

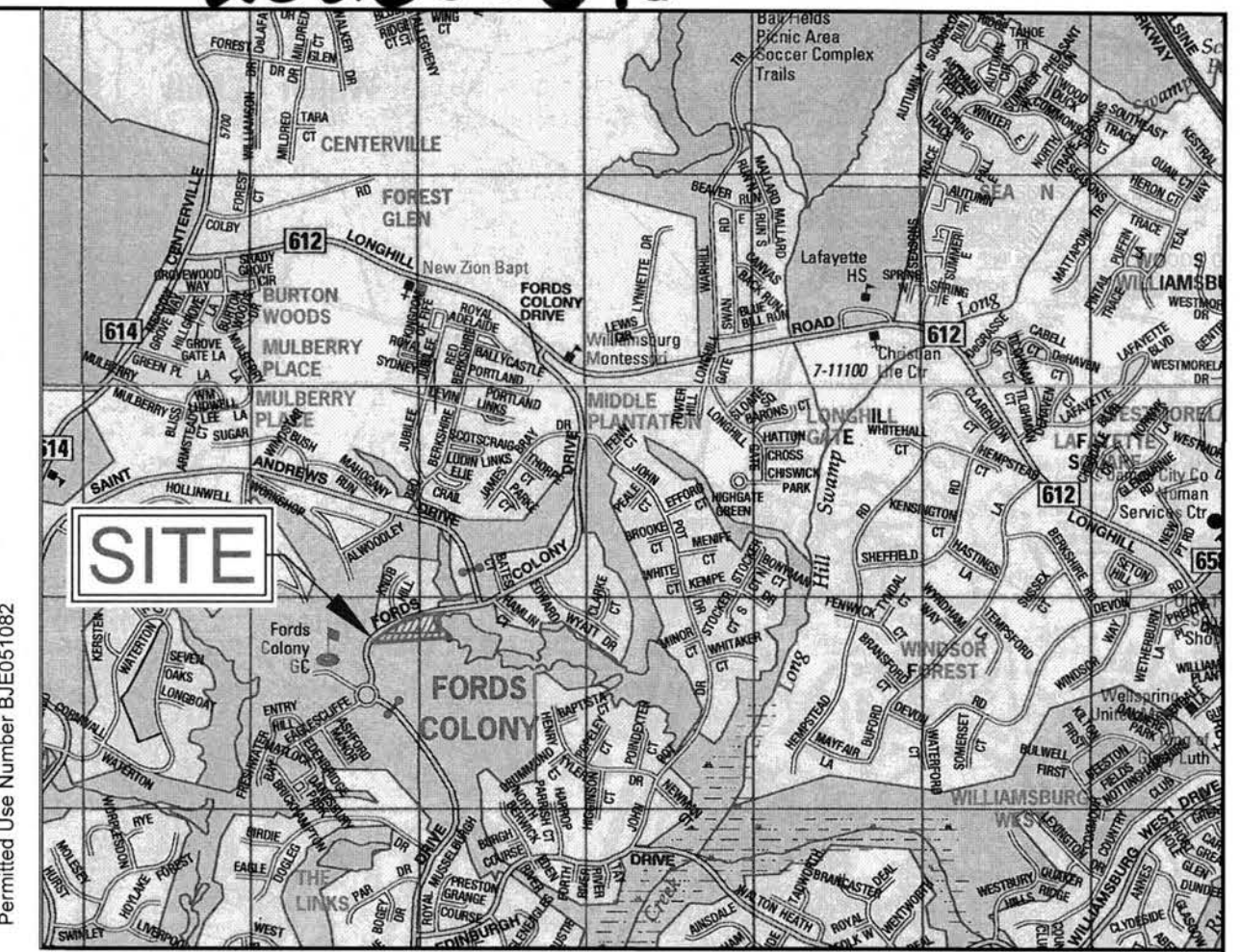
202606546

CERTIFICATION OF SOURCE OF TITLE

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 INSTRUMENT NO. 202505726.

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 UTILITIES SHALL BE PLACED UNDERGROUND.
3. 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.
4. THE 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 AND PARCEL ID (PIN) NO.: 3132000001B, LRSN: 37505 PROPERTY ADDRESS: 1137 MARSH HAWK DRIVE, WILLIAMSBURG, VA 23188
5. 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 JANUARY 16, 2015. THE REFERENCED MAPS ARE THE CURRENT FLOOD ZONE MAPS FOR THE SUBJECT PROPERTY.
6. 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).
7. 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.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. 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.
10. THE PROPERTY IS SUBJECT TO AN EASEMENT AND DECLARATION OF COVENANTS, INSPECTION/MAINTENANCE OF DRAINAGE SYSTEM RECORDED IN INSTRUMENT NO. 202507291.



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VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- IRF IRON ROD FOUND
- NF NAIL FOUND
- LAND UNIT CORNER
- RIGHT OF WAY POINT
- PROPERTY LINE
- PROPERTY / RIGHT-OF-WAY LINE
- EASEMENT LINE

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	9°28'01"	1727.39'	285.41'	143.03'	285.09'	N66°42'48"E
C2	6°30'48"	1727.39'	196.37'	98.29'	196.26'	N65°14'12"E
C3	2°57'13"	1727.39'	89.04'	44.53'	89.03'	N69°58'12"E
C4	28°14'38"	827.83'	408.08'	208.27'	403.96'	N85°34'05"E
C5	4°43'27"	1365.89'	112.62'	56.34'	112.59'	S82°40'27"E
C6	152°40'08"	15.00'	39.97'	61.69'	29.15'	S4°53'16"E
C7	90°00'00"	22.00'	34.56'	22.00'	31.11'	N53°46'40"E
C8	90°00'00"	22.00'	34.56'	22.00'	31.11'	N36°13'20"W
C9	39°39'03"	70.00'	48.44'	25.24'	47.48'	N61°23'48"W
C10	69°56'07"	25.00'	30.52'	17.48'	28.66'	N76°32'21"W
C11	53°03'07"	22.00'	20.37'	10.98'	19.65'	S72°15'06"W
C12	36°56'53"	22.00'	14.19'	7.35'	13.94'	S27°15'06"W
C13	35°05'49"	22.00'	13.48'	6.96'	13.27'	S8°46'14"E
C14	54°54'11"	22.00'	21.08'	11.43'	20.28'	S53°46'14"E
C15	1°05'52"	70.00'	1.34'	0.67'	1.34'	S80°40'24"E
C16	18°22'49"	70.00'	22.46'	11.33'	22.36'	S70°56'04"E
C17	20°10'22"	70.00'	24.65'	12.45'	24.52'	S51°39'28"E
C18	15°22'23"	25.00'	6.71'	3.37'	6.69'	N49°15'28"W
C19	54°33'45"	25.00'	23.81'	12.89'	22.92'	S84°13'32"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S81°13'20"E	29.15'
L2	N8°46'40"E	17.50'
L3	S8°46'40"W	17.50'
L4	N8°46'40"E	23.00'
L5	S81°13'20"E	31.00'
L6	N81°13'20"W	31.00'
L7	N8°46'40"E	23.00'
L8	S81°13'20"E	5.00'
L9	S8°46'40"W	5.00'
L10	N81°13'20"W	5.00'

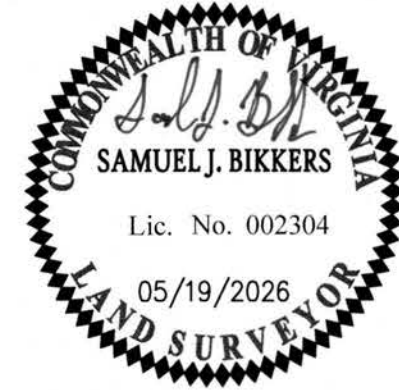
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
May 29, 2026
 at 9:26 AM PM, PB PG
 Document # 202606546
 ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

2 Large/Small Plat(s) Recorded
 herewith as # 202606546

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 SECTIONS 55.1-1920(A) AND 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
 05-19-2026
 DATE



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

EXHIBIT D TO DECLARATION
 PLAT SHOWING SUBMITTED LAND, WITHDRAWABLE LAND,
 ADDITIONAL LAND, EXISTING EASEMENTS AND LAND UNITS
 MARSH HAWK VILLAS AT FORD'S COLONY
 LAND CONDOMINIUM
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	W5652-53FS
Scale:	Date:
NOTED	11/06/2025
Sheet Number	
1 OF 2	

