

202414372

CERTIFICATION OF SOURCE OF TITLE (PARCELS "E", "F" AND "G")

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON IS A PORTION OF THE SAME PROPERTY CONVEYED FROM NEVER4GET, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO COUNTRY CLUB VILLAS AT FORD'S COLONY, LLLP A VIRGINIA LIMITED LIABILITY COMPANY 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 INSTRUMENT NO. 202213489.

OWNER'S CERTIFICATION

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

FOR COUNTRY CLUB VILLAS AT FORD'S COLONY, LLLP

CHARLES V. WELDEN III AUTHORIZED SIGNATORY

PRINTED NAME AND TITLE

10/19/24 DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Chesterfield

I, Morgan Taylor Roberts, 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 17 DAY OF October, 2024

MY COMMISSION EXPIRES: 11/30/2028

NOTARY REGISTRATION NUMBER: 8107963

MORGAN TAYLOR ROBERTS NOTARY PUBLIC REGISTRATION # 8107963 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES NOVEMBER 30, 2028

NOTARY PUBLIC SIGNATURE

CERTIFICATION OF SOURCE OF TITLE (#1101A EAGLESLIFFE 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, TRUSTEE 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 EAGLESLIFFE I CONDOMINIUM ASSOCIATION, INC BY DEED OF AMENDMENT TO THE AMENDED AND RESTATED DECLARATION, EAGLESLIFFE 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 EAGLESLIFFE I CONDOMINIUM ASSOCIATION, INC (PARCEL "B")

CONSTANCE MARIE WILLETT, PRESIDENT

PRINTED NAME AND TITLE

19 Oct 2024 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. 3130100053E BEING 1100A ST. ANDREWS DRIVE (PARCEL "E") AND ALL OF 3130100053F BEING 1400 ST. ANDREWS DRIVE (PARCEL "F").
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, 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.
14. A PLAT BY AES CONSULTING ENGINEERS TITLED "PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT 1051 SAINT ANDREWS DRIVE, 1000 EAGLESLIFFE DRIVE AND 1101A EAGLESLIFFE DRIVE FORD COLONY WILLIAMSBURG" ADJUSTED THE PROPERTY LINE BETWEEN THE FORMER PARCEL "B", WHICH PRIOR TO SUCH ADJUSTMENT WAS WHOLLY OWNED BY EAGLESLIFFE CONDOMINIUM ASSOCIATION, INC. AND THE FORMER PARCEL "C", WHICH PRIOR TO SUCH ADJUSTMENT WAS OWNED BY COUNTRY CLUB VILLAS AT FORD'S COLONY L.L.P. THE NEW, ADJUSTED PARCEL "B" IS OWNED IN PART BY EAGLESLIFFE CONDOMINIUM ASSOCIATION, INC. AND IN PART BY COUNTRY CLUB VILLAS AT FORD'S COLONY L.L.P. SUBSEQUENT TO SUCH ADJUSTMENT, THE NEW ADJUSTED PARCEL "C" WAS CONVEYED TO D.R. HORTON, INC. PER INSTRUMENT 202400108. THIS PLAT OF BOUNDARY LINE ADJUSTMENT SUBDIVIDES THE ADJUSTED PARCEL "B" AT THE BOUNDARY LINE OF THE PORTION OF ADJUSTED PARCEL "B" OWNED BY EAGLESLIFFE CONDOMINIUM ASSOCIATION, INC. AND THE PORTION OF ADJUSTED PARCEL "B" OWNED BY COUNTRY CLUB VILLAS AT FORD'S COLONY L.L.P. THE VARIABLE WIDTH INGRESS/EGRESS EASEMENT RECORDED AS INSTRUMENT 200008160 FOR THE BENEFIT OF THE PORTION OF PARCEL "B" OWNED BY EAGLESLIFFE CONDOMINIUM ASSOCIATION, INC. HAS NOT BEEN EXTINGUISHED.
15. IMPROVEMENTS SHOWN (PARKING, TENNIS COURTS, ETC.) ARE PER EXISTING CONDITIONS AND DO NOT REFLECT PROPOSED CHANGES PER THE APPROVED PLAN OF DEVELOPMENT.

AREA TABULATION

Table with 3 columns: Description, Area (S.F.), Area (AC.±). Rows include former area of tax parcels E, F, B, and beginning total area, as well as new area of tax parcels E, F, B, and parcel G.

CERTIFICATE OF NOTARIZATION (PARCEL "B")

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

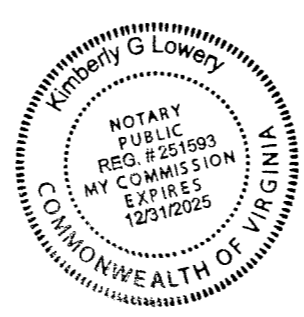
I, Kimberly G. Lowery, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 29th DAY OF October, 2024

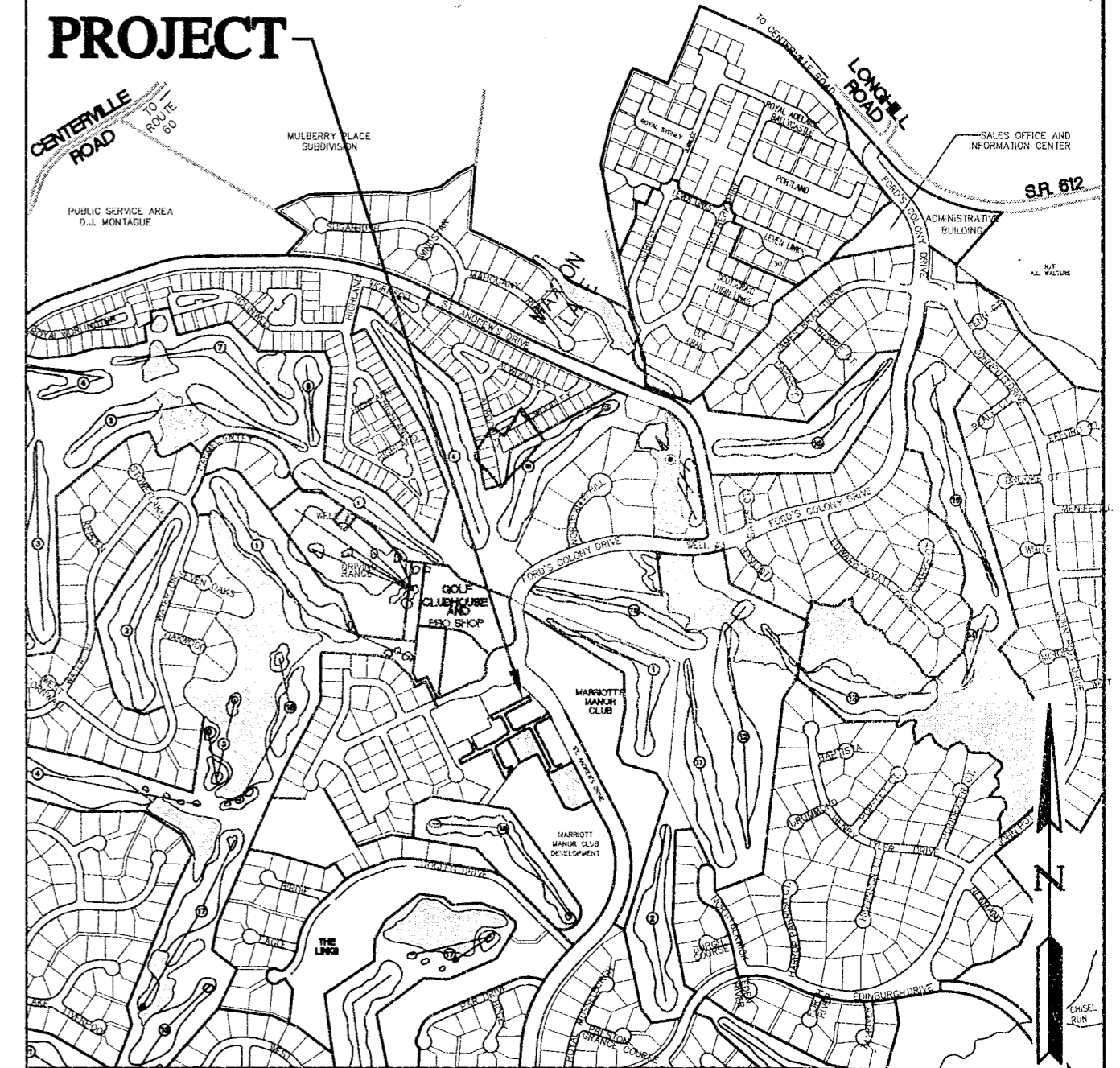
MY COMMISSION EXPIRES: 12/31/25

NOTARY REGISTRATION NUMBER: 251593

Kimberly G. Lowery NOTARY PUBLIC SIGNATURE



PROJECT



VICINITY MAP APPROX. SCALE: 1"=1000'

ADJACENT PROPERTY OWNERS INFORMATION

PARCEL "B" N/F EAGLESLIFFE I CONDOMINIUM ASSOCIATION, INC PID NO. 3130100053A ADDRESS: 1101 A EAGLESLIFFE DRIVE INSTR. #200008159 ZONED: R4

PARCEL "C" N/F D. R. HORTON, INC PID NO. 3130100053C ADDRESS: 1000 ST ANDREWS DR INSTR. #202400108 ZONED: R4

PARCEL "D" N/F D. R. HORTON, INC PID NO. 3130100053D ADDRESS: 1200 ST ANDREWS DR INSTR. #202400108 ZONED: R4

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, L.S. #002304 08/15/2024 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. Steines 11/04/2024 DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on November 10, 2024

at 8:51 AM PM, PG - PG -

Document # 202414372

ELIZABETH E. O'CONNOR, CLERK

Elizabeth E. O'Connor, Clerk

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 6 DAY OF November, 2024 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:51 AM PM INSTRUMENT # 202414372

TESTE: C. Hammett D.C. ELIZABETH O'CONNOR, CLERK

LEGEND

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

JCC CASE NO. S-24-0021

PLAT OF BOUNDARY LINE ADJUSTMENT

1400 SAINT ANDREWS DRIVE AND 1100 A SAINT ANDREWS DRIVE AND PARCEL "G"

FORD'S COLONY @ WILLIAMSBURG

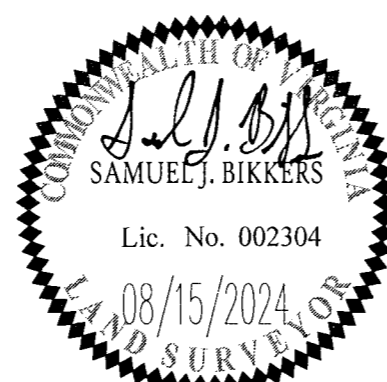
POWhatan District

JAMES CITY COUNTY

VIRGINIA

Table with Project Contacts (SJB/JFS), Project Number (W5652-33E), Scale (1"=100'), Date (06/05/2024), Sheet Number (1 OF 5).

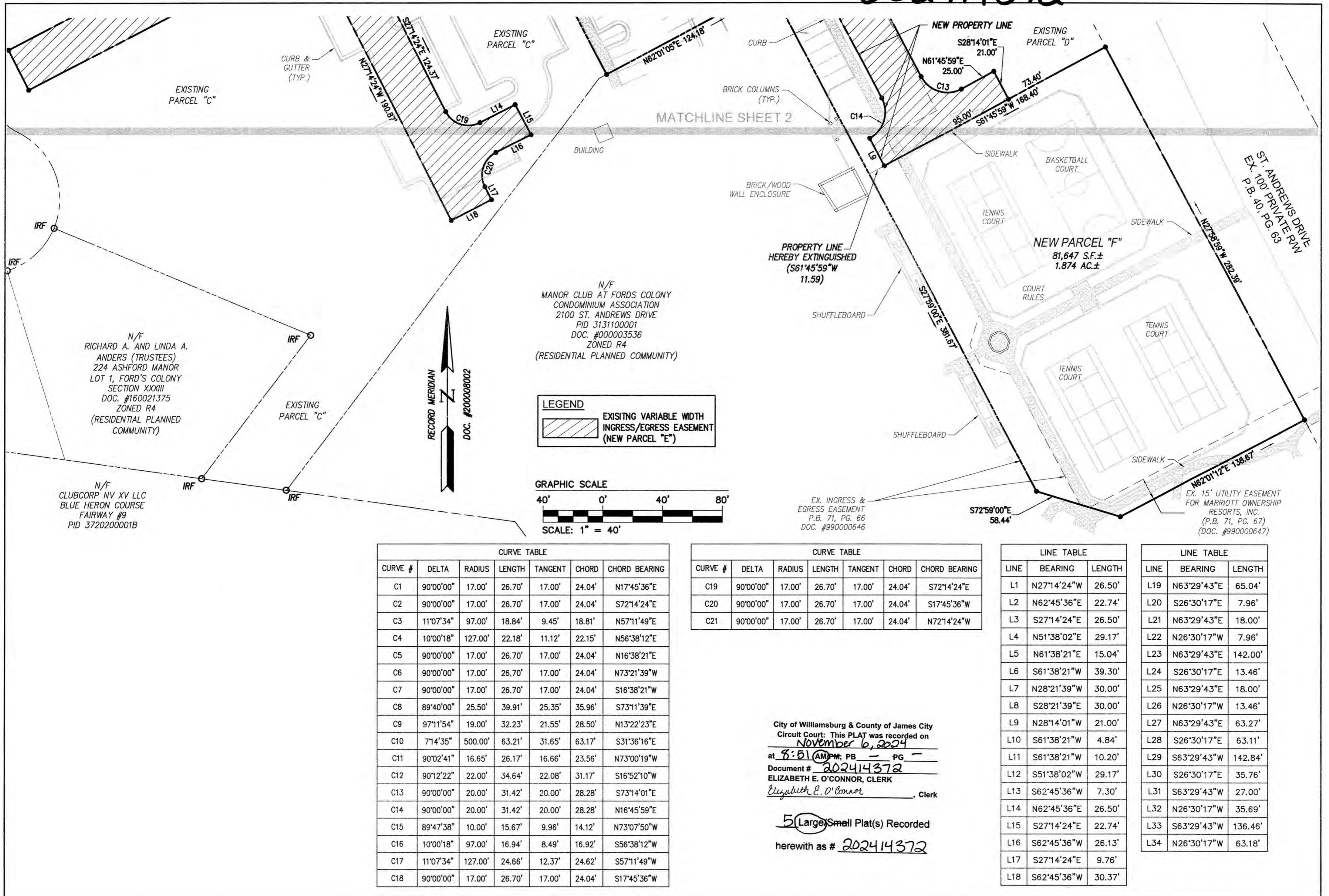
Table with columns: Rev, Date, Description, Revised By. Rows include revised access easement and county comments.



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

202414372

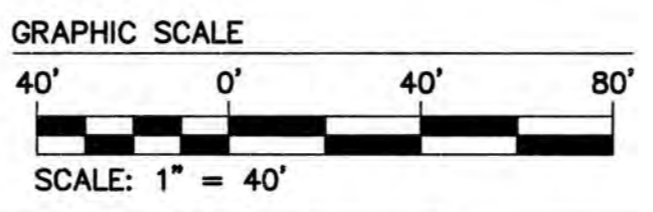


N/F
RICHARD A. AND LINDA A.
ANDERS (TRUSTEES)
224 ASHFORD MANOR
LOT 1, FORD'S COLONY
SECTION XXXIII
DOC. #160021375
ZONED R4
(RESIDENTIAL PLANNED
COMMUNITY)

N/F
CLUBCORP NV XV LLC
BLUE HERON COURSE
FAIRWAY #9
PID 3720200001B

N/F
MANOR CLUB AT FORDS COLONY
CONDOMINIUM ASSOCIATION
2100 ST. ANDREWS DRIVE
PID 3131100001
DOC. #000003536
ZONED R4
(RESIDENTIAL PLANNED COMMUNITY)

LEGEND
EXISTING VARIABLE WIDTH
INGRESS/EGRESS EASEMENT
(NEW PARCEL "E")



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	17.00'	26.70'	17.00'	24.04'	N17°45'36"E
C2	90°00'00"	17.00'	26.70'	17.00'	24.04'	S72°14'24"E
C3	11°07'34"	97.00'	18.84'	9.45'	18.81'	N57°11'49"E
C4	10°00'18"	127.00'	22.18'	11.12'	22.15'	N56°38'12"E
C5	90°00'00"	17.00'	26.70'	17.00'	24.04'	N16°38'21"E
C6	90°00'00"	17.00'	26.70'	17.00'	24.04'	N73°21'39"W
C7	90°00'00"	17.00'	26.70'	17.00'	24.04'	S16°38'21"W
C8	89°40'00"	25.50'	39.91'	25.35'	35.96'	S73°11'39"E
C9	97°11'54"	19.00'	32.23'	21.55'	28.50'	N13°22'23"E
C10	71°4'35"	500.00'	63.21'	31.65'	63.17'	S31°36'16"E
C11	90°02'41"	16.65'	26.17'	16.66'	23.56'	N73°00'19"W
C12	90°12'22"	22.00'	34.64'	22.08'	31.17'	S16°52'10"W
C13	90°00'00"	20.00'	31.42'	20.00'	28.28'	S73°14'01"E
C14	90°00'00"	20.00'	31.42'	20.00'	28.28'	N16°45'59"E
C15	89°47'38"	10.00'	15.67'	9.96'	14.12'	N73°07'50"W
C16	10°00'18"	97.00'	16.94'	8.49'	16.92'	S56°38'12"W
C17	11°07'34"	127.00'	24.66'	12.37'	24.62'	S57°11'49"W
C18	90°00'00"	17.00'	26.70'	17.00'	24.04'	S17°45'36"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C19	90°00'00"	17.00'	26.70'	17.00'	24.04'	S72°14'24"E
C20	90°00'00"	17.00'	26.70'	17.00'	24.04'	S17°45'36"W
C21	90°00'00"	17.00'	26.70'	17.00'	24.04'	N72°14'24"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°14'24"W	26.50'
L2	N62°45'36"E	22.74'
L3	S27°14'24"E	26.50'
L4	N51°38'02"E	29.17'
L5	N61°38'21"E	15.04'
L6	S61°38'21"W	39.30'
L7	N28°21'39"W	30.00'
L8	S28°21'39"E	30.00'
L9	N28°14'01"W	21.00'
L10	S61°38'21"W	4.84'
L11	S61°38'21"W	10.20'
L12	S51°38'02"W	29.17'
L13	S62°45'36"W	7.30'
L14	N62°45'36"E	26.50'
L15	S27°14'24"E	22.74'
L16	S62°45'36"W	26.13'
L17	S27°14'24"E	9.76'
L18	S62°45'36"W	30.37'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N63°29'43"E	65.04'
L20	S26°30'17"E	7.96'
L21	N63°29'43"E	18.00'
L22	N26°30'17"W	7.96'
L23	N63°29'43"E	142.00'
L24	S26°30'17"E	13.46'
L25	N63°29'43"E	18.00'
L26	N26°30'17"W	13.46'
L27	N63°29'43"E	63.27'
L28	S26°30'17"E	63.11'
L29	S63°29'43"W	142.84'
L30	S26°30'17"E	35.76'
L31	S63°29'43"W	27.00'
L32	N26°30'17"W	35.69'
L33	S63°29'43"W	136.46'
L34	N26°30'17"W	63.18'

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
November 6, 2024
at 8:51 AM PM; PB - PG -
Document # 202414372
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

5 Large Small Plat(s) Recorded
herewith as # 202414372

Rev.	Date	Description	Revised By
2	8-15-2024	REVISED ACCESS EASEMENT PER ATTORNEY COMMENTS	JFS
1	7-29-2024	REVISED PER COUNTY COMMENTS DATED 7-19-24	JFS



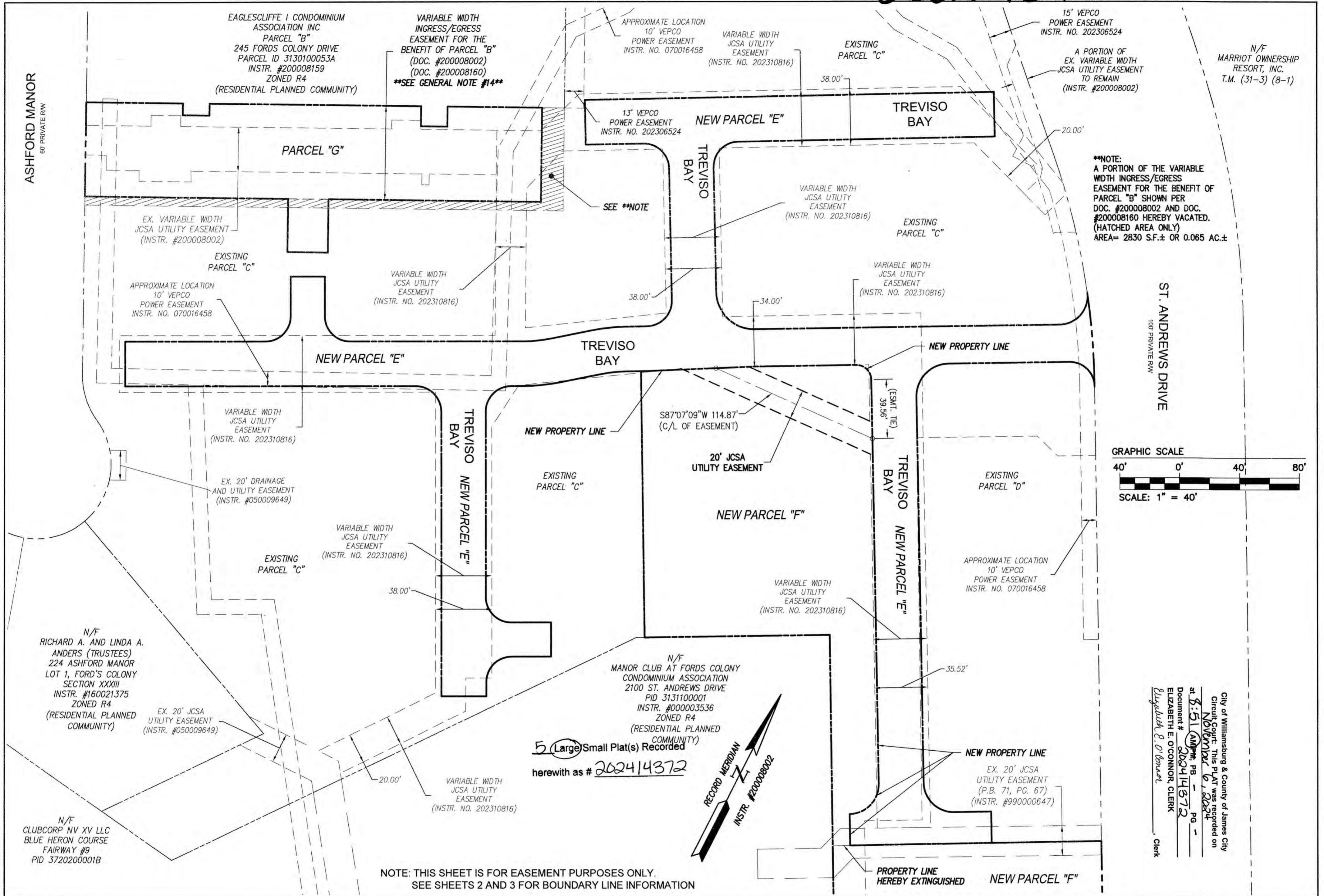
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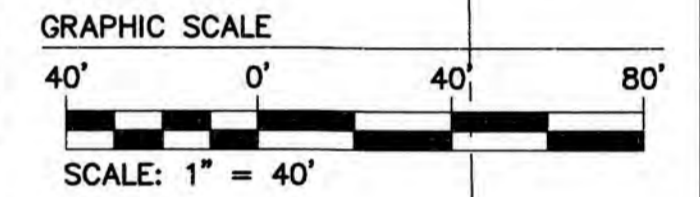
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FORD'S COLONY @ WILLIAMSBURG
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS
Project Number: W5652-33E
Scale: 1"=100' Date: 06/05/2024
Sheet Number
3 OF 5

202414372

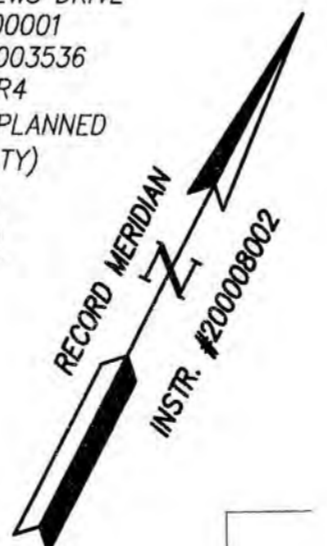


****NOTE:**
A PORTION OF THE VARIABLE WIDTH INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF PARCEL "B" SHOWN PER DOC. #200008002 AND DOC. #200008160 HEREBY VACATED. (HATCHED AREA ONLY)
AREA= 2830 S.F.± OR 0.065 AC.±



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
November 6, 2024
at 8:51 AM in P.B. # 202414372 PG. 1
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ELIZABETH E. O'CONNOR, CLERK
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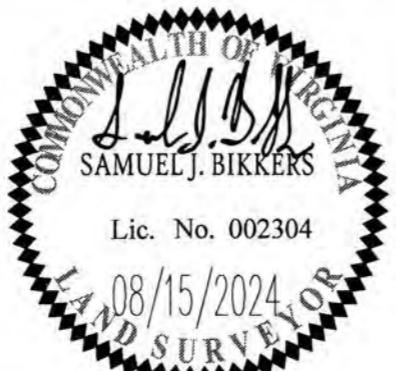
5 (Large) Small Plat(s) Recorded
herewith as # 202414372



NOTE: THIS SHEET IS FOR EASEMENT PURPOSES ONLY.
SEE SHEETS 2 AND 3 FOR BOUNDARY LINE INFORMATION

JCC CASE NO. S-24-0021

Rev.	Date	Description	Revised By
2	8-15-2024	REVISED ACCESS EASEMENT PER ATTORNEY COMMENTS	JFS
1	7-29-2024	REVISED PER COUNTY COMMENTS DATED 7-19-24	JFS



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1100 A SAINT ANDREWS DRIVE
FORD'S COLONY @ WILLIAMSBURG
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS
Project Number: W5652-33E
Scale: 1"=40' Date: 06/05/2024
Sheet Number
4 OF 5

