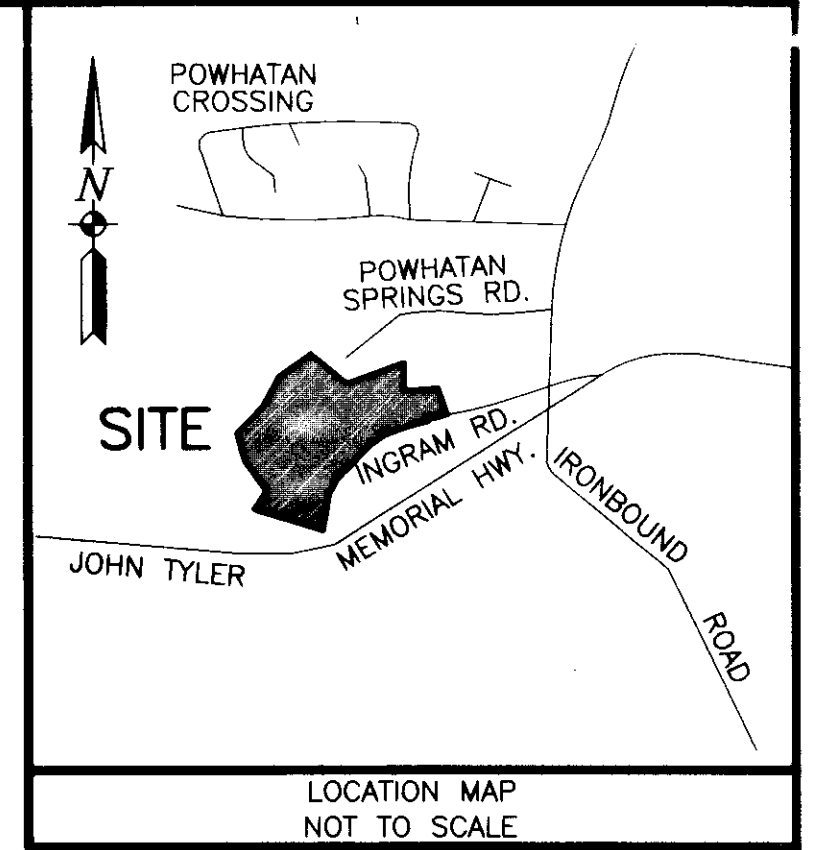


NOTES:

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

080019083

5. AREA STATISTICS: PHASE ONE
AREA OF PROPERTY CREATED: 1.22 ACS.
AREA OF ADDITIONAL LAND: 29.5± 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 PLATING OF THE CONDOMINIUM SHOWN HEREON IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

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

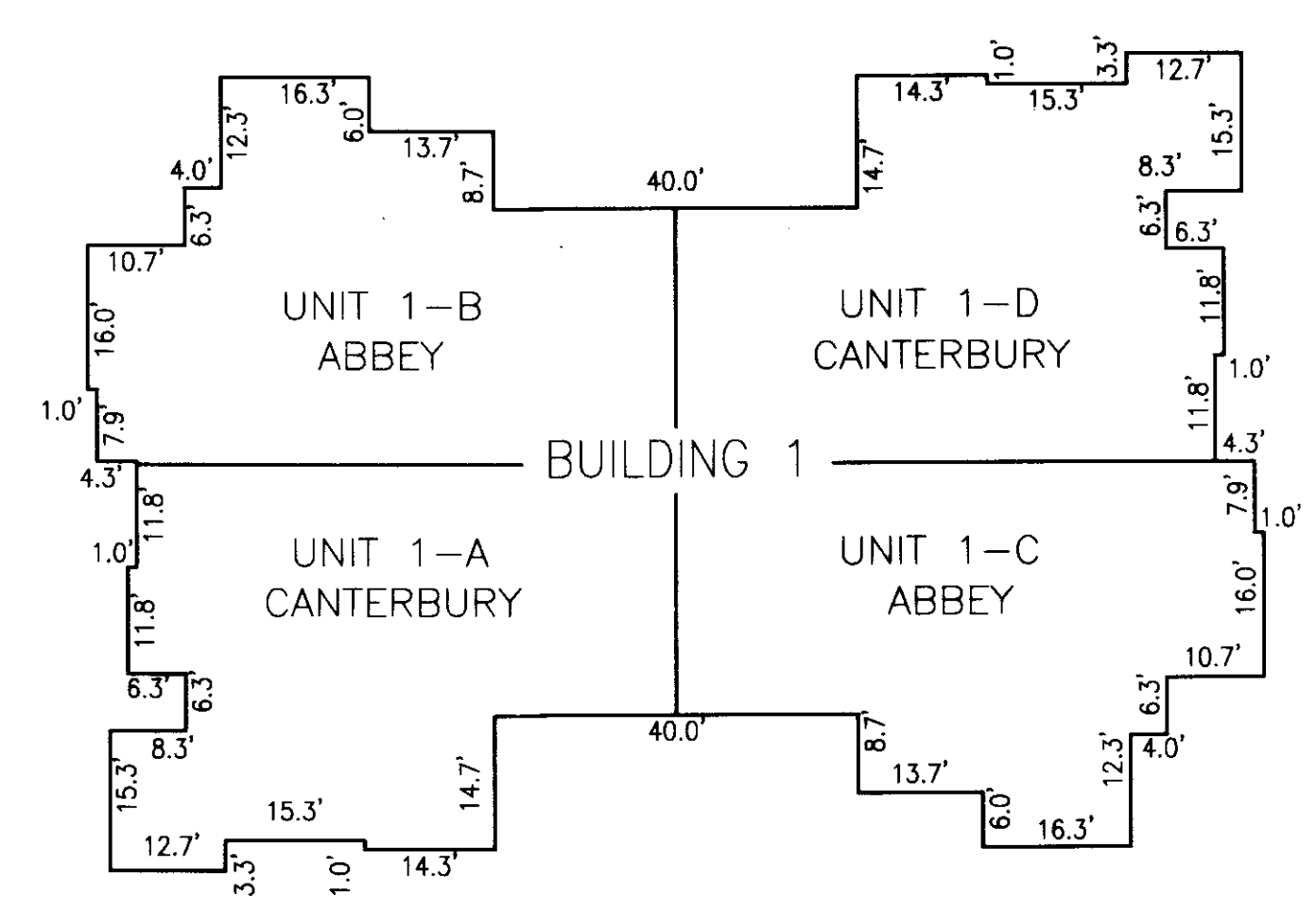
BY: Cowles M. Spencer DATE: July 29, 2008
COWLES M. SPENCER, MEMBER

STATE OF Virginia
CITY/COUNTY OF York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Debra Rountree-Jones, NOTARY PUBLIC, THIS 29th DAY OF JULY, 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 VILLAS AT FIVE FORKS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

Debra Rountree-Jones
NOTARY PUBLIC

REGISTRATION NUMBER: 706934E
MY COMMISSION EXPIRES: NOV 30, 2010



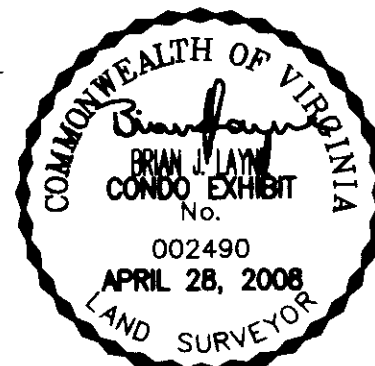
ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

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. Law 002490 APRIL 28, 2008
NAME REGISTRATION NO. DATE



**STATE OF VIRGINIA
JAMES CITY COUNTY**

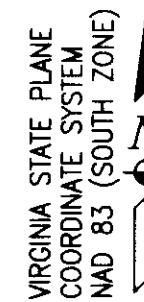
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 29 DAY OF July, 2008 AT 12:36 PM.

INSTRUMENT # 080019083
TESTES: Betsy B. Workidge, Clerk
TESTES: By Claudia Winkler, Dep. Clerk

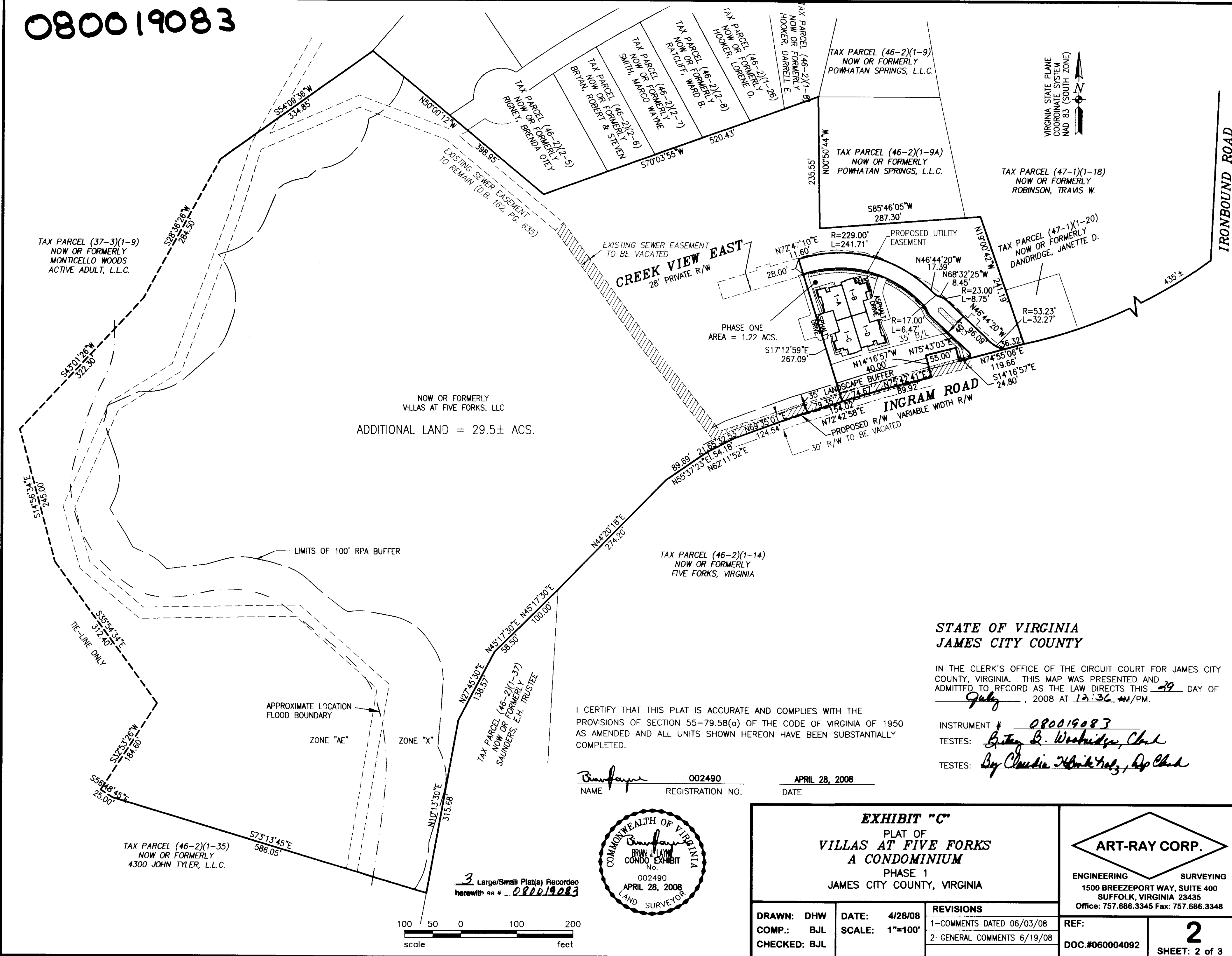
3 Large/Small Plat(s) Recorded
herewith as # 080019083

EXHIBIT "C" PLAT OF VILLAS OF FIVE FORKS A CONDOMINIUM PHASE 1 JAMES CITY COUNTY, VIRGINIA		 ENGINEERING SURVEYING 1500 BREEZEPORT WAY, SUITE 400 SUFFOLK, VIRGINIA 23435 Office: 757.686.3345 Fax: 757.686.3348
DRAWN: DHW COMP.: BJL CHECKED: BJL	DATE: 4/28/08 REVISIONS 1-COMMENTS DATED 06/03/08 2-GENERAL COMMENTS 6/19/08	
REF: DOC.#060004092		1 SHEET: 1 of 3

080019083



IRONBOUND ROAD



NOW OR FORMERLY VILLAS AT FIVE FORKS, LLC
ADDITIONAL LAND = 29.5± ACS.

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 29 DAY OF July, 2008 AT 12:36 AM/PM.

INSTRUMENT # 080019083
TESTES: Britney B. Woodbridge, Clerk
TESTES: By Claudia Hankel, Esq. Clerk

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

Brian J. Layne 002490 APRIL 28, 2008
NAME REGISTRATION NO. DATE



3 Large/Small Plat(s) Recorded herewith as # 080019083

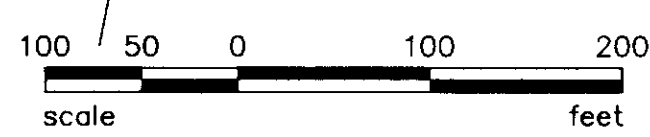
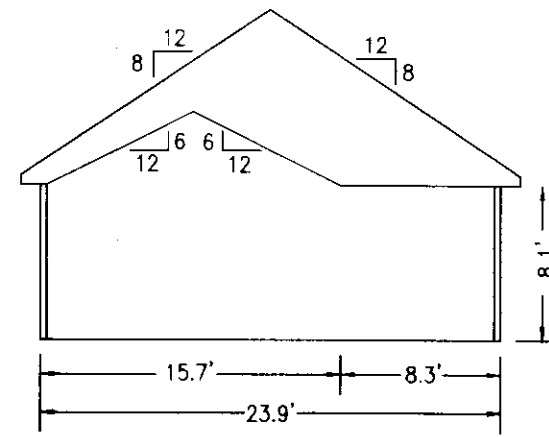


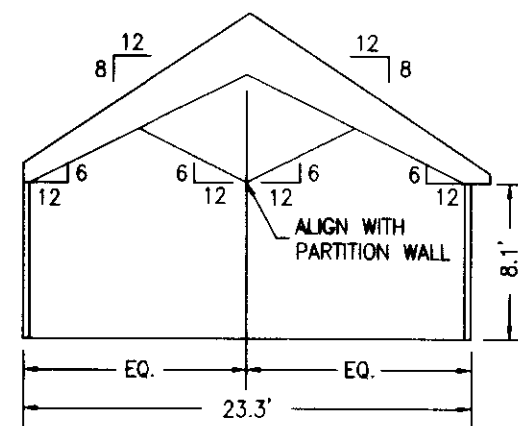
EXHIBIT "C" PLAT OF VILLAS AT FIVE FORKS A CONDOMINIUM PHASE 1 JAMES CITY COUNTY, VIRGINIA		ART-RAY CORP. ENGINEERING SURVEYING 1500 BREEZEPORT WAY, SUITE 400 SUFFOLK, VIRGINIA 23435 Office: 757.686.3345 Fax: 757.686.3348
DRAWN: DHW COMP.: BJL CHECKED: BJL	DATE: 4/28/08 SCALE: 1"=100'	
REF: DOC.#060004092		2 SHEET: 2 of 3

G:\2280.0-07 prelim plat\080019083\phase 1.dwg

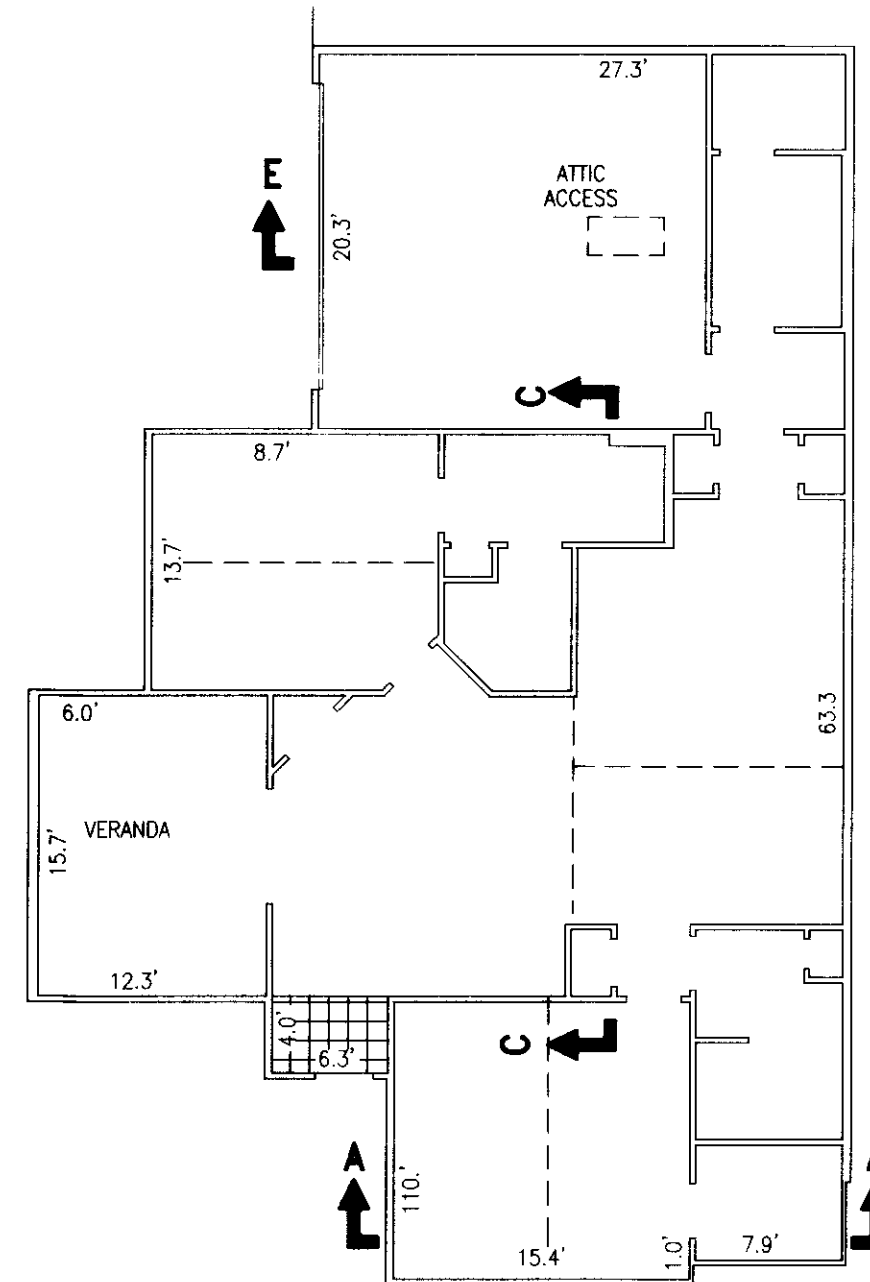
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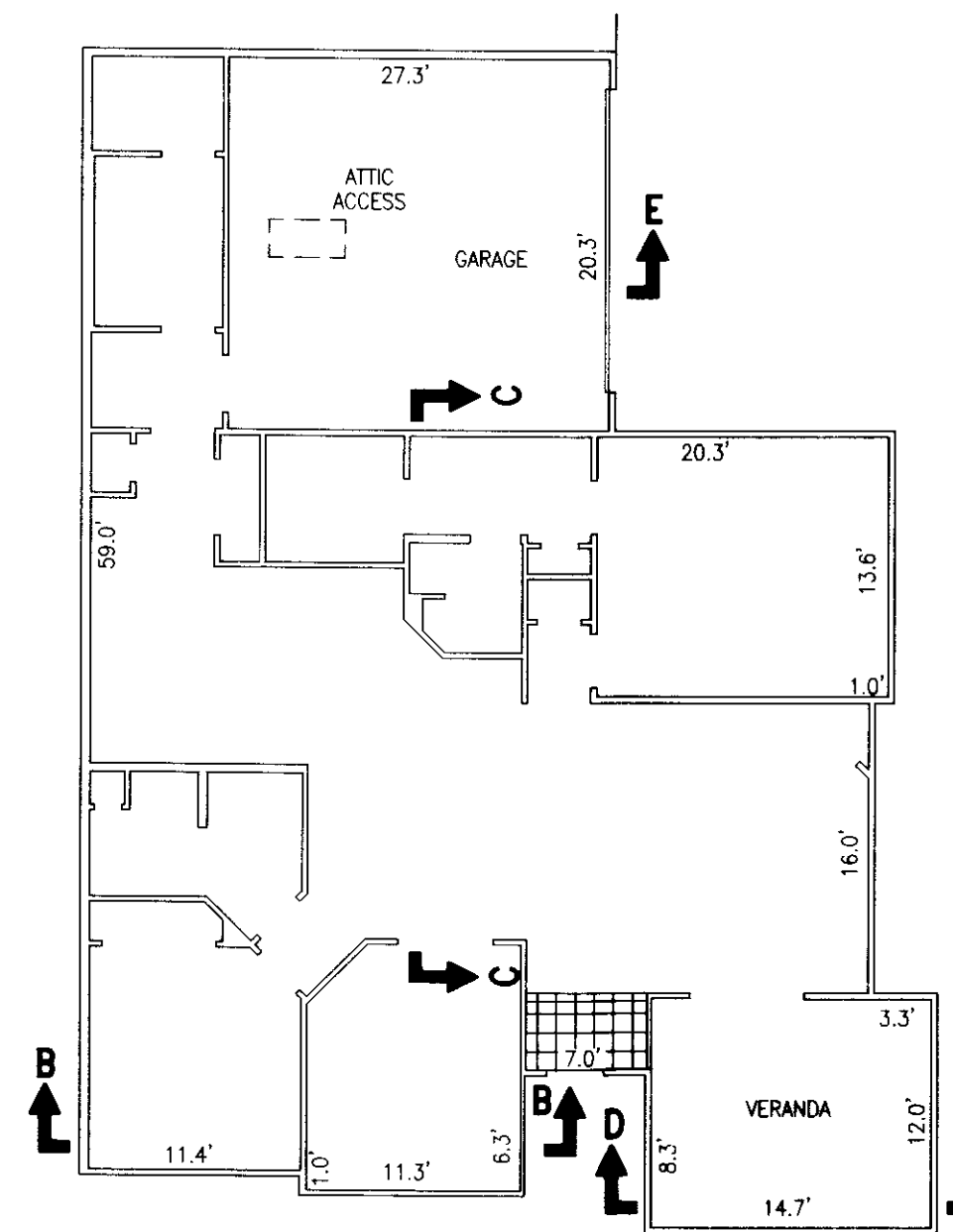
SECTION A-A



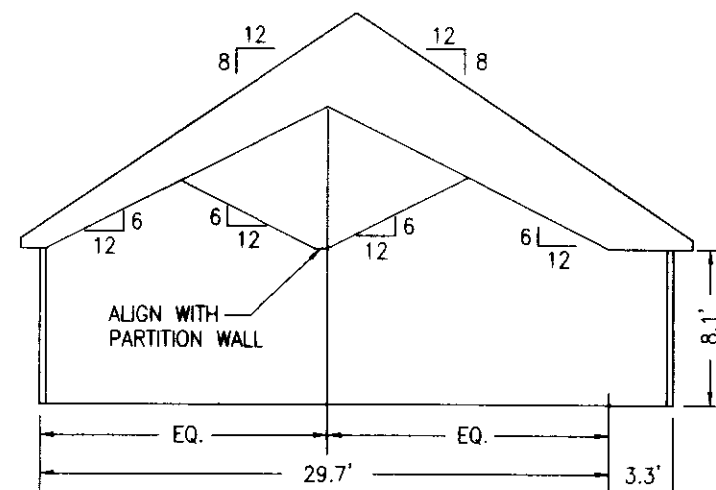
SECTION B-B



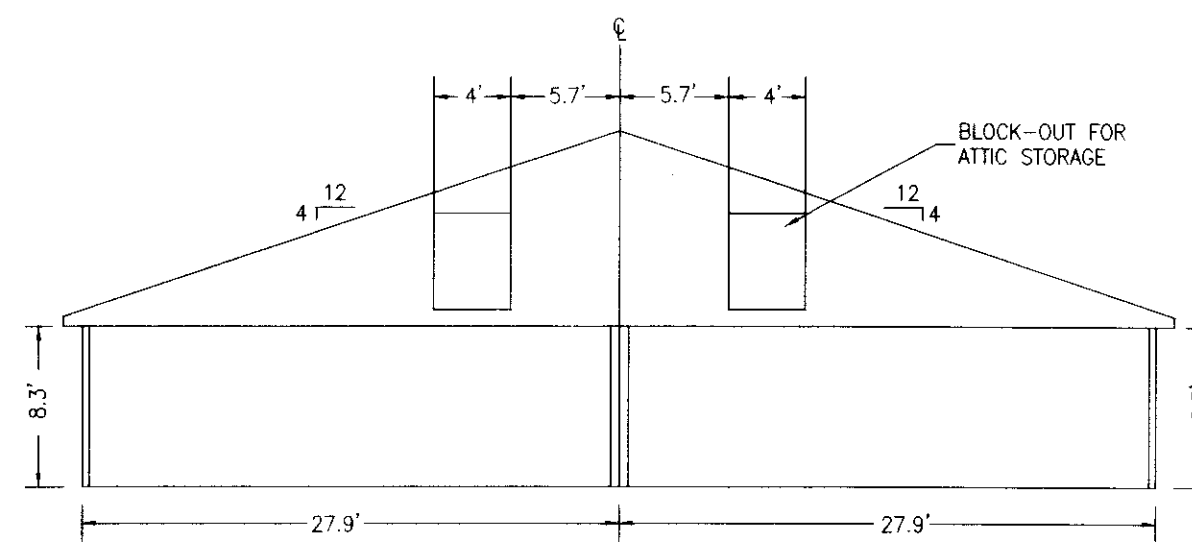
BUILDING 1-B & 1-C
ABBAY
FLOOR PLAN



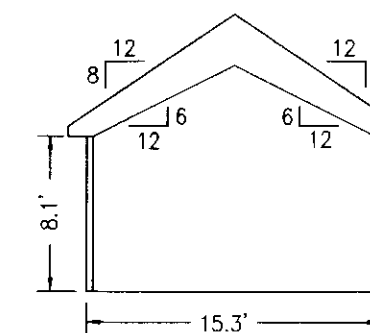
BUILDING 1-D & 1-A
CANTERBURY
FLOOR PLAN



SECTION C-C



SECTION E-E



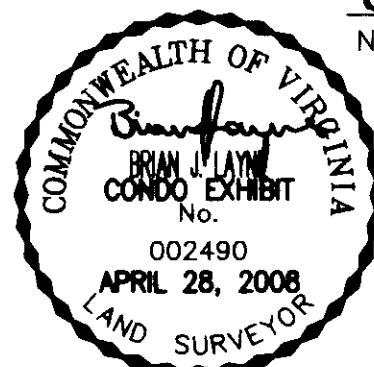
SECTION D-D

I CERTIFY THAT THESE PLANS ARE ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(b) OF THE CODE OF VIRGINIA OF 1950 AS AMENDED AND ALL UNITS SHOWN HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

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 29 DAY OF July, 2008 AT 12:36 PM/PM.

INSTRUMENT # 080019083
TESTES: Betsy L. Woolridge
TESTES: By Claudia M. Binkholz, Dep. Clerk



Brian J. Layne 002490 APRIL 28, 2008
NAME REGISTRATION NO. DATE

3 Large/Small Plat(s) Recorded
herewith as # 080019083

EXHIBIT "D"
PLANS OF
VILLAS AT FIVE FORKS
A CONDOMINIUM
PHASE 1
JAMES CITY COUNTY, VIRGINIA

DRAWN: DHW
COMP.: BJL
CHECKED: BJL

DATE: 4/28/08
SCALE: 1"=100'

REVISIONS
1-COMMENTS DATED 06/03/08
2-GENERAL COMMENTS 6/19/08

ART-RAY CORP.
ENGINEERING SURVEYING
1500 BREEZEPORT WAY, SUITE 400
SUFFOLK, VIRGINIA 23435
Office: 757.686.3345 Fax: 757.686.3348

REF:
DOC.#060004092

3
SHEET: 3 of 3