

#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.

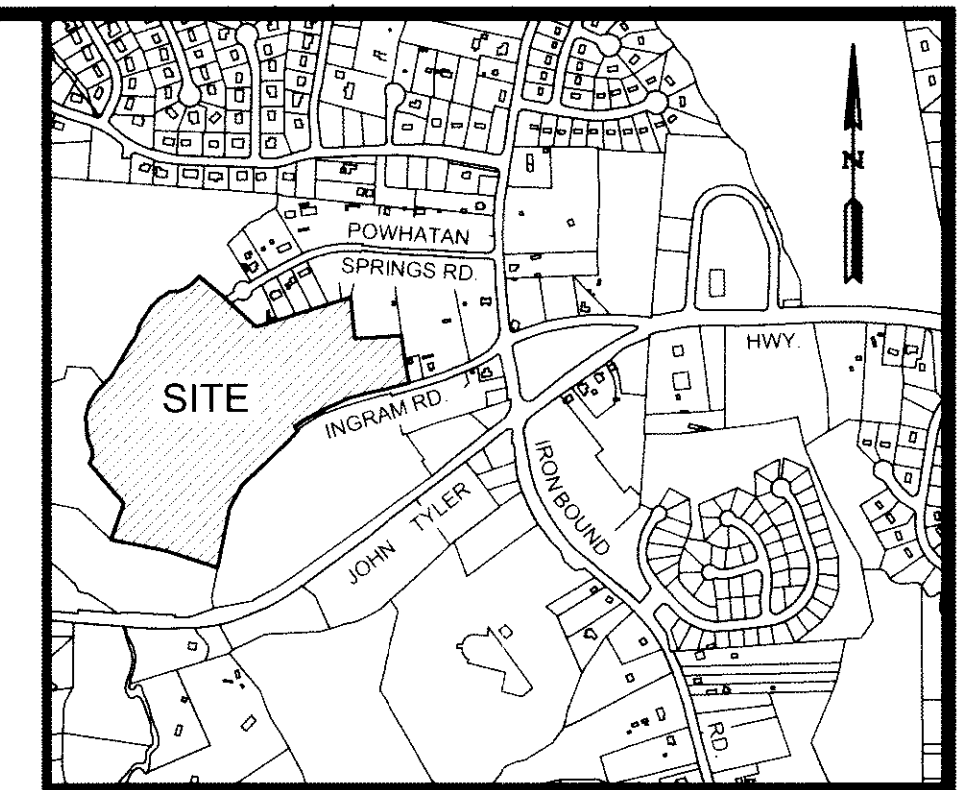
Virginia Department of Transportation 1-24-07 DATE

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 19 rows of survey data.

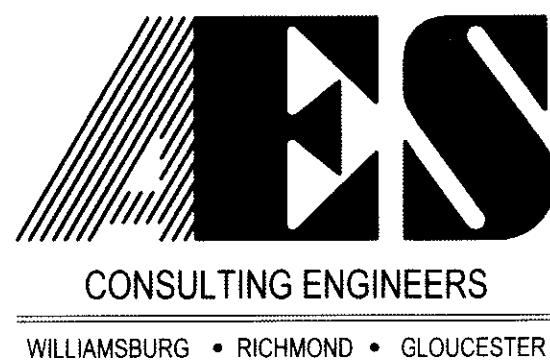
LINE TABLE with columns: LINE, BEARING, LENGTH. Contains 19 rows of survey data.



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

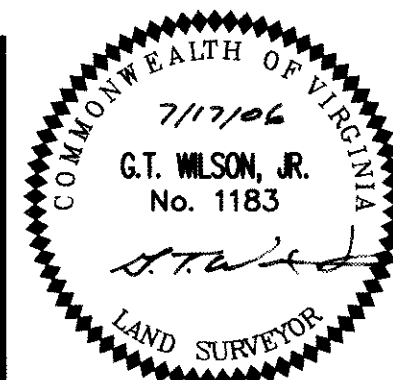
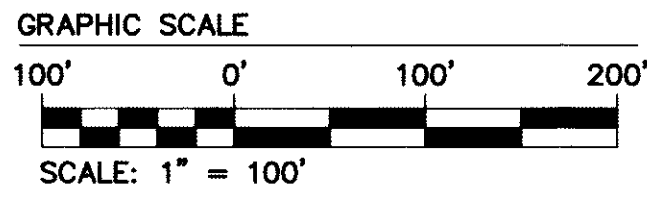


Table with columns: No., DATE, REVISION / COMMENT / NOTE, REVISED BY, REVIEWED BY. Includes recording information: City of Williamsburg & County of James City Circuit Court, This PLAT was recorded on 4-06-2007 at 1:40 PM PG DOCUMENT # 070010123 BETSY B. WOOLRIDGE, CLERK.

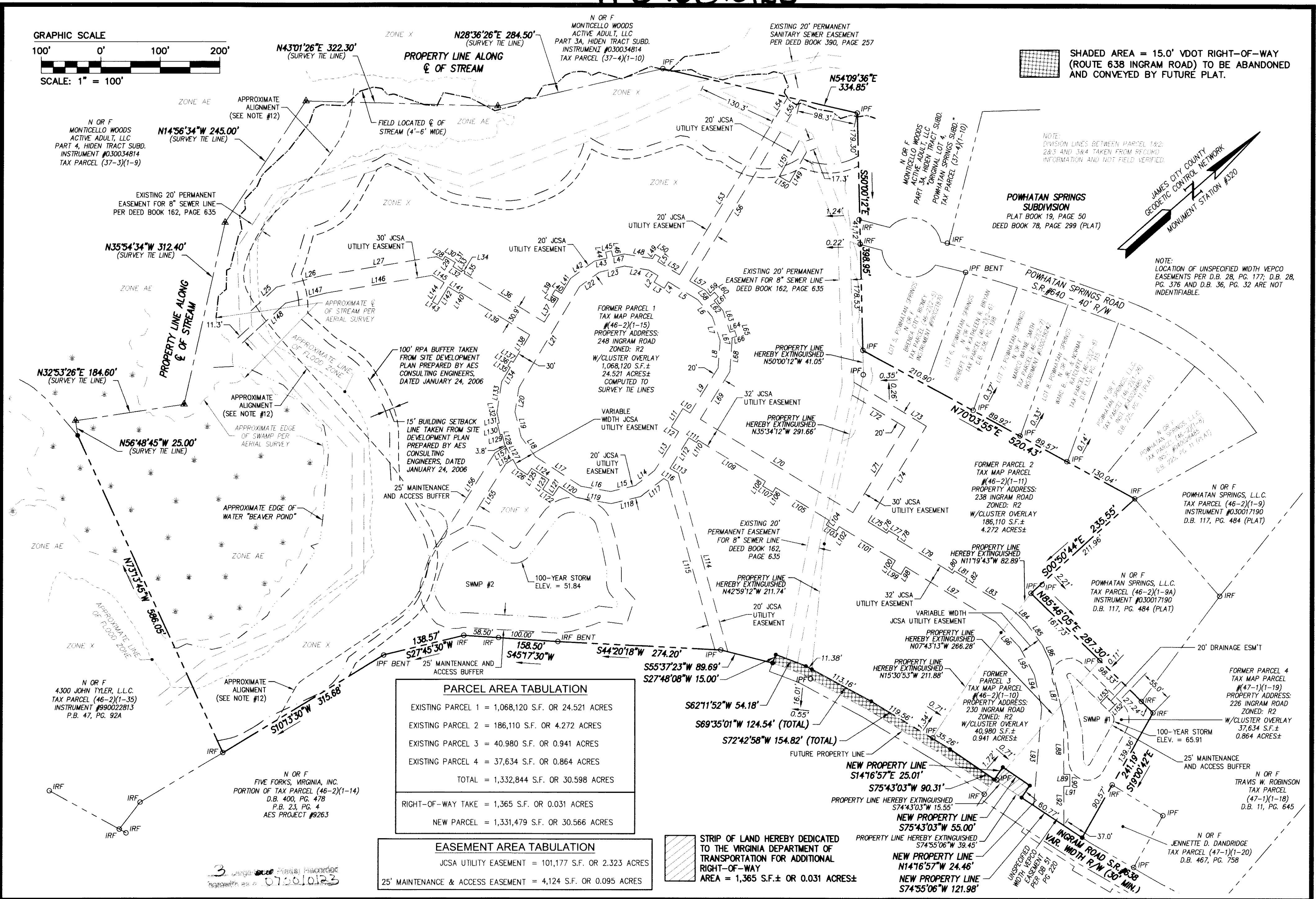
Table with columns: Designed AWP, Drawn AWT, Scale 1"=60', Date 7/17/06, Project No. 9444-0, Drawing No. 1 of 3.

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SHADED AREA = 15.0' VDOT RIGHT-OF-WAY (ROUTE 638 INGRAM ROAD) TO BE ABANDONED AND CONVEYED BY FUTURE PLAT.



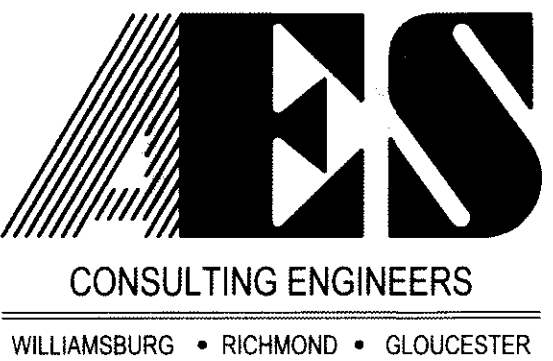
PARCEL AREA TABULATION

EXISTING PARCEL 1 = 1,068,120 S.F. OR 24.521 ACRES
EXISTING PARCEL 2 = 186,110 S.F. OR 4.272 ACRES
EXISTING PARCEL 3 = 40,980 S.F. OR 0.941 ACRES
EXISTING PARCEL 4 = 37,634 S.F. OR 0.864 ACRES
TOTAL = 1,332,844 S.F. OR 30.598 ACRES
RIGHT-OF-WAY TAKE = 1,365 S.F. OR 0.031 ACRES
NEW PARCEL = 1,331,479 S.F. OR 30.566 ACRES

EASEMENT AREA TABULATION

JCSA UTILITY EASEMENT = 101,177 S.F. OR 2.323 ACRES
25' MAINTENANCE & ACCESS EASEMENT = 4,124 S.F. OR 0.095 ACRES

STRIP OF LAND HEREBY DEDICATED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR ADDITIONAL RIGHT-OF-WAY AREA = 1,365 S.F.± OR 0.031 ACRES±

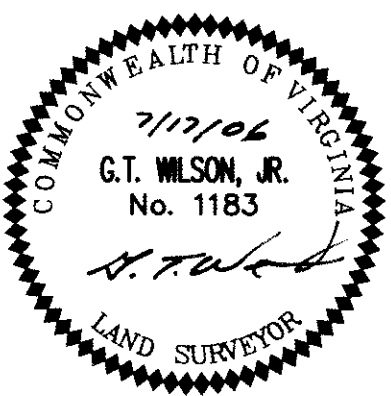


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VLLAS AT FIVE FORKS, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



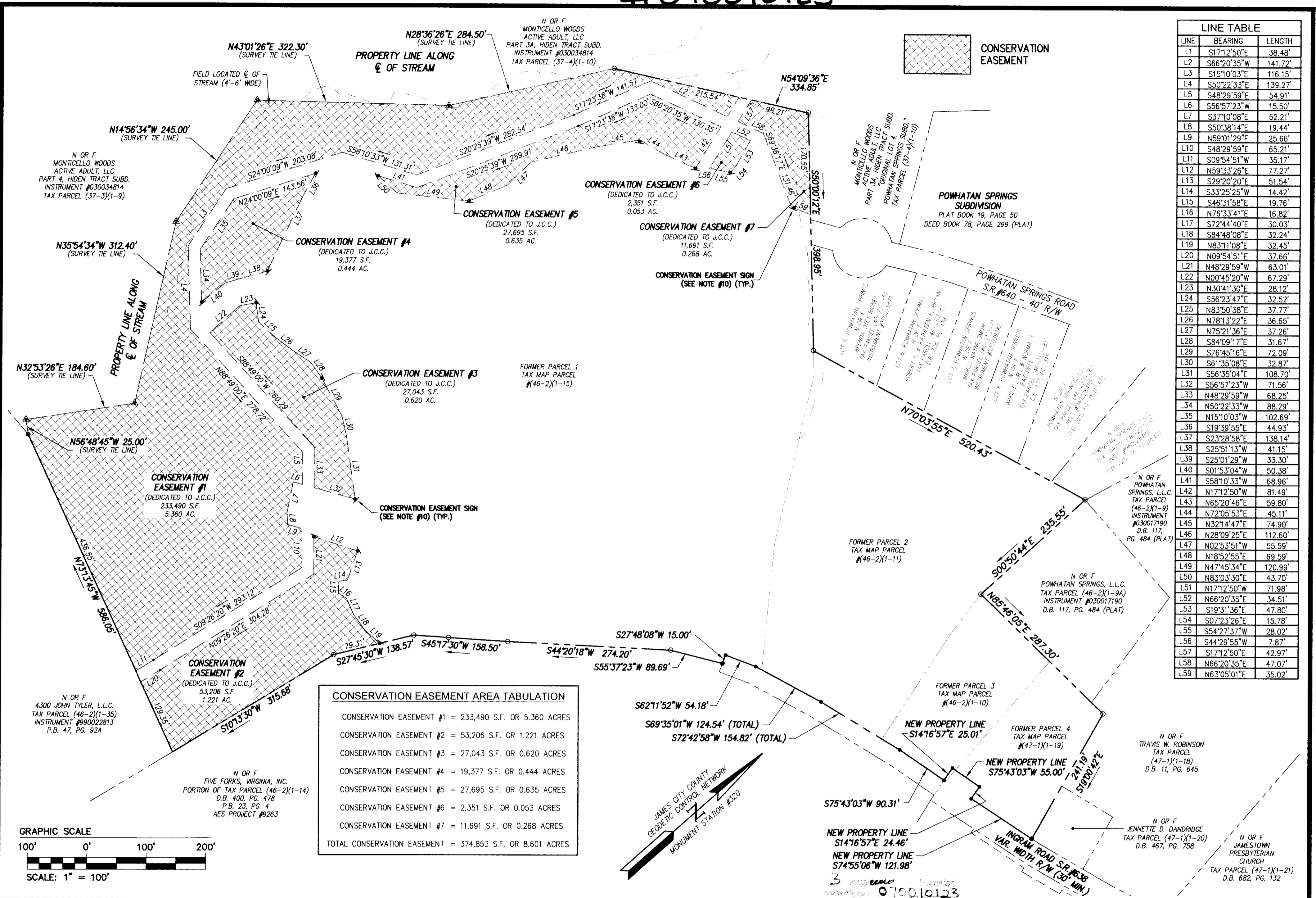
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 4-06-2007
 at 1:40 P.M. PG. _____
 DOCUMENT # 070010123
 BETSY B. WOOLRIDGE, CLERK
 Clerk

1	1/4/07	REVISED PER J.C.C. COMMENT LETTER	AWT	AWT
No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

Designed ABS	Drawn AWT
Scale 1"=100'	Date 7/17/06
Project No. 9444-0	
Drawing No. 2 of 3	

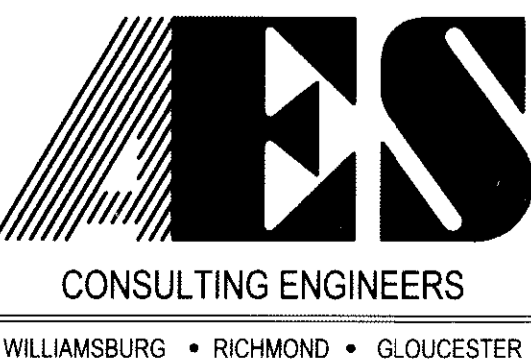
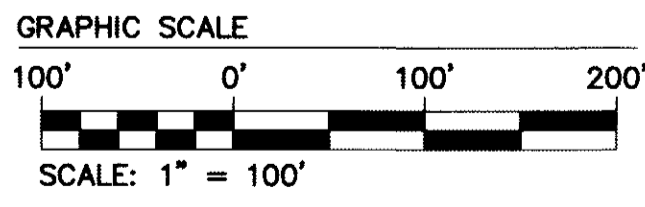
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#070010123



LINE TABLE		
LINE	BEARING	LENGTH
L1	S17°12'50"E	38.48'
L2	S66°20'35"W	141.72'
L3	S15°10'03"E	116.15'
L4	S50°22'33"E	139.27'
L5	S48°29'59"E	54.91'
L6	S56°57'23"W	15.50'
L7	S37°10'08"E	52.21'
L8	S50°38'14"E	19.44'
L9	N59°01'29"E	25.66'
L10	S48°29'59"E	65.21'
L11	S09°54'51"W	35.17'
L12	N59°33'26"E	77.27'
L13	S29°20'20"E	51.54'
L14	S33°25'25"W	14.42'
L15	S46°31'58"E	19.76'
L16	N76°33'41"E	16.82'
L17	S72°44'40"E	30.03'
L18	S84°48'08"E	32.24'
L19	N83°11'08"E	32.45'
L20	N09°54'51"E	37.66'
L21	N48°29'59"W	63.01'
L22	N00°45'20"W	67.29'
L23	N30°41'30"E	28.12'
L24	S56°23'47"E	32.52'
L25	N83°50'38"E	37.77'
L26	N78°13'22"E	36.65'
L27	N75°21'36"E	37.26'
L28	S84°09'17"E	31.67'
L29	S76°45'16"E	72.09'
L30	S61°35'08"E	32.87'
L31	S56°35'04"E	108.70'
L32	S56°57'23"W	71.56'
L33	N48°29'59"W	68.25'
L34	N50°22'33"W	88.29'
L35	N15°10'03"W	102.69'
L36	S19°39'55"E	44.93'
L37	S23°28'58"E	138.14'
L38	S25°51'13"W	41.15'
L39	S25°01'29"W	33.30'
L40	S01°53'04"W	50.38'
L41	S58°10'33"W	68.96'
L42	N17°12'50"W	81.49'
L43	N65°20'46"E	59.80'
L44	N72°05'53"E	45.11'
L45	N32°14'47"E	74.90'
L46	N28°09'25"E	112.60'
L47	N02°53'51"W	55.59'
L48	N18°52'55"E	69.59'
L49	N47°45'34"E	120.99'
L50	N83°03'30"E	43.70'
L51	N17°12'50"W	71.98'
L52	N66°20'35"E	34.51'
L53	S19°31'36"E	47.80'
L54	S07°23'26"E	15.78'
L55	S54°27'37"W	28.02'
L56	S44°29'55"W	7.87'
L57	S17°12'50"E	42.97'
L58	N66°20'35"E	47.07'
L59	N63°05'01"E	35.02'

CONSERVATION EASEMENT AREA TABULATION	
CONSERVATION EASEMENT #1	= 233,490 S.F. OR 5.360 ACRES
CONSERVATION EASEMENT #2	= 53,206 S.F. OR 1.221 ACRES
CONSERVATION EASEMENT #3	= 27,043 S.F. OR 0.620 ACRES
CONSERVATION EASEMENT #4	= 19,377 S.F. OR 0.444 ACRES
CONSERVATION EASEMENT #5	= 27,695 S.F. OR 0.635 ACRES
CONSERVATION EASEMENT #6	= 2,351 S.F. OR 0.053 ACRES
CONSERVATION EASEMENT #7	= 11,691 S.F. OR 0.268 ACRES
TOTAL CONSERVATION EASEMENT	= 374,853 S.F. OR 8.601 ACRES



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 VILLAS AT FIVE FORKS, LLC
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>4-06-2007</u>	
at <u>1:40</u> PM, PG. <u>3</u>	
DOCUMENT # <u>070010123</u>	
BETSY B. WOOLRIDGE, CLERK	
<i>Betsy B. Woolridge</i> Clerk	
1 1/4/07 SHEET ADDED PER J.C.C. COMMENT LETTER	AWT AWT
No. DATE REVISION / COMMENT / NOTE	REVISED BY REVIEWED BY

Designed ABS	Drawn AWT
Scale 1"=100'	Date 7/17/06
Project No. 9444-0	
Drawing No. 3 of 3	

S:\Jobs\9444-0-Villas at Jamestown\dwg\Sur\Plats\944400_ESMT_JCSA-VDOT_SH_3.dwg, 1/8/2007 11:03:15 AM, Plotter: HP 500 Mylar.pc3