

#070010123

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTIES SHOWN ON THIS PLAT AS PARCEL "1" AND PARCEL "2" WERE CONVEYED BY SPENCER BROTHERS BUILDERS, INC., A VIRGINIA CORPORATION TO VILLAS AT FIVE FORKS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 15, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT #060004092.

THE PROPERTIES SHOWN ON THIS PLAT AS PARCEL "3" AND PARCEL "4" WERE CONVEYED BY WILLA 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.

Conrad M. Spencer - MEMBER JANUARY 8, 2007 FOR VILLAS AT FIVE FORKS, LLC. DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY, I, Gregory R. Davis

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 8th DAY OF JANUARY, 2007. MY COMMISSION EXPIRES 8/31/11.

Signature of Gregory R. Davis, 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.

G.T. Wilson, Jr., #1183 7/17/06 DATE

CERTIFICATE OF APPROVAL

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

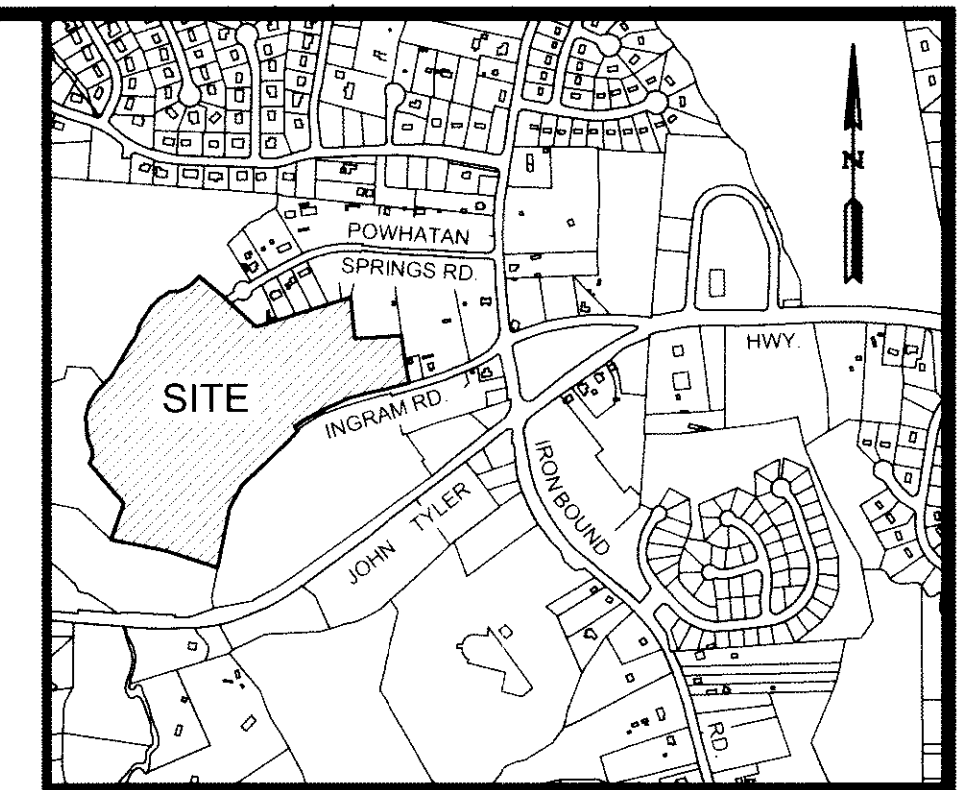
Virginia Department of Transportation 1-24-07 DATE

Subdivision Agent of James City County 4/3/2007 DATE

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 TABLE with columns: LINE, BEARING, LENGTH. Contains 179 rows of survey data.

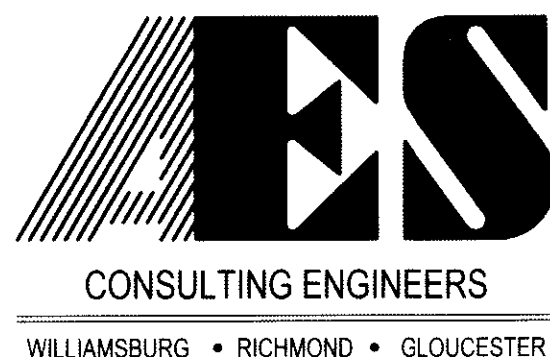
LINE TABLE with columns: LINE, BEARING, LENGTH. Contains 179 rows of survey data.



VICINITY MAP SCALE: 1" = 1000'

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.
5. 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'± 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, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.



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

VILLAS AT FIVE FORKS, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

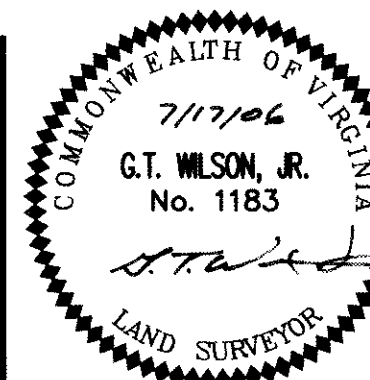


Table with columns: No., DATE, REVISION / COMMENT / NOTE, REVISED BY, REVIEWED BY. Includes recording information: City of Williamsburg & County of James City Circuit Court, This PLAT was recorded on 4-06-2007 at 1:40 PM PG DOCUMENT # 070010123 BETSY B. WOOLRIDGE, CLERK.

Table with columns: Designed AWP, Drawn AWT, Scale 1"=60', Date 7/17/06, Project No. 9444-0, Drawing No. 1 of 3.

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