

202610526

CERTIFICATION OF SOURCE OF TITLE

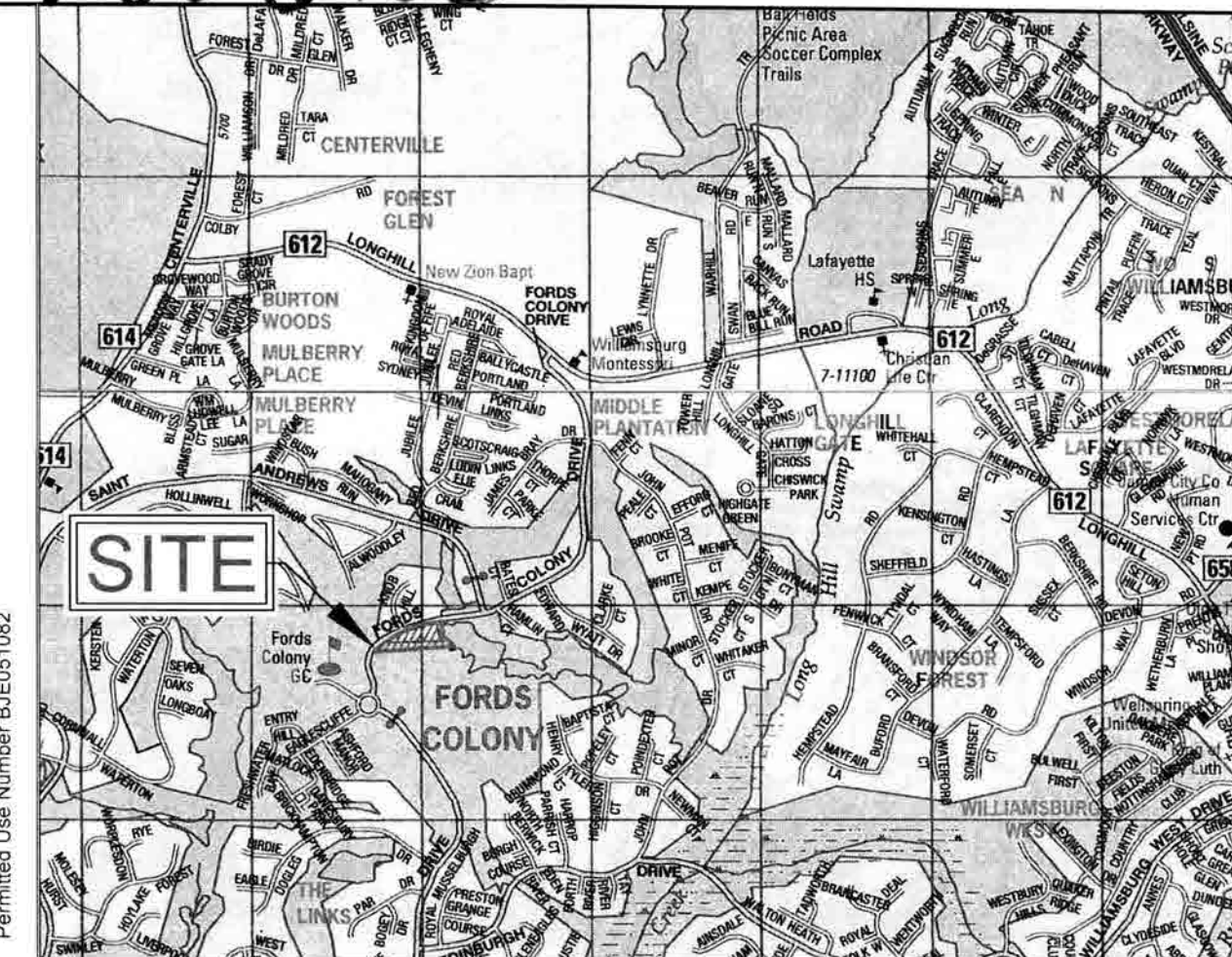
THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY HAYSTACK MOUNTAIN LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO FORESTAR (USA) REAL ESTATE GROUP INC, A DELAWARE CORPORATION BY DEED DATED APRIL 1, 2025 AND RECORDED APRIL 30, 2025 IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF 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.
11. THIS AMENDED EXHIBIT D AMENDS, REPLACES, AND SUPERSEDES THAT CERTAIN CONDOMINIUM PLAT RECORDED AS EXHIBIT D TO THAT CERTAIN DECLARATION FOR MARSH HAWK VILLAS AT FORD'S COLONY LAND CONDOMINIUM WHICH SAID DECLARATION IS RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT NUMBER 202606546.

LEGEND

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



VICINITY MAP

SCALE: 1" = 2000'

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'

2 Large/Small Plat(s) Recorded
herewith as # 202610526

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
August 14, 2026
at 3:11 AM/PM PB PG
Document # 202610526
ELIZABETH E. O'CONNOR, CLERK
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 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. BIKKERS, L.S. #002304

07/30/2026
DATE



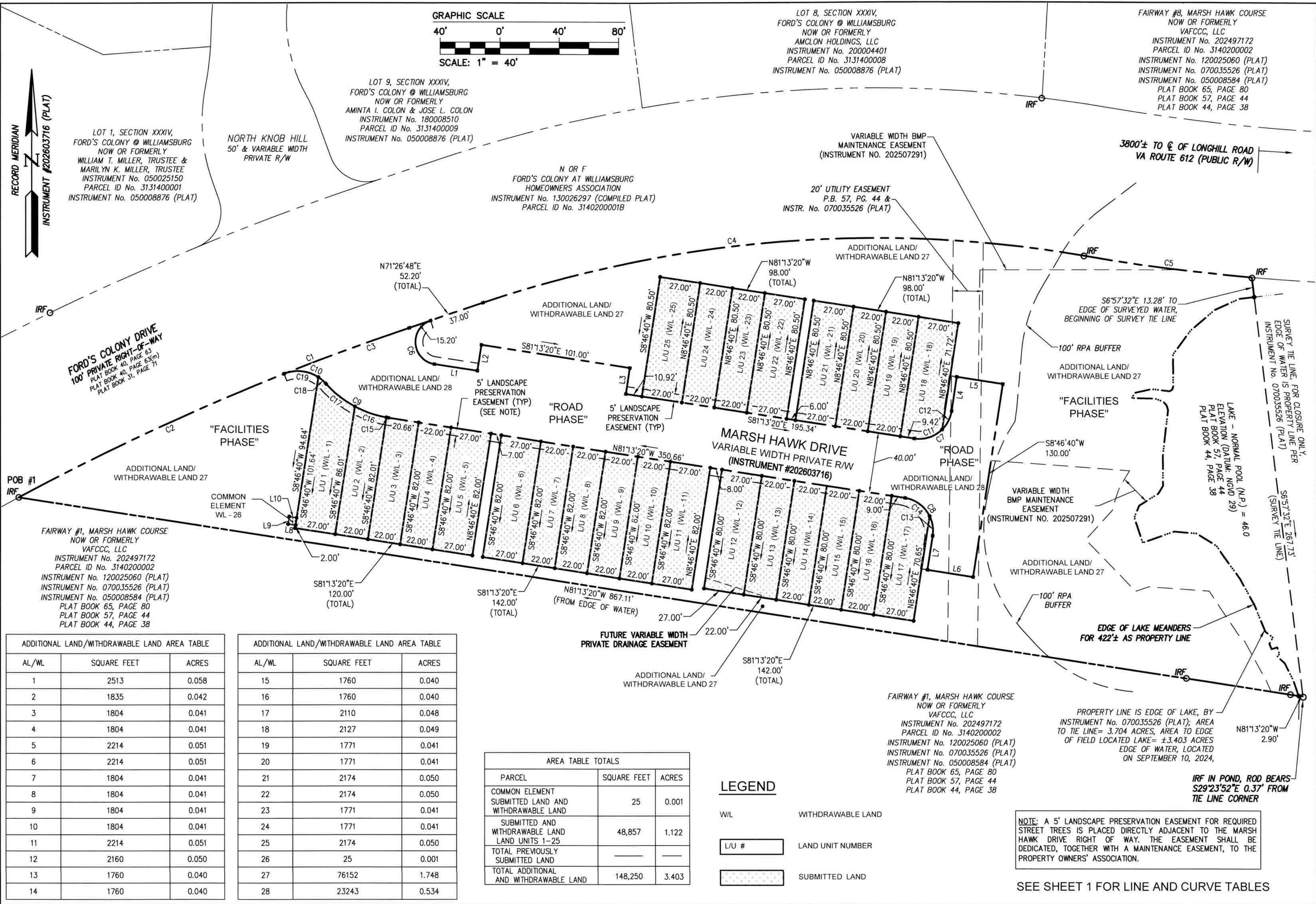
Hampton Roads | Central Virginia | Middle Peninsula

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

AMENDED 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

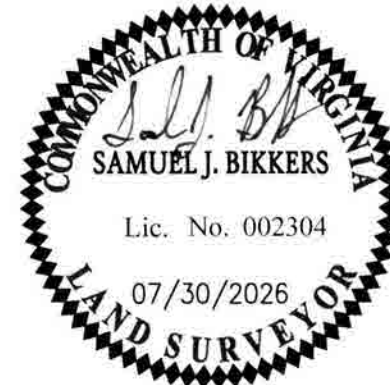
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

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



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POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS	
Project Number: W5652-53FS	
Scale: 1" = 40'	Date: 11/06/2025

Sheet Number

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