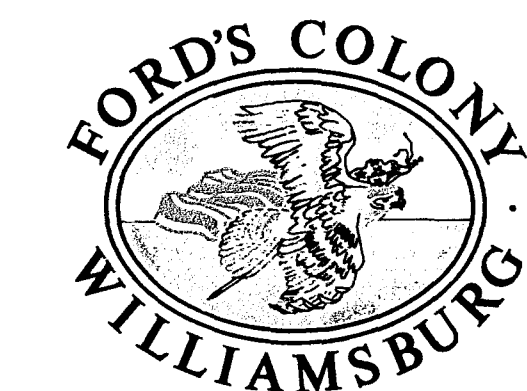
NOTARY REGISTRATION NUMBER: NA

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

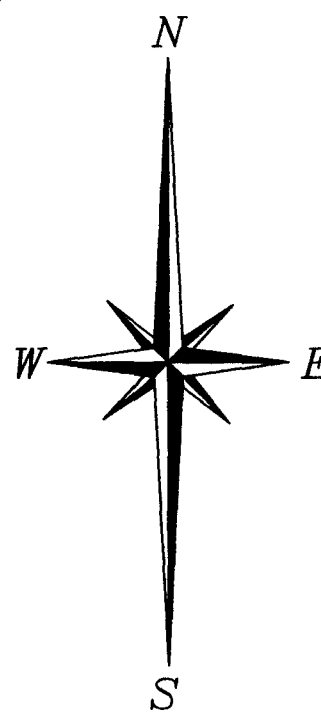
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

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



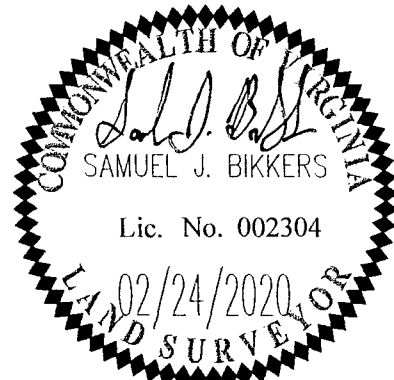
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 4th DAY OF June, 2020
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS, @ 3:36 AM (PM)
INSTRUMENT # 20008002

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
Hampton Roads | Central Virginia | Middle Peninsula
5248 Olde Towne Road, Suite 1
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

S:\0858233C1 - Eng\ae\1\Survey\Plan\565233C1_BIB.PLT.dwg - 4/24/2020 2:43:04 PM, Sam Bickers

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	36°30'24"	132.50'	84.42'	43.70'	83.00'	N83°05'11"E
C2	68°46'14"	63.50'	76.22'	43.46'	71.72'	S80°46'54"E
C3	6°27'53"	500.00'	56.42'	28.24'	56.39'	S43°09'50"E
C4	85°59'35"	50.00'	75.04'	46.62'	68.20'	N20°22'41"W
C5	36°52'12"	50.00'	32.18'	16.67'	31.62'	N44°56'23"W
C6	90°00'00"	25.00'	39.27'	25.00'	35.36'	N18°29'43"E
C7	22°16'59"	208.50'	81.09'	41.06'	80.58'	N74°38'12"E
C8	37°30'23"	243.50'	159.40'	82.67'	156.57'	N67°01'30"E
C9	53°04'04"	63.50'	58.81'	31.71'	56.73'	N74°48'21"E
C10	13°51'06"	243.50'	58.87'	29.58'	58.72'	N78°51'09"E
C11	23°39'17"	243.50'	100.53'	50.99'	99.82'	N60°05'57"E

AREA TABULATION		
	S.F.	AC.
ORIGINAL AREA OF PARCEL A	291,474±	6.691±
TOTAL AREA OF PARCEL B	61,227±	1.405±
TOTAL AREA OF PARCEL A	230,247±	5.286±
TOTAL AREA OF SUBDIVISION	291,474±	6.691±

N/F
REALTEC, INC.
NEW PARCEL A-2
242 FORDS COLONY DRIVE
DOC. #050008866
DOC. #050009649
PID 3130100060

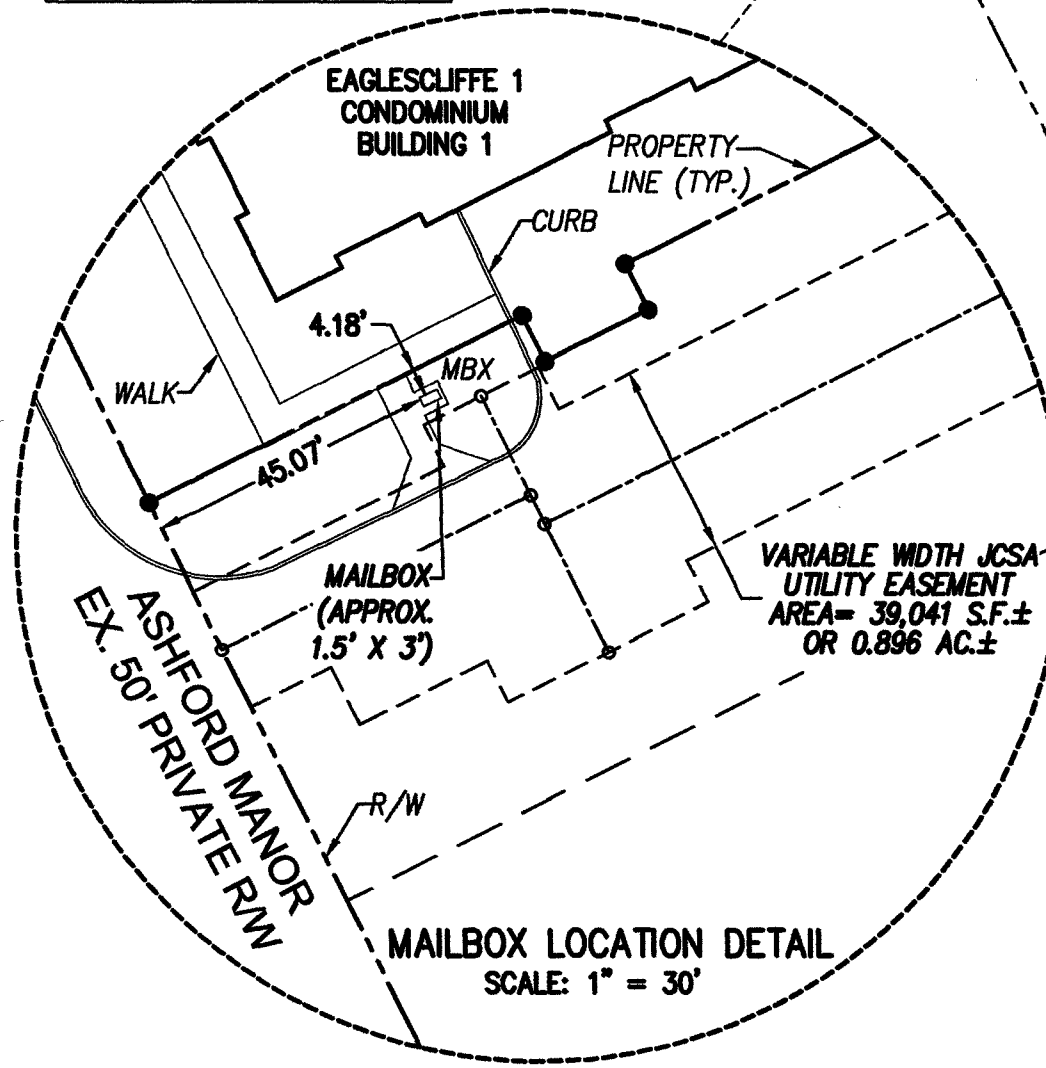
LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°01'00"W	14.53'
L2	S17°01'00"W	21.02'
L3	S62°01'00"W	10.06'
L4	S27°59'00"E	36.64'
L5	N27°59'00"W	14.00'
L6	S62°01'00"W	25.00'
L7	S27°59'00"E	24.00'
L8	S62°01'00"W	26.54'
L9	N27°59'00"W	6.66'
L10	S62°01'00"W	11.00'
L11	S27°59'00"E	6.66'
L12	S62°01'00"W	13.24'
L13	S27°59'00"E	36.44'
L14	S62°01'00"W	22.18'
L15	S63°29'43"W	53.76'
L16	S26°30'17"E	22.20'
L17	S26°30'17"E	5.00'
L18	S26°30'17"E	17.21'
L19	S63°29'39"W	161.28'
L20	S63°30'33"W	13.59'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S26°30'17"E	20.91'
L22	N26°30'17"W	22.20'
L23	S63°29'43"W	101.37'
L24	S63°29'43"W	51.17'
L25	S13°41'57"W	5.85'
L26	S13°41'57"W	10.93'
L27	S76°18'03"E	45.48'
L28	S73°06'16"E	58.08'
L29	S73°06'16"E	2.27'
L30	S73°06'16"E	8.89'
L31	S16°53'44"W	32.36'
L32	N62°01'00"E	39.66'
L33	S27°59'00"E	18.62'
L34	S27°59'00"E	14.00'
L35	N62°01'00"E	73.74'
L36	S18°29'43"W	106.27'
L37	S13°55'41"E	12.16'
L38	S26°30'17"E	76.94'
L39	N62°01'00"E	124.37'
L40	S26°30'17"E	134.95'

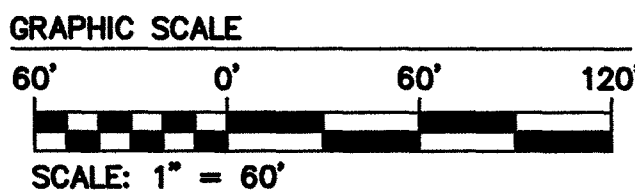
LINE TABLE		
LINE	BEARING	LENGTH
L41	S63°29'43"W	75.00'
L42	S26°30'17"E	29.61'
L43	N63°29'43"E	5.00'
L44	N63°29'43"E	16.25'
L45	S26°30'17"E	99.70'
L46	S49°03'07"W	95.46'
L47	N36°07'20"W	39.28'
L48	S63°29'43"W	78.27'
L49	S26°30'17"E	13.46'
L50	S63°29'43"W	18.00'
L51	N26°30'17"W	13.46'
L52	S63°29'43"W	142.00'
L53	S26°30'17"E	7.96'
L54	S63°29'43"W	18.00'
L55	N26°30'17"W	7.96'
L56	S63°29'43"W	65.04'

EX. 20' JCSA
UTILITY EASEMENT
(DOC. #050009649)
TO BE ABANDONED
IN WHOLE OR IN PART
(UNDER REVIEW)

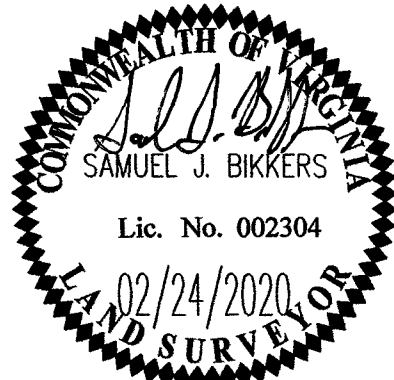
FORD'S COLONY
SECTION XXXIII
DOC. #050008868
DOC. #050009649



LEGEND
MBX = MAILBOX LOCATION



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2	11/21/19	UPDATED PARCEL AREAS	JAG
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5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

2 Large/Small Plat(s) Recorded
herewith as # 20008002

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:	1"=60'
Date:	12/21/2018
Sheet Number	2 OF 2

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 4th DAY OF JUNE, 2020
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S-0003-2018