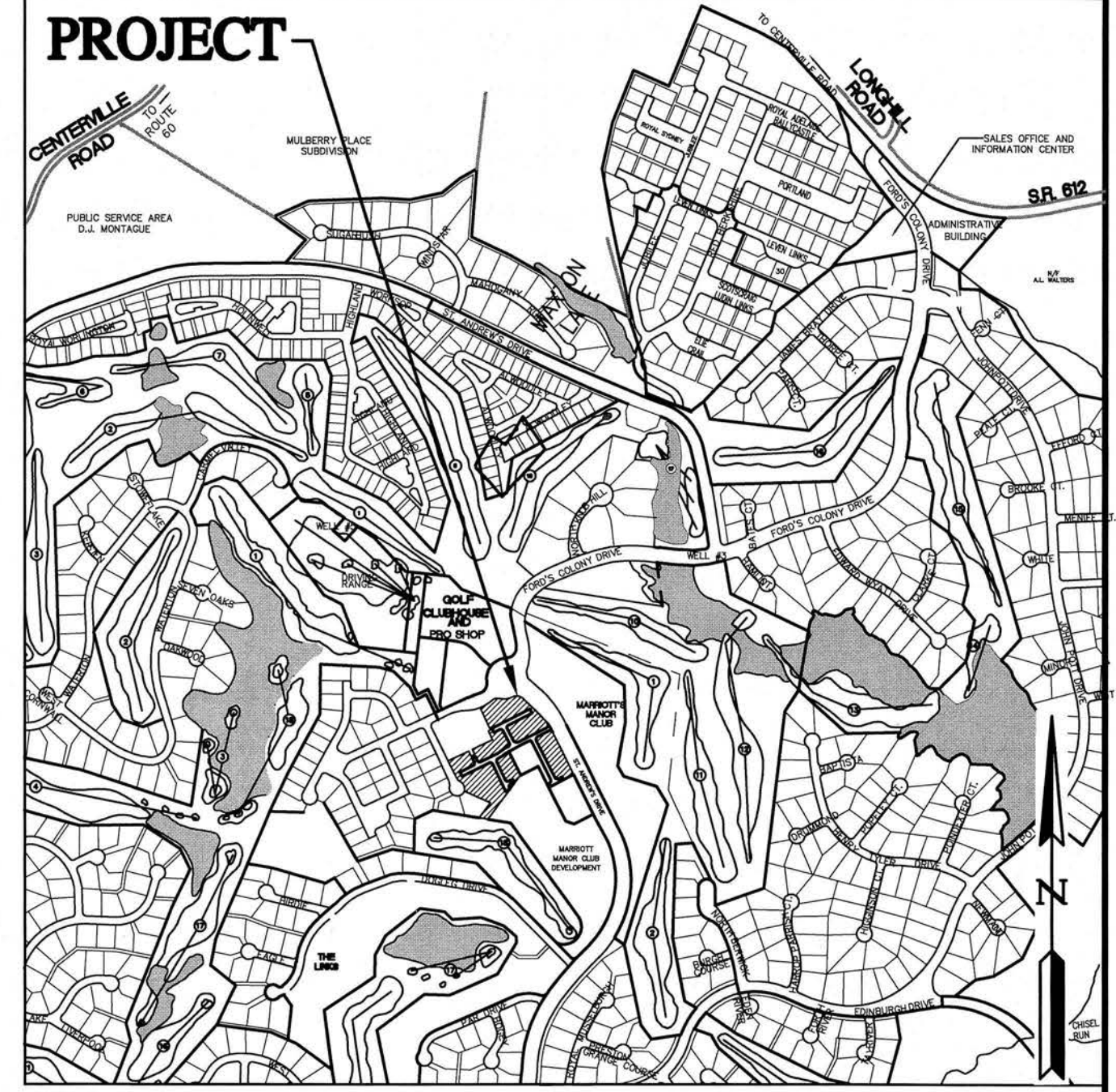


202603557



VICINITY MAP
APPROX. SCALE: 1"=1000'

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)

LINE TABLE		
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 TABLE		
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 TABLE		
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

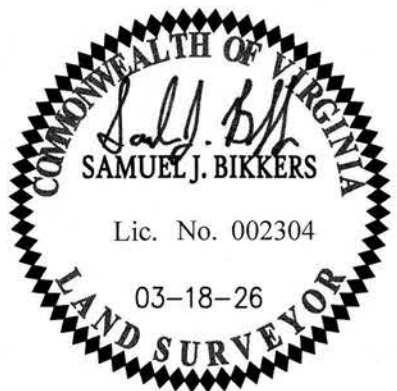
AREA OF SUBMITTED LAND (ADDITIONAL LAND AND WITHDRAWABLE LAND) (PHASE 1)	12,973 S.F.	0.298 AC.±
AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 2)	20,590 S.F.	0.473 AC.±
AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 3)	17,487 S.F.	0.401 AC.±
AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 4)	19,268 S.F.	0.442 AC.±
AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 5)	11,751 S.F.	0.270 AC.±
AREA OF ADDITIONAL LAND (WITHDRAWABLE LAND) (PHASE 6)	12,395 S.F.	0.285 AC.±
AREA OF ADDITIONAL LAND (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 # 202603557

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT THIS 26 DAY OF March, 2026.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:03 AM/PM
INSTRUMENT # 202603557
ELIZABETH E. O'CONNOR, CLERK
ELIZABETH E. O'CONNOR, CLERK
TESTE:
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.
S. J. Bickers
SAMUEL J. BIKKERS, L.S. #002304
03-18-2026
DATE



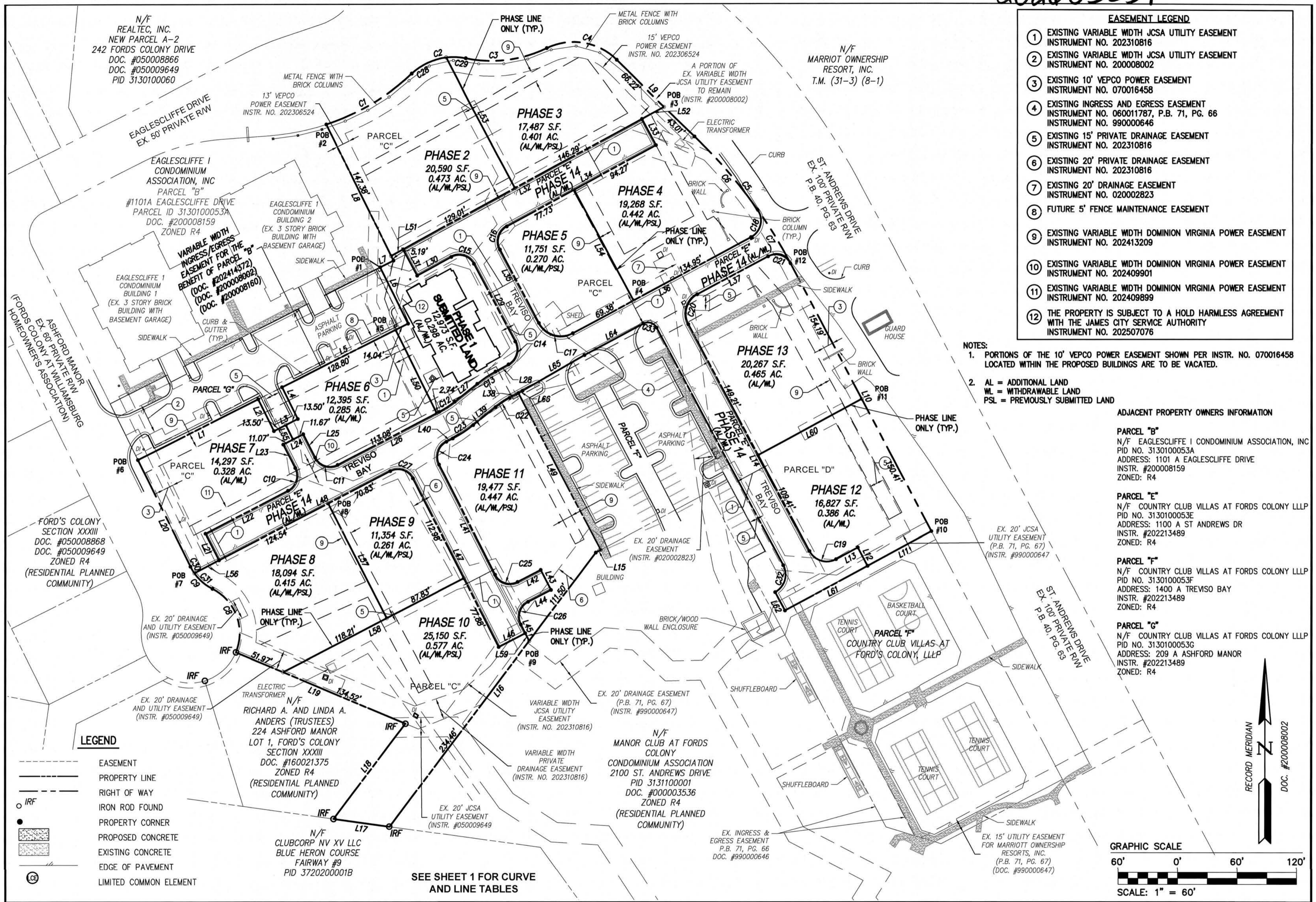
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8894
www.aesva.com

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:	Date:
NOTED	03-18-2026
Sheet Number	
1 OF 4	

202603557



- EASEMENT LEGEND**
- ① EXISTING VARIABLE WIDTH JCSA UTILITY EASEMENT INSTRUMENT NO. 202310816
 - ② EXISTING VARIABLE WIDTH JCSA UTILITY EASEMENT INSTRUMENT NO. 200008002
 - ③ EXISTING 10' VEPCO POWER EASEMENT INSTRUMENT NO. 070016458
 - ④ EXISTING INGRESS AND EGRESS EASEMENT INSTRUMENT NO. 060011787, P.B. 71, PG. 66 INSTRUMENT NO. 990000646
 - ⑤ EXISTING 15' PRIVATE DRAINAGE EASEMENT INSTRUMENT NO. 202310816
 - ⑥ EXISTING 20' PRIVATE DRAINAGE EASEMENT INSTRUMENT NO. 202310816
 - ⑦ EXISTING 20' DRAINAGE EASEMENT INSTRUMENT NO. 020002823
 - ⑧ FUTURE 5' FENCE MAINTENANCE EASEMENT
 - ⑨ EXISTING VARIABLE WIDTH DOMINION VIRGINIA POWER EASEMENT INSTRUMENT NO. 202413209
 - ⑩ EXISTING VARIABLE WIDTH DOMINION VIRGINIA POWER EASEMENT INSTRUMENT NO. 202409901
 - ⑪ EXISTING VARIABLE WIDTH DOMINION VIRGINIA POWER EASEMENT INSTRUMENT NO. 202409899
 - ⑫ THE PROPERTY IS SUBJECT TO A HOLD HARMLESS AGREEMENT WITH THE JAMES CITY SERVICE AUTHORITY INSTRUMENT NO. 202507076

NOTES:

- PORTIONS OF THE 10' VEPCO POWER EASEMENT SHOWN PER INSTR. NO. 070016458 LOCATED WITHIN THE PROPOSED BUILDINGS ARE TO BE VACATED.
- AL = ADDITIONAL LAND
WL = WITHDRAWABLE LAND
PSL = PREVIOUSLY SUBMITTED LAND

ADJACENT PROPERTY OWNERS INFORMATION

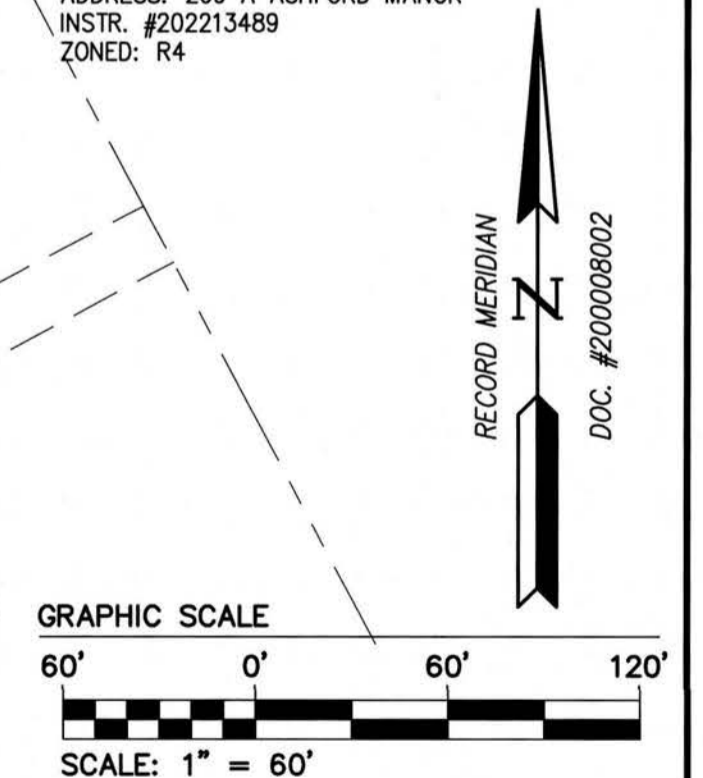
PARCEL "B"
N/F EAGLESCLIFFE I CONDOMINIUM ASSOCIATION, INC
PID NO. 3130100053A
ADDRESS: 1101 A EAGLESCLIFFE DRIVE
INSTR. #200008159
ZONED: R4

PARCEL "E"
N/F COUNTRY CLUB VILLAS AT FORDS COLONY LLLP
PID NO. 3130100053E
ADDRESS: 1100 A ST ANDREWS DR
INSTR. #202213489
ZONED: R4

PARCEL "F"
N/F COUNTRY CLUB VILLAS AT FORDS COLONY LLLP
PID NO. 3130100053F
ADDRESS: 1400 A TREVISO BAY
INSTR. #202213489
ZONED: R4

PARCEL "G"
N/F COUNTRY CLUB VILLAS AT FORDS COLONY LLLP
PID NO. 3130100053G
ADDRESS: 209 A ASHFORD MANOR
INSTR. #202213489
ZONED: R4

- LEGEND**
- EASEMENT
 - PROPERTY LINE
 - RIGHT OF WAY
 - IRF
 - PROPERTY CORNER
 - ▨ PROPOSED CONCRETE
 - ▨ EXISTING CONCRETE
 - EDGE OF PAVEMENT
 - LIMITED COMMON ELEMENT



SEE SHEET 1 FOR CURVE AND LINE TABLES

4 Large/Small Plat(s) Recorded
herewith as # 202603557

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 26, 2026
at 10:03 AM, PM PG
Document # 202603557
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



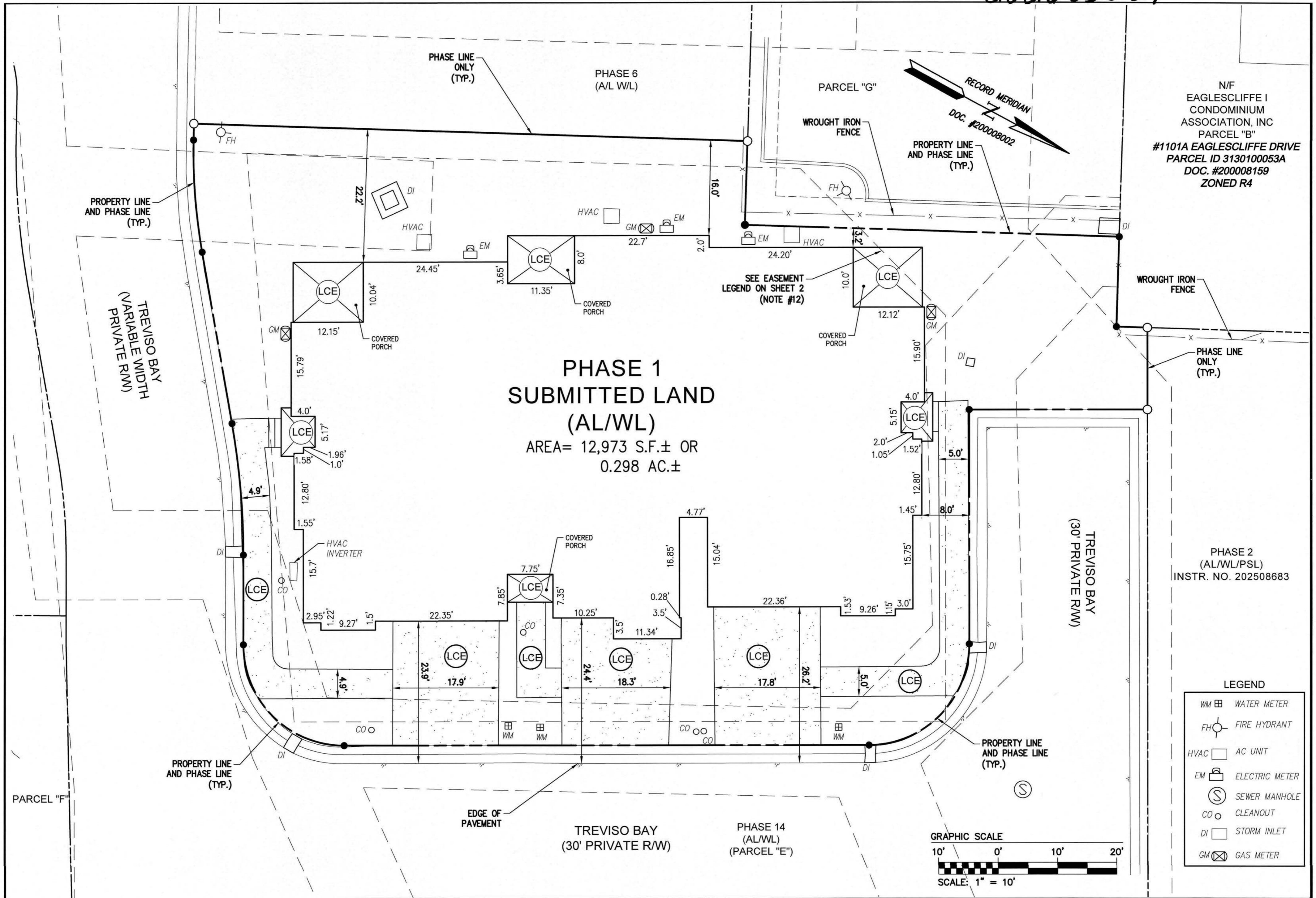
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

**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:	1" = 60'
Date:	03-18-2026
Sheet Number	2 OF 4

202603557

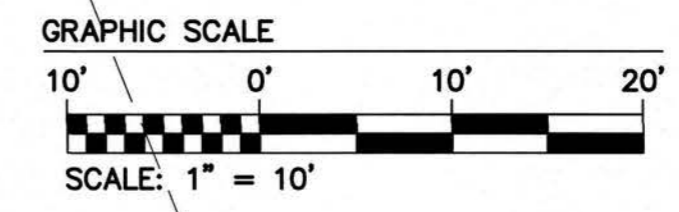


N/F
 EAGLESCLIFFE I
 CONDOMINIUM
 ASSOCIATION, INC
 PARCEL "B"
 #1101A EAGLESCLIFFE DRIVE
 PARCEL ID 3130100053A
 DOC. #200008159
 ZONED R4

PHASE 2
 (AL/WL/PSL)
 INSTR. NO. 202508683

LEGEND

WM	WATER METER
FH	FIRE HYDRANT
HVAC	AC UNIT
EM	ELECTRIC METER
S	SEWER MANHOLE
CO	CLEANOUT
DI	STORM INLET
GM	GAS METER



Large/Small Plat(s) Recorded
 herewith as # 202603557

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 March 20, 2026
 at 10:03 AM PM, PB PG
 Document # 202603557
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk



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

Project Contacts:	SJB/JFS
Project Number:	5652-33E2
Scale:	Date:
1" = 10'	03-18-2026
Sheet Number	
3 OF 4	

202603557

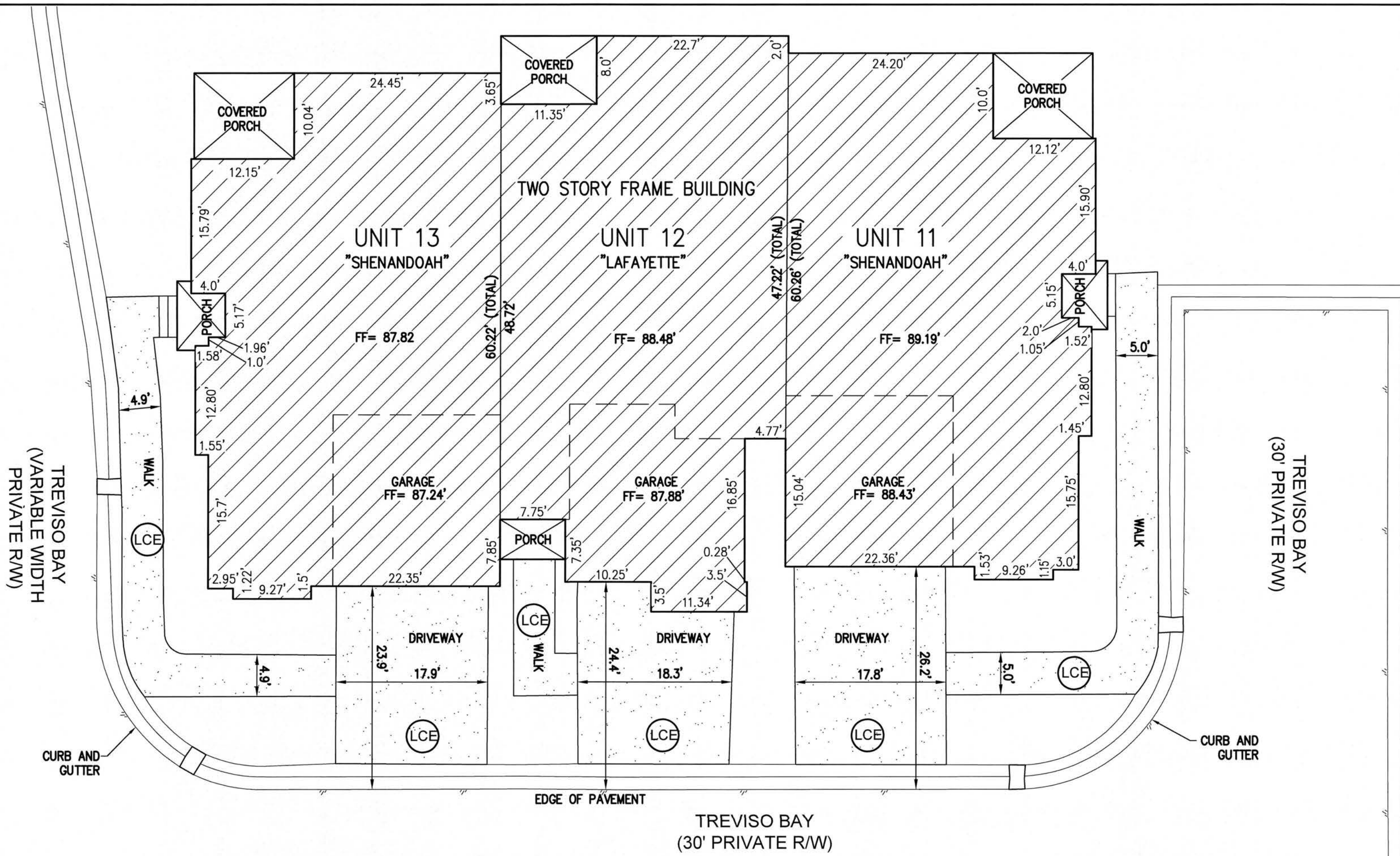
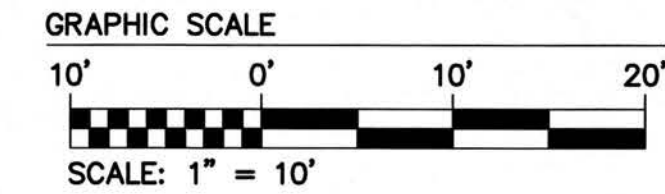


SECTION - LARGE TOWNHOUSE UNIT
SCALE: 1" = 10'

UNIT #	MODEL TYPE
11	SHENANDOAH
12	LAFAYETTE
13	SHENANDOAH

4 Large/Small Plat(s) Recorded
herewith as # 202603557

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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ELIZABETH E. O'CONNOR, CLERK
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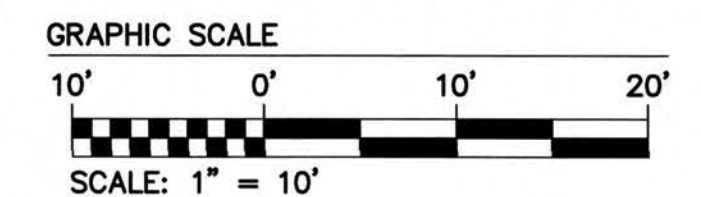
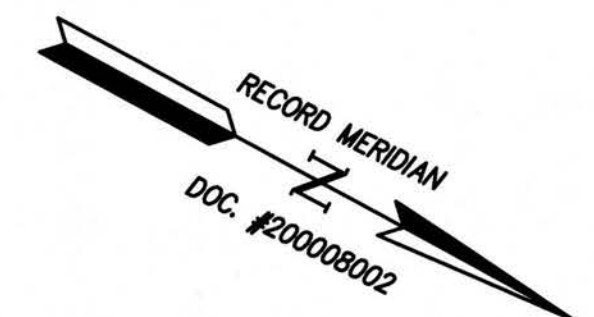


(LCE) = LIMITED COMMON ELEMENT

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)

THE DIMENSIONS OF THE UNIT SHOWN ON THIS CONDOMINIUM PLAT ARE BASED ON THE UNIT BOUNDARY AS DESCRIBED IN THE DECLARATION, AND REFLECT DIMENSIONS AS SHOWN ON THE CONSTRUCTION PLANS TO THE FACE OF BRICK OR SIDING AS THE CASE MAY BE.



SURVEYOR'S CERTIFICATE

I, SAMUEL J. BIKKERS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND COMPLIES WITH SECTION 55.1-1920(B) 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
03-18-2026
DATE



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EXHIBIT E TO THE DECLARATION
PLAN REFLECTING LOCATION
AND DIMENSIONS OF UNITS ON SUBMITTED LAND
**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'	Date: 03-18-2026
Sheet Number	
4 OF 4	