

CERTIFICATION OF SOURCE OF TITLE (#1101A EAGLESCLIFFE DRIVE)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY REDUS VA HOUSING, LLC. A VIRGINIA LIMITED LIABILITY COMPANY, AND DARILYN J. ABBOTT, TRUSTEE OF THE DARILYN J. ABBOTT REVOCABLE TRUST AGREEMENT DATED DECEMBER 6, 2004; YVONNE BRENDELY, TRUSTEE OF THE YVONNE BRENDELY REVOCABLE TRUST DATED SEPTEMBER 3, 2013; ROBERT D. BUCKLEY AND SHARON K. BUCKLEY, TRUSTEES OF THE BUCKLEY LIVING TRUST DATED MAY 10, 2005; ROBERT N. BURNS; ROBERT JUSTIN SIRACUSA AND KAREN NANCY SIRACUSA; GEORGE B. LEAGUE AND KIMBERLY P. LEAGUE; ALFRED GRAY COUNTS, JR. AND PATRICIA H. COLLINS; DOUGLAS E. CUMMINGS AND EILEEN E. CUMMINGS; MARIANNE T. DAIT; JOHN F. DELILLO AND LUCY A. DELILLO; HENRY J. GLISTA, TRUSTEE OF THE HENRY J. GLISTA TRUST AGREEMENT DATED MARCH 20, 1997; HELEN RUNSDORF GRECO; JAMES D. HARABEDIAN; THOMAS E. HEILMAN, TRUSTEE OF THE THOMAS E. HEILMAN REVOCABLE TRUST DATED SEPTEMBER 10, 1998, AS AMENDED AND RESTATED AUGUST 22, 2014 AND DOROTHY L. HEILMAN, TRUSTEE OF THE DOROTHY L. HEILMAN REVOCABLE TRUST DATED SEPTEMBER 10, 1998, AS AMENDED AND RESTATED AUGUST 22, 2014; CONSTANCE MARIE WILLETT AND CLIFFORD B. GILLMAN, GERALD P. HENSLEY AND PATRICIA A. HENSLEY, TRUSTEES OF THE PATRICIA ANNE HENSLEY REVOCABLE TRUST; JANICE GABRIEL LESLIE NANCY C. MYERS; EDITH ROSTRON HAECKER AND CAROL ANNE HAECKER; MYRA RAE POLSKY, TRUSTEE OF THE BARRY PAUL POLSKY REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 19, 1996 AND MYRA RAE POLSKY TRUSTEE OF THE MYRA RAY POLSKY REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 19, 1996; CARL A. UTZ AND DONNA L. UTZ; JUDITH LEE PORTER; PAUL A. ARMKNECHT, JR. AND CHERIE R. ARMKNECHT, TRUSTEES OF THE PAUL A. ARMKNECHT, JR. AND CHERIE R. ARMKNECHT LIVING TRUST DATED DECEMBER 19, 2005, AND ANY AMENDMENTS THERETO; WILLIAM S. BERNO TRUSTEE OF THE WILLIAM S. BER-NO TRUST TO EAGLESCLIFFE I CONDOMINIUM ASSOCIATION, INC BY DEED OF AMENDMENT TO THE AMENDED AND RESTATED DECLARATION, EAGLESCLIFFE I CONDOMINIUM DATED APRIL 29, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 200008159.

OWNER'S CERTIFICATION

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

FOR EAGLESCLIFFE I CONDOMINIUM ASSOCIATION, INC

CONSTANCE MARIE WILLETT, PRESIDENT, EICA BOD
PRINTED NAME AND TITLE

Constance M. Willett 14 Sep 2023
DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City

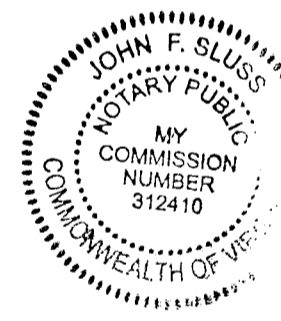
I, John F. Sluss A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 14th DAY OF September, 2023

MY COMMISSION EXPIRES: 7/31/2025

NOTARY REGISTRATION NUMBER: 312410

John F. Sluss
NOTARY PUBLIC SIGNATURE



CERTIFICATION OF SOURCE OF TITLE (1000 EAGLESCLIFFE DRIVE AND 1051 ST. ANDREWS DRIVE)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY NEVER4GET, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO COUNTRY CLUB VILLAS AT FORD'S COLONY, LLLP A VIRGINIA LIMITED LIABILITY LIMITED PARTNERSHIP BY DEED DATED AUGUST 4, 2022 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 202213489.

OWNER'S CERTIFICATION

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

COUNTRY CLUB VILLAS AT FORD'S COLONY, LLLP

KEAT RAE MOWEL
PRINTED NAME AND TITLE

Keat Rae Mowel 9/18/2023
DATE

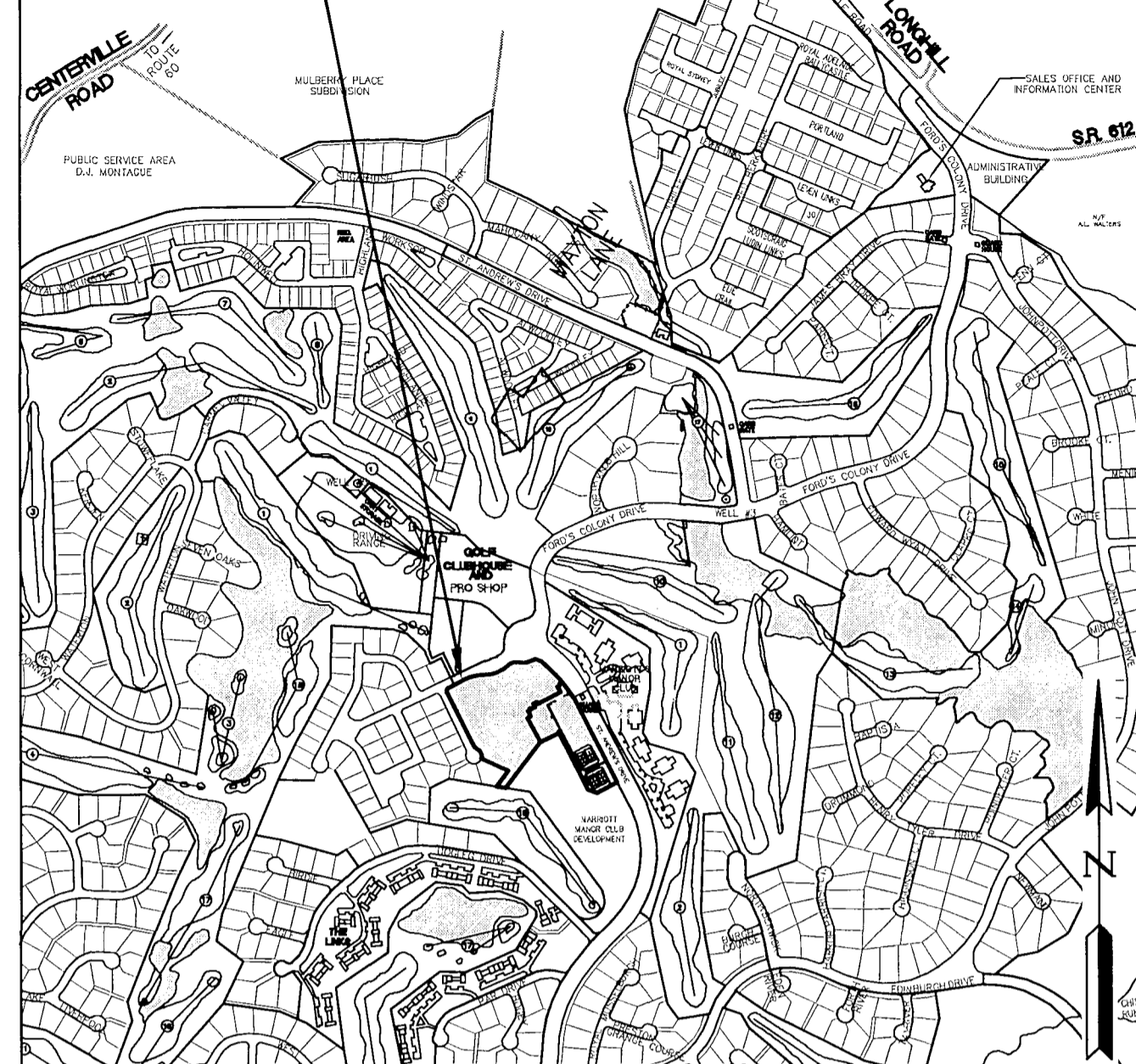
GENERAL NOTES

- 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 A FIELD SURVEY PERFORMED BY AES CONSULTING ENGINEERS. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 21120094HR DATED AUGUST 22, 2022 AT 8:00 AM..
5. PROPERTY SHOWN HEREON IS ALL OF PID NO. 3130100053A BEING 1101A EAGLESCLIFFE DRIVE, ALL OF PID NO. 3131700001 BEING 1000 EAGLESCLIFFE AND ALL OF PID NO. 3130100053B BEING 1051 ST. ANDREWS DRIVE.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. 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 COUNTY, ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
8. 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.
9. 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).
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. THIS PROPERTY IS SUBJECT TO CONDITIONS ASSOCIATED WITH JCC CASE NO. Z-0005-2001.
12. SETBACKS AND MAXIMUM BUILDING HEIGHT ARE PER THE JAMES CITY COUNTY CODE OF ORDINANCES/CHAPTER 24 -ZONING/ARTICLE 5 - DISTRICTS/ DIVISION 5 - RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4/SEC. 24-286 AND 287.
13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

AREA TABULATION

Table with 4 columns: Description, Former Area (S.F.), Former Area (AC.±), and Beginning Total Area. Includes rows for parcels B, A-4, A, and B, and a total area of 433,301 S.F. and 9.947 AC.±.

PROJECT



VICINITY MAP
APPROX. SCALE: 1"=1000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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 6-14-2023
DATE

CERTIFICATE OF APPROVAL

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

Susan M. Webster 10/10/2023
DATE

LEGEND

- EASEMENT
--- PROPERTY LINE
--- RIGHT OF WAY
--- EASEMENT CENTERLINE
o IRF IRON ROD FOUND
o IPF IRON PIPE FOUND
● PROPERTY CORNER
■ RIGHT OF WAY POINT
o EASEMENT POINT
■ CONCRETE

5 Large/Small Plat(s) Recorded
herewith as # 202310816

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 17 DAY OF October, 2023
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @2:04 PM
INSTRUMENT # 202310816

TESTE: ELIZABETH E. O'CONNOR, CLERK
MONA A. FOLEY, CLERK

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City

I, John F. Sluss 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 18th DAY OF September, 2023

MY COMMISSION EXPIRES: 7/31/2025

NOTARY REGISTRATION NUMBER: 312410

John F. Sluss
NOTARY PUBLIC SIGNATURE

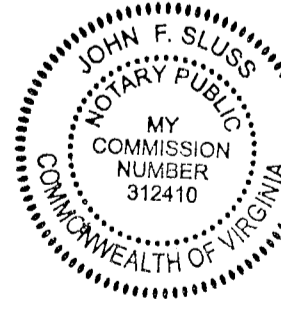
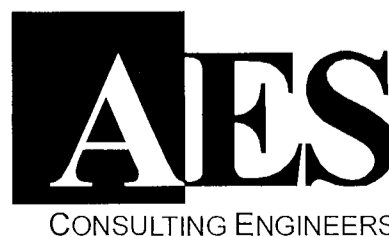
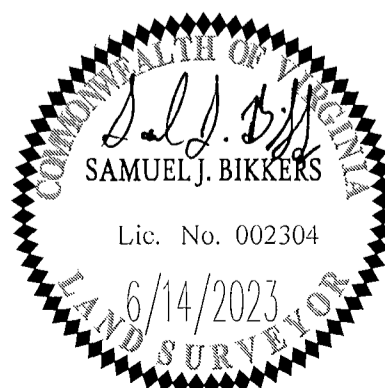


Table with 4 columns: Rev., Date, Description, Revised. Includes a grid for tracking revisions.



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT
1051 SAINT ANDREWS DRIVE,
1000 EAGLESCLIFFE DRIVE AND
1101A EAGLESCLIFFE DRIVE
FORD'S COLONY @ WILLIAMSBURG
VIRGINIA

Project Contacts: SJB/JFS
Project Number: W5652-33E
Scale: 1"=100' Date: 6/14/2023
Sheet Number
1 OF 5