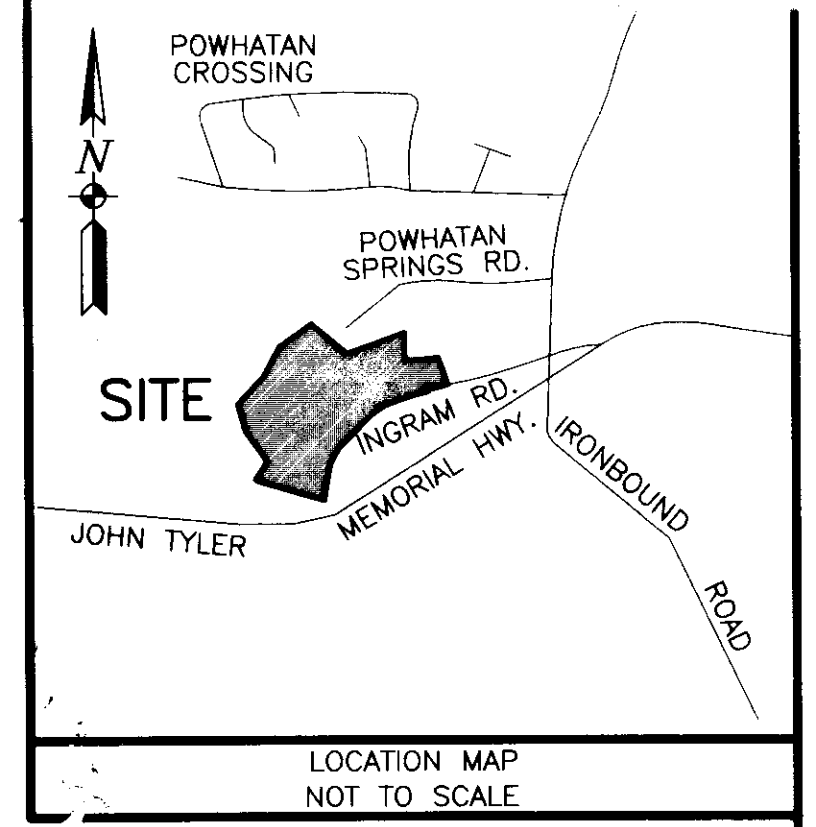


080025236

NOTES:

- 1. THE PROPERTY SHOWN ON THIS PLAT WILL BE SERVED BY PUBLIC SEWER AND WATER. MAINTENANCE WILL BE PROVIDED BY JAMES CITY COUNTY.
- 2. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN FLOOD ZONE 'X & AE', AS SHOWN ON FLOOD MAP, FEMA COMMUNITY PANEL #510201 0035 B, EFFECTIVE DATE: 2/6/91 DETERMINED BY GRAPHIC PLOTTING AND SCALED MAP LOCATION ONLY.
- 3. PROPERTY IS CURRENTLY ZONED: R-2 CLUSTER W/ PROFFERS REFERENCING JCC CASE NO. Z-15-04, MPP-11-04 AND SP-34-04 APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 28, 2005.
- 4. PROPERTY MAILING ADDRESS:
VILLA DEVELOPMENT, LLC
1730-F GEORGE WASHINGTON MEMORIAL HWY.
YORKTOWN, VA 23693

- 5. AREA STATISTICS: PHASE FOUR
AREA OF PROPERTY CREATED: 1.62 ACS.
AREA OF ADDITIONAL LAND: 24.3± ACS.
- 6. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWER OF ATTORNEYS, AND LIMITATIONS ON TITLE, CREATED BY THE VIRGINIA CONDOMINIUM STATUTE.
- 7. THIS MAP IS BASED ON A SURVEY PROVIDED BY AES, CONSULTING ENGINEERS AND DOES NOT REPRESENT A SURVEY PERFORMED BY ART-RAY CORPORATION. TOTAL AREA OF PROPERTY: 30.7± ACS. (CALC. TO TIE-LINE)
- 8. TAX PARCEL ID#: 4620100015
SOURCE OF TITLE: DOC# 060004092



OWNER'S CONSENT

THE PLATTING OF THE CONDOMINIUM SHOWN HEREON IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETORS.

VILLAS AT FIVE FORKS, LLC
BY: VILLA DEVELOPMENT, L.L.C., MEMBER
BY: VILLA CONSTRUCTION, L.L.C., MANAGER

BY: Cowles M. Spencer DATE: September 29, 2008
COWLES M. SPENCER, MEMBER

STATE OF Virginia
CITY/COUNTY OF York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Deborah P. Hunter Jones NOTARY PUBLIC, THIS 29th DAY OF September, 2008, BY COWLES M. SPENCER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRESENTED A VALID DRIVER'S LICENSE. COWLES M. SPENCER VOLUNTARILY ACKNOWLEDGED THIS INSTRUMENT AS THE MEMBER OF VILLA CONSTRUCTION, L.L.C., THE MANAGER OF VILLA DEVELOPMENT, L.L.C., THE MEMBER OF VILLA AT FIVE FORKS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

Deborah P. Hunter Jones
NOTARY PUBLIC

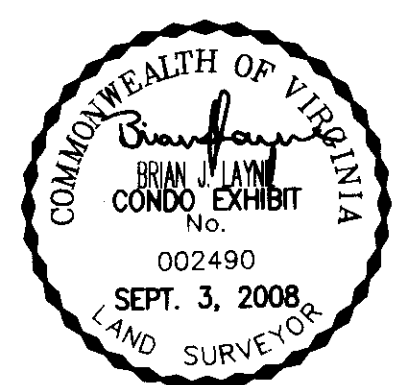
REGISTRATION NUMBER: 1069918
MY COMMISSION EXPIRES: 11-30-10

SURVEYORS CERTIFICATION

I HEREBY CERTIFY (1) THAT THIS PLAT AS IT IS PRESENTED WAS MADE BY ME AT THE DIRECTION OF THE OWNER(S) AND (2) THAT THIS CONDOMINIUM PLAT IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE SAID OWNER(S), THE SOURCE OF TITLE AND THE PLACE OF RECORD OF THE LAST INSTRUMENT IS AS SHOWN.

I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(a) OF THE CODE OF VIRGINIA OF 1950 AS AMENDED AND ALL UNITS SHOWN HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

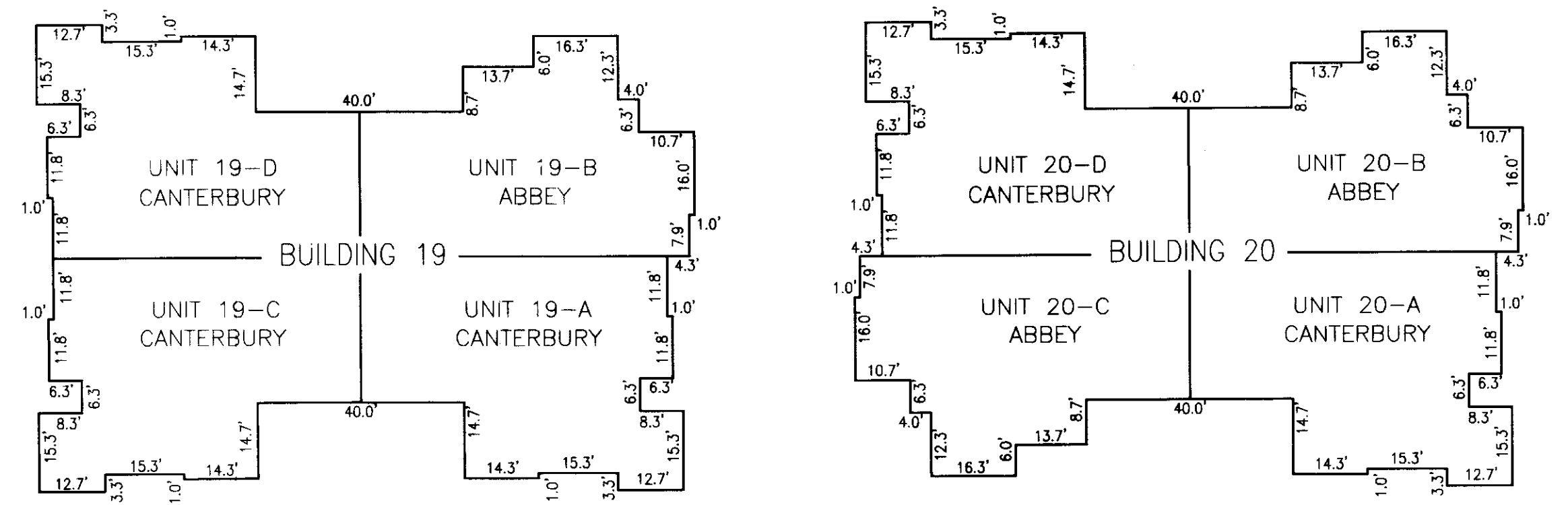
Brian J. Lavin 002490 SEPTEMBER 3, 2008
NAME REGISTRATION NO. DATE



**STATE OF VIRGINIA
JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 14th DAY OF October, 2008 AT 12:27 AM/PM.

INSTRUMENT # 080025236
TESTES: Betsy G. Washidge, Clerk
TESTES: By Claudia H. Brinkholz, Dep. Clerk



ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

3 Large/Small Plat(s) Recorded herewith as # 080025236

EXHIBIT "C" PLAT OF VILLAS OF FIVE FORKS A CONDOMINIUM PHASE 4 JAMES CITY COUNTY, VIRGINIA		 ART-RAY CORP. ENGINEERING SURVEYING 1500 BREEZEPORTRAY, SUITE 400 SUFFOLK, VIRGINIA 23435 Office: 757.686.3345 Fax: 757.686.3348
DRAWN: DMJ COMP.: BJL CHECKED: BJL	DATE: 09/03/08 REVISIONS	
REF: 1		DOC.#080020726 SHEET: 1 of 3

6/12/2010 10:17 print plot/eng/phase 4.dwg