THE PROPERTIES SHOWN ON THIS PLAT AS PARCEL "3" AND PARCEL "4" WERE CONVEYED BY VILLA DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO VILLAS AT FIVE FORKS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 14, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT #060004093.

OWNER'S CERTIFICATE

THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

- MI THE K CON MENSER JANCHKY 8,2007

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CHTY/COUNTY OF IN THE CITY 1, Gregory 12, 10 and A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS _____ DAY OF JANUARY, 2007. MY COMMISSION EXPIRES 8/3//11

SIGNATURE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

J.T.W. 7/17/06 G.T. WILSON, JR., #1183 DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

VIRGINIA DEPARTMENT OF TRANSPORTATION

1-24-07 DATE

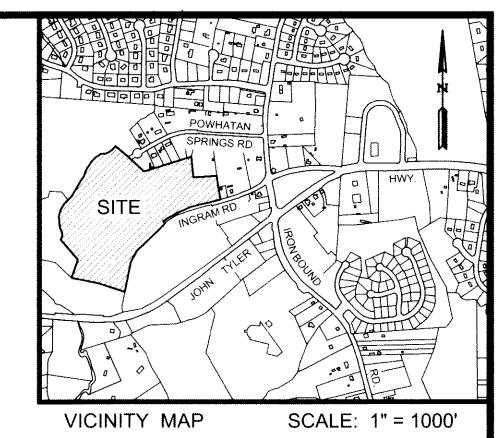
SUBDIVISION AGENT OF

JAMES CITY COUNTY

4/3/2007

NOTE: THIS PLAT EXTINGUISHES SEVERAL EXISTING PROPERTY LINES; CREATES NEW UTILITY EASEMENTS AND BUFFER; DEDICATES ADDITIONAL LAND TO VDOT FOR ROUTE 638 (INGRAM ROAD).

	LINE TABI	E		LINE TAB	LE
LINE	BEARING	LENGTH	LINE		LENGT
L1	N72'44'02"E	18.76'	L80		5.12'
L2	S17*15'58"E	12.92'	L81		25.00'
L3	N72'44'02"E	20.00'	L82	, ,	5.12'
L4	S17"15'58"E	12.92'	L83		92.25
L5	N72*44'02"E	57.86'	L84	110 / 02 / 0 2	29.84
L6 L7	S89'22'49"E	37.78'	L85 L86		48.39
L8	S66'52'49"E S44'22'49"E	41.68' 46.38'	L87	0,02,00	29.84' 97.63'
L9	N16*51'57"W	89.19'	L88		95.26
L10	N73'08'03"E	14.37	L89		10.22
L11	S16'51'57"E	36.69'	L90		20.00'
L12	N73'08'03"E	14.37'	L91		10.22
L13	S16*51'57"E	76.11	L92		65.83'
L14	S03*39'17"W	41.50'	L93	S43'57'09"E	164.80
L15	S27*47'10"W	42.79	L94		56.69'
L16	S51"21'23"W	51.24'	L95		52.17'
L17	S74*36'00"W	90.80	L96		59.39
L18	N84*43'54"W	40.80'	L97		176.84
L19 L20	N62'13'54"W	43.03'	L98 L99		15.00'
L20	N39*43'54"W S17*36'37"E	41.10' 198.39'	L100		20.00' 15.00'
L22	N05"17'10"E	41.03'	L10		110.42
L23	N27*47'10"E	43.03'	L102		9.00'
L24	N501710"E	41.47'	L10.		20.00
L25	S01"11'00"E	58.66'	L104		9.00'
L26	S27"26'41"W	78.94'	L105		105.25
L27	S32*06'28"W	194.48'	L106		9.00'
L28	S72*47'10"W	12.18'	L107		20.00'
L29 L30	S17'12'50"E	7.73'	L108		9.00'
L30 L31	S72'47'10"W	20.00'	L10		132.56
L32	N17*12'50"W S72*47'10"W	7.73 ° 17.07°	£11		4.70' 15.27'
L33	N17°12'50"W	3.24	L112		60.23
L34	S72*47'10"W	5.00'	L113	0.00,0, =	16.06
L35	N17*12'50"W	3.24'	L114		311.19
L36	S72"47'10"W	157.77	L115		293.81
L37	S17*36'37"E	45.96'	L116		8.61
L38	S72*23'23"W	12.25'	L117		49.07
L39	S17°36'37"E	10.09	L118		51.24
L40	S72*23'23"W	12.25'	L119		59.53
L41	S17'36'37"E	30.08'	L120		34.39'
L42	N05'17'10"E N27'47'10"E	49.06' 21.88'	L12		19.20' 20.00'
L44	N62'12'50"W	10.28	L123		19.20'
L45	S27*47'10"W	10.00'	L124		34.97
L46	N62"12'50"W	10.28'	L125		12.85
L47	N27°47'10"E	19.11'	L126	5 S74'36'00"W	18.93
L48	N501710"E	49.19'	L12		46.78
L49	N17*15'58"W	8.22'	L128		16.77
L50	N72*44'02"E	10.00'	L129		3.38'
L51 L52	N17'15'58"W	8.13'	L130		20.00'
L53	N72*44'02"E N17*15'58"W	42.85' 290.95'	L13		3.38' 17.57'
L54	N17*15'58"W	38.46	L13.		52.94
L55	N17*15'58"W	42.94	L134		27.75
L56	N17*15'58"W	293.19	L13		4.74
L57	N72*44'02"E	31.09'	L136	 	10.00'
L58	S89°22'49"E	12.07'	L137	<u> </u>	4.67'
L59	N00'37'11"E	9.59'	L138		53.59'
L60	S89*22'49"E	10.00'	L139		137.80
L61 L62	N00*37'11"E S89*22'49"E	9.59'	L14(L14		2.39'
L63	S66*52'49"E	22.83 ' 37.77 '	L14 L142	<u> </u>	21.08' 35.10'
L64	N23°07'11"E	8.39'	L14.		10.00
L65	S66*52'49"E	10.00'	L144		37.54
L66	N23'07'11"E	8.39'	L145		23.65
L67	S66*52'49"E	1.86'	L146	5 S32*06'28"W	180.73
L68	S44*22'49"E	55.25	L14.		70.07
L69	S16'51'57"E	93.97	L148		67.17'
L70	N72'47'10"E	300.17	L149		58.48
L71	N17'12'50"W	167.73	L150		20.00'
L72	S72'47'10"W	103.88	L15		69.12'
L73	S72'47'10"W	142.47'	L152		49.95'
L/4 L75	N17"12'50"W N72"47'10"E	187.73'	L15.		49.93' 14.04'
L/3	N17'12'50"W	37.26' 5.13'	L15		122.32
L77	N72°47'10"E	20.00'	L150		172.34
L78	S17'12'50"E	5.13 ³	L15		21.19
L79	N72*47'10"E	109.35			
			-		



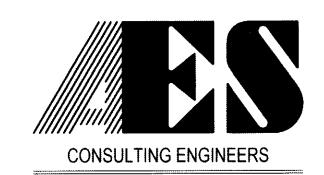
GENERAL NOTES

- 1. PROPERTIES SHOWN ARE ALL OF TAX PARCELS #(46-2)(1-10), #(46-2)(1-11), #(46-2)(1-15) & #(47-1)(1-19).
- 2. PROPERTIES SHOWN ARE ZONED R2 WITH CLUSTER OVERLAY.
- 3. SETBACKS REQUIREMENTS: (UNLESS OTHERWISE NOTED)

FRONT: 25' SIDE: 10' **REAR: 35'**

- 4. PROPERTIES ARE SERVED BY PUBLIC WATER AND SEWER.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 6. PROPERTIES SHOWN LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0045 B, DATED FEBRUARY 6, 1991. PORTIONS OF TAX PARCEL (46-2)(1-15) APPEARS TO LIE IN ZONE "AE", BASE FLOOD ELEVATION DETERMINED, ELEV. = $19^{\circ}\pm$ AND IN ZONE X.
- 7. IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
- 8. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 9. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- 10. CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 11. RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
- 12. A MINIMUM 35' JAMES CITY COUNTY GREENWAY TRAIL EASEMENT IS INCLUDED WITH THIS PLAT. EXACT LOCATION TO BE DETERMINED BY JAMES CITY COUNTY PARKS AND RECREATION.
- 13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
- 14. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 15. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY 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, JSCA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

251010010



WILLIAMSBURG • RICHMOND • GLOUCESTER

5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

PLAT SHOWING PROPERTY LINE EXTINGUISHMENT, VARIOUS EASEMENTS AND RIGHT-OF-WAY DEDICATION

BERKELEY DISTRICT

JAMES CITY COUNTY

VIRGINIA

G.T. WILSON, JR.

No. 1183

AND SURVE

