

202603716

CERTIFICATION OF SOURCE OF TITLE (#185 FORD'S COLONY DRIVE DRIVE)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY HAYSTACK MOUNTAIN LLC. A VIRGINIA LIMITED LIABILITY COMPANY TO FORESTAR (USA) REAL ESTATE GROUP INC, A DELAWARE CORPORATION BY DEED DATED APRIL 1, 2025 AND RECORDED APRIL 30, 2025 IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 202505726.

OWNER'S CERTIFICATION

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

FOR: FORESTAR (USA) REAL ESTATE GROUP

DAVID GUDRANALL, DIVISION PRESIDENT
PRINTED NAME AND TITLE

[Signature] 3/23/2026
DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA STATE OF MARYLAND

CITY/COUNTY OF ANNE ARUNDEL

I, KAREN A PESKO GILL 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 23rd DAY OF MARCH, 2026.

MY COMMISSION EXPIRES: 8/21/2027

NOTARY REGISTRATION NUMBER: N/A



[Signature]
NOTARY PUBLIC SIGNATURE

TRUSTEES CONSENT AND DEDICATION

KYLE SCHNAUFER DIVISION PRESIDENT
PRINTED FULL NAME OF TRUSTEE PRINTED TITLE OF TRUSTEE

[Signature]
TRUSTEE

DEED OF TRUST DATED APRIL 15, 2025, RECORDED AS INSTRUMENT NO. 202505727

BENEFICIARY: D. R. HORTON, INC., A DELAWARE CORPORATION

CERTIFICATE OF NOTARIZATION FOR TRUSTEE

COMMONWEALTH OF VIRGINIA

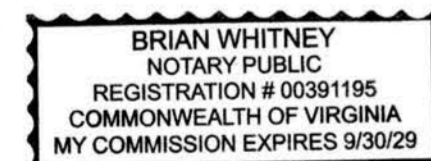
CITY/COUNTY OF Chesterfield

I, Brian Whitney 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 24th DAY OF March, 2026.

MY COMMISSION EXPIRES: 9/30/29

NOTARY REGISTRATION NUMBER: 00391195



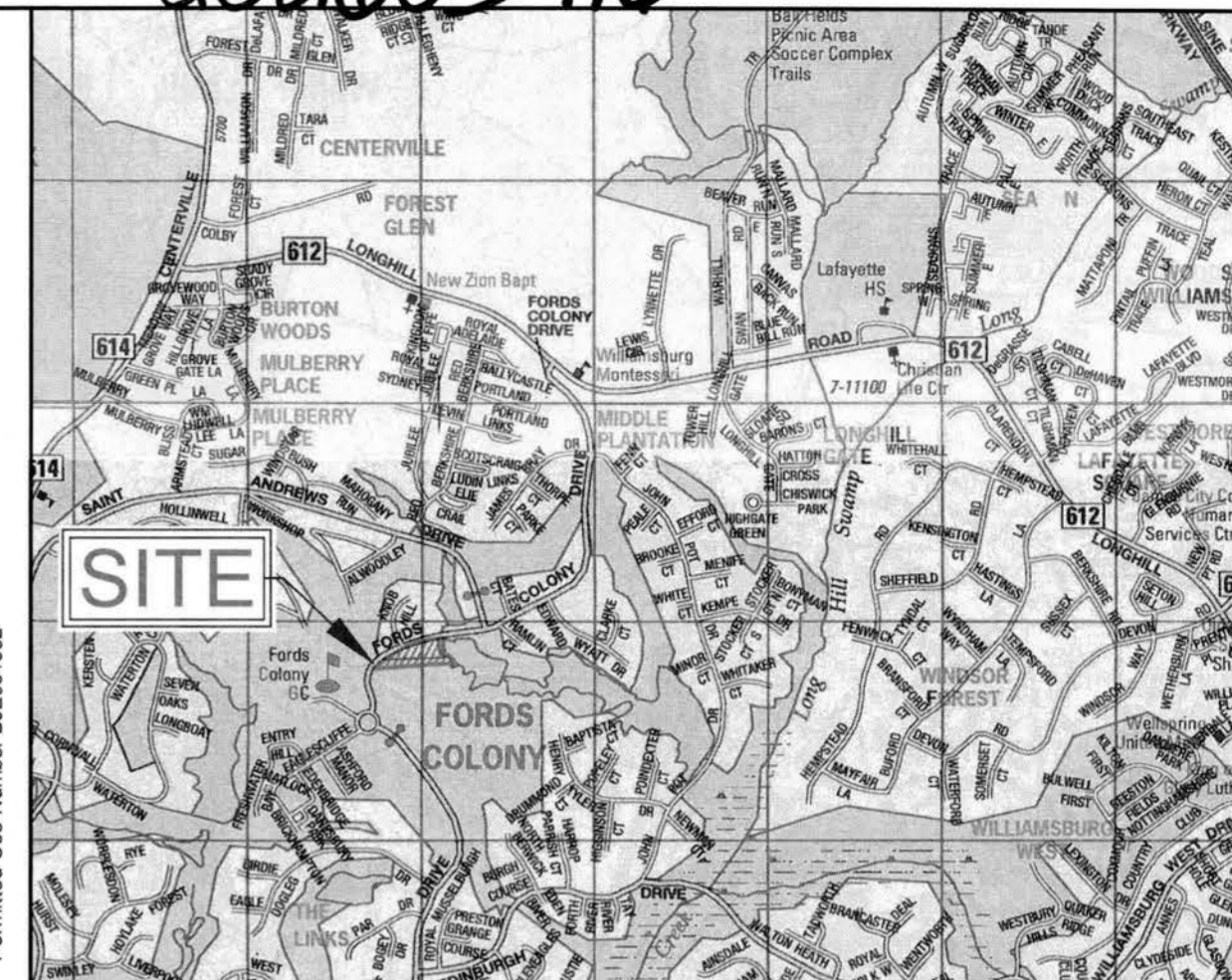
[Signature]
NOTARY PUBLIC SIGNATURE

GENERAL NOTES

- 1. THE SUBJECT PROPERTY IS CURRENTLY ZONED: R-4, RESIDENTIAL PLANNED COMMUNITY DISTRICT; PROPERTY SUBJECT TO EXISTING RECORDED MASTER PLAN AND PROFFERS, (Z-0005-2001).
- 2. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- 3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THE PROPERTY BOUNDARY AS SHOWN IS BASED ON CORNER MONUMENTS FOUND AT THE TIME OF THE SURVEY AND DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 01-24040680-01T, WITH A COMMITMENT DATE OF JULY 30, 2024 AT 07:00 AM.
- 5. THE SUBJECT PROPERTY IS ALL OF JAMES CITY COUNTY ASSESSOR'S, PARCEL ID (PIN) No.: 3130100058, LRSN: 27421, PROPERTY ADDRESS: 185 FORD'S COLONY DRIVE, WILLIAMSBURG, VA 23188.
- 6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 7. THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. MAP No. 51095C0117D AND F.I.R.M. MAP No. 51095C0116D, EFFECTIVE / MAP REVISED DATE OF DECEMBER 16, 2015. THE REFERENCED MAPS ARE THE CURRENT FLOOD ZONE MAPS FOR THE SUBJECT PROPERTY.
- 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).
- 9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 10. 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.
- 11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 12. THE SUBJECT PROPERTY HAS A PLAN OF DEVELOPMENT, PREPARED BY AES CONSULTING ENGINEERS, TITLED "MARSH HAWK VILLAS AT FORD'S COLONY", AES PROJECT No.: 5652-53, DATED 10-06-2023, LAST REVISED DATE 04-12-2024; BEING JAMES CITY COUNTY CASE No.: SP-23-0091. A SITE PLAN APPROVAL LETTER WAS RECEIVED ON MARCH 17, 2025, FROM JAMES CITY COUNTY, DEPARTMENT OF COMMUNITY DEVELOPMENT, PLANNING DIVISION; FINAL APPROVAL OF THE SITE PLAN SHALL EXPIRE FIVE (5) YEARS AFTER THE DATE OF APPROVAL.
- 13. THE PROPERTY IS SUBJECT TO AN EASEMENT AND DECLARATION OF COVENANTS, INSPECTION/MAINTENANCE OF DRAINAGE SYSTEM RECORDED IN INSTRUMENT NO. 202507291.
- 14. A 5' LANDSCAPE PRESERVATION EASEMENT FOR REQUIRED STREET TREES IS PLACED DIRECTLY ADJACENT TO THE MARSH HAWK DRIVE RIGHT OF WAY. THE EASEMENT SHALL BE DEDICATED, TOGETHER WITH A MAINTENANCE EASEMENT, TO THE PROPERTY OWNERS' ASSOCIATION OR OTHER ENTITY APPROVED BY THE COUNTY ATTORNEY.
- 15. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE, EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 16. EASEMENTS NOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY COUNTY SERVICE AUTHORITY 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 JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 17. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS WITHIN THE EASEMENT.

AREA TABULATION

FORMER AREA OF TAX PARCEL ID #3130100058 (PARCEL "THREE") (TO EDGE OF WATER - COMPUTED)	148,250 S.F.	3.403 AC.±
AREA OF PRIVATE R/W (MARSH HAWK DRIVE)	23,243 S.F.	0.534 AC.±
AREA OF COMMON AREA (REMAINING PROPERTY)	125,007 S.F.	2.870 AC.±



VICINITY MAP

SCALE: 1" = 2000'

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.

[Signature] 12-19-2025
SAMUEL J. BIKKERS, L.S. #002304 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.

[Signature] 03/25/2026
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

2 Large/Small Plat(s) Recorded
herewith as # 202603716

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 31st DAY OF March, 2026
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:31 AM/PM
INSTRUMENT # 202603716

TESTE: ELIZABETH E. O'CONNOR, CLERK
ELIZABETH O'CONNOR, CLERK

JCC CASE NO. S-25-0019

PLAT OF SUBDIVISION
MARSH HAWK VILLAS
BEING KNOWN AS PARCEL THREE LOCATED AT
185 FORD'S COLONY DRIVE

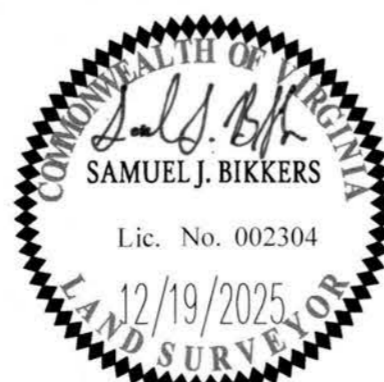
FORD'S COLONY @ WILLIAMSBURG

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS
Project Number: W5652-53FS
Scale: Date:
NOTED 6/10/2025
Sheet Number

1 OF 2

Rev.	Date	Description	Revised By



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