

NOTES:

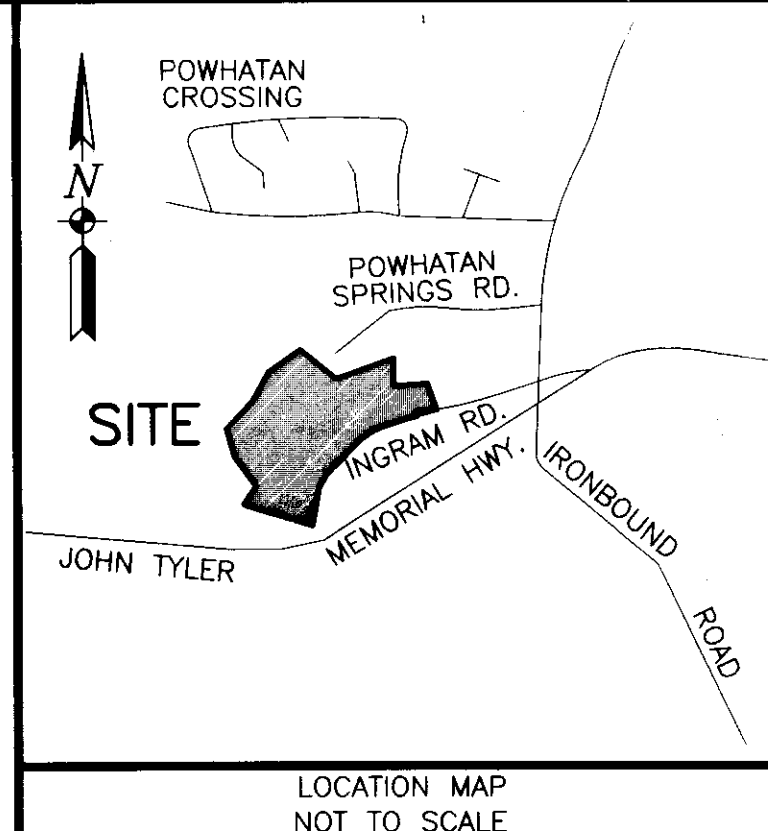
1. THE PROPERTY SHOWN ON THIS PLAT WILL BE SERVED BY PUBLIC SEWER AND WATER. MAINTENANCE WILL BE PROVIDED BY JAMES CITY COUNTY.
2. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN FLOOD ZONE 'X & AE', AS SHOWN ON FLOOD MAP, FEMA COMMUNITY PANEL #510201 0035 B, EFFECTIVE DATE: 2/6/91 DETERMINED 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 THREE
AREA OF PROPERTY CREATED: 0.83 ACS.
AREA OF ADDITIONAL LAND: 25.9± 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



080020726

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: August 18, 2008
COWLES M. SPENCER, MEMBER

STATE OF Virginia
CITY/COUNTY OF York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Deborah Poundtree Jones, NOTARY PUBLIC, THIS 18 DAY OF August, 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.

Deborah Poundtree Jones
NOTARY PUBLIC

REGISTRATION NUMBER: 7069348
MY COMMISSION EXPIRES: November 30, 2010

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.

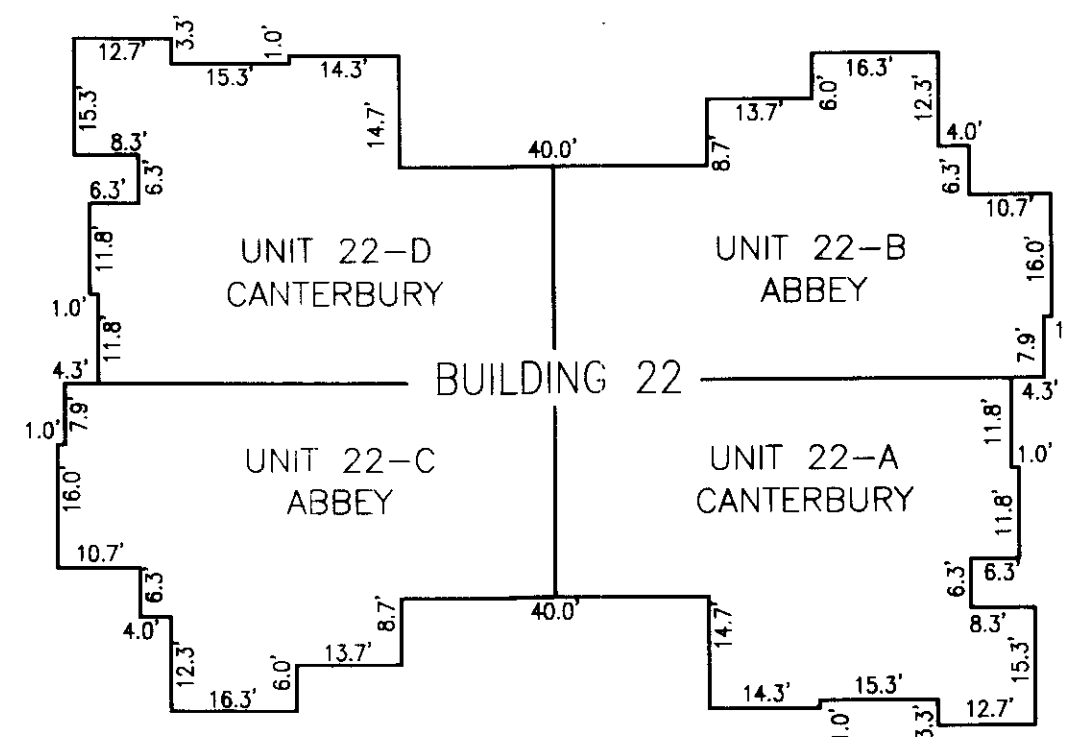
Brian J. Lynn 002490 AUGUST 15, 2008
NAME REGISTRATION NO. DATE



**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 18 DAY OF August, 2008 AT 1:22 PM.

INSTRUMENT # 080020726
TESTES: Brian B. Woolridge, Clerk
TESTES: Claudia H. Binkholz, Dep. Clerk

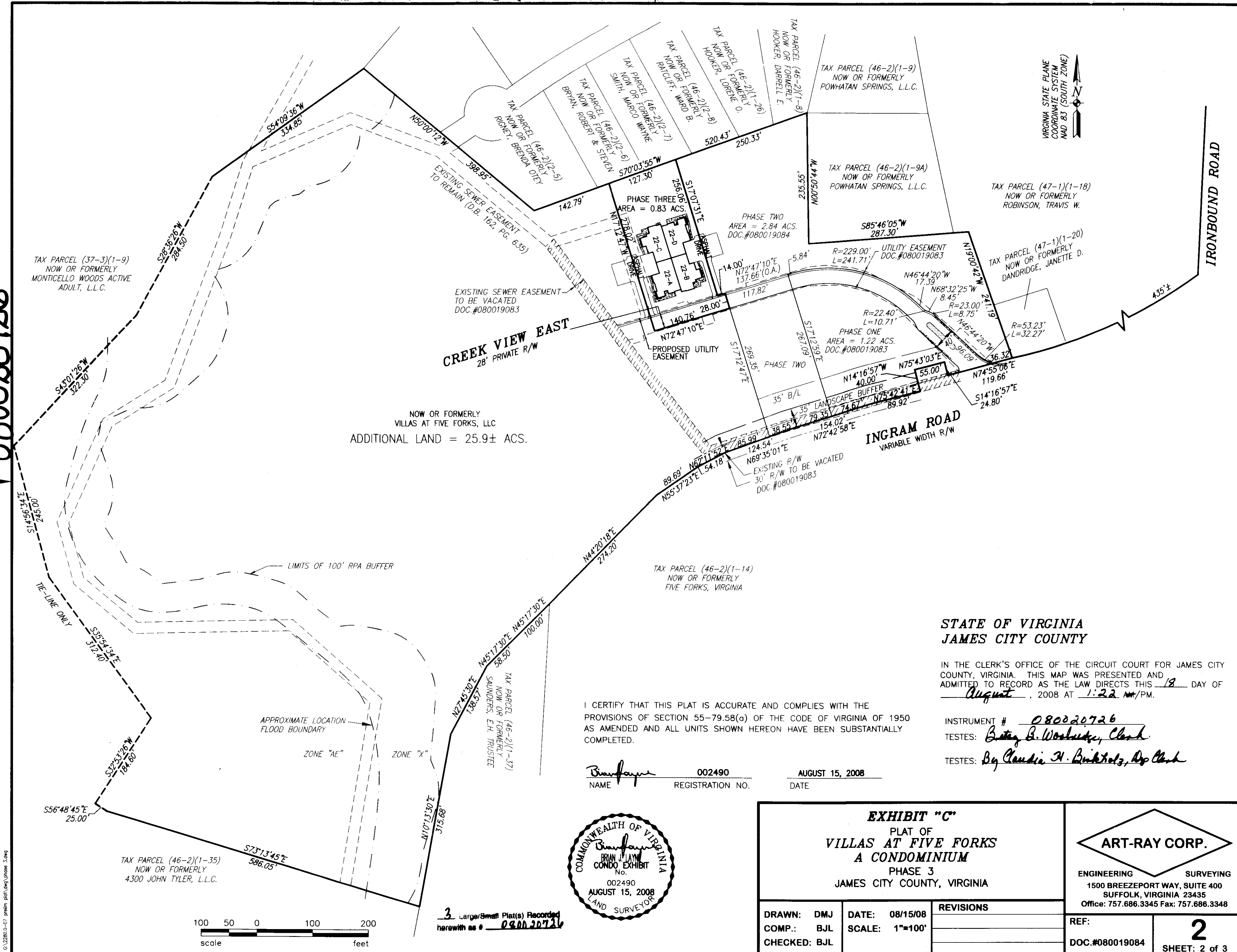


ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

3 Large/Small Plat(s) Recorded
herewith as # 080020726

EXHIBIT "C" PLAT OF VILLAS OF FIVE FORKS A CONDOMINIUM PHASE 3 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: DMJ COMP.: BJJ CHECKED: BJJ	DATE: 08/15/08	
REF: DOC.#080019084		1 SHEET: 1 of 3

080020726



TAX PARCEL (37-3)(1-9)
NOW OR FORMERLY
MONTICELLO WOODS ACTIVE
ADULT, L.L.C.

NOW OR FORMERLY
VILLAS AT FIVE FORKS, LLC
ADDITIONAL LAND = 25.9± ACS.

CREEK VIEW EAST
28' PRIVATE R/W

INGRAM ROAD
VARIABLE WIDTH R/W

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INSTRUMENT # 080020726
TESTES: Brian J. Woodruff, Clerk
TESTES: By Claudia H. Binkholz, Dep. Clerk

Brian J. Woodruff 002490 AUGUST 15, 2008
NAME REGISTRATION NO. DATE

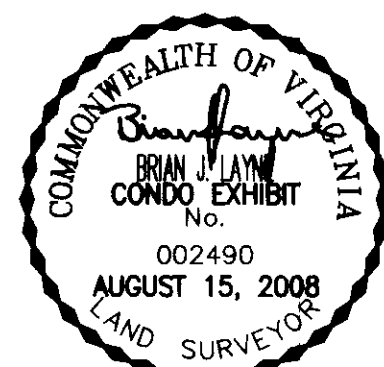


EXHIBIT "C"
PLAT OF
**VILLAS AT FIVE FORKS
A CONDOMINIUM**
PHASE 3
JAMES CITY COUNTY, VIRGINIA



DRAWN: DMJ
COMP.: BJL
CHECKED: BJL

DATE: 08/15/08
SCALE: 1"=100'

REVISIONS

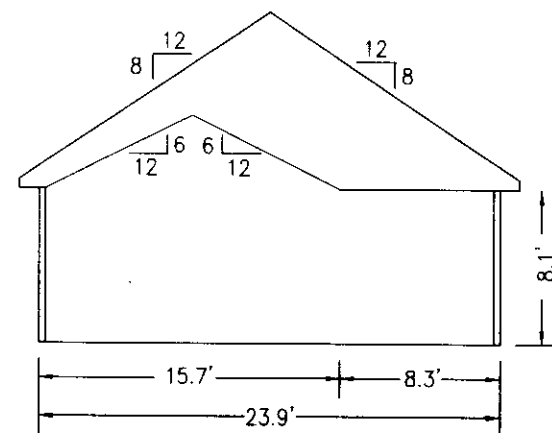
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DOC.#080019084 SHEET: 2 of 3



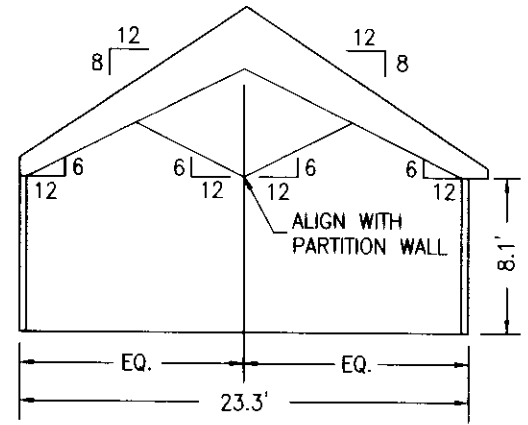
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© 2280.0-07 (prev. plat) (eng) (phase 3).dwg

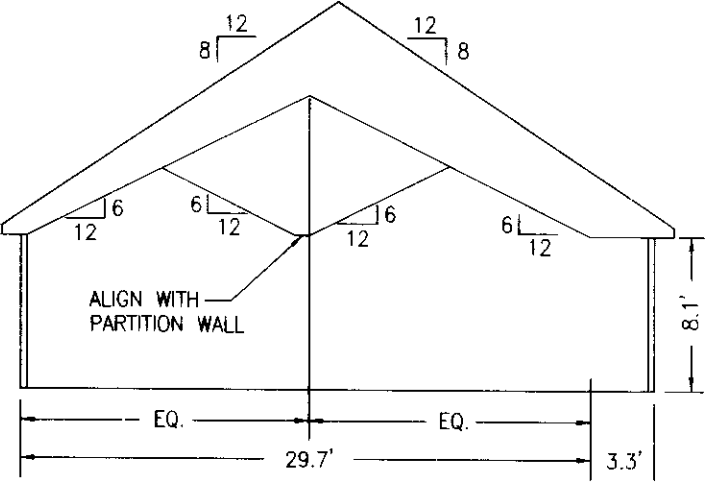
080020726



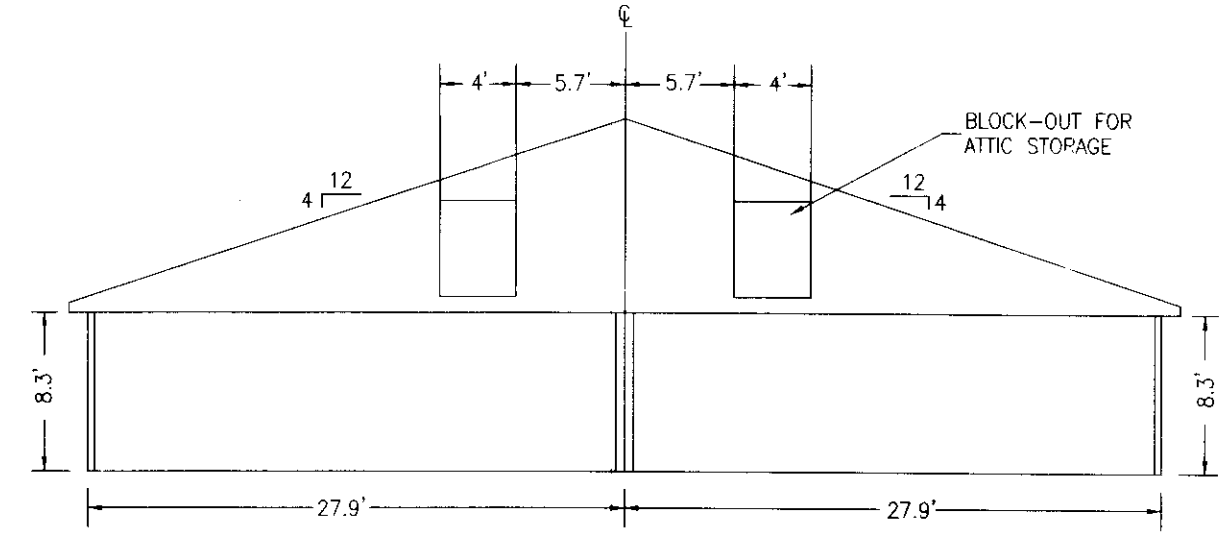
SECTION A-A



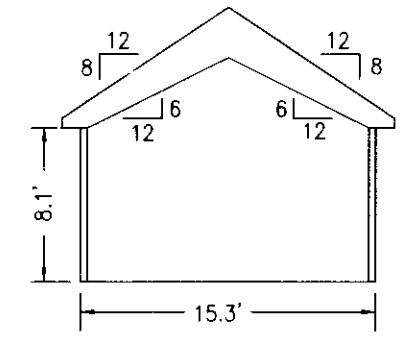
SECTION B-B



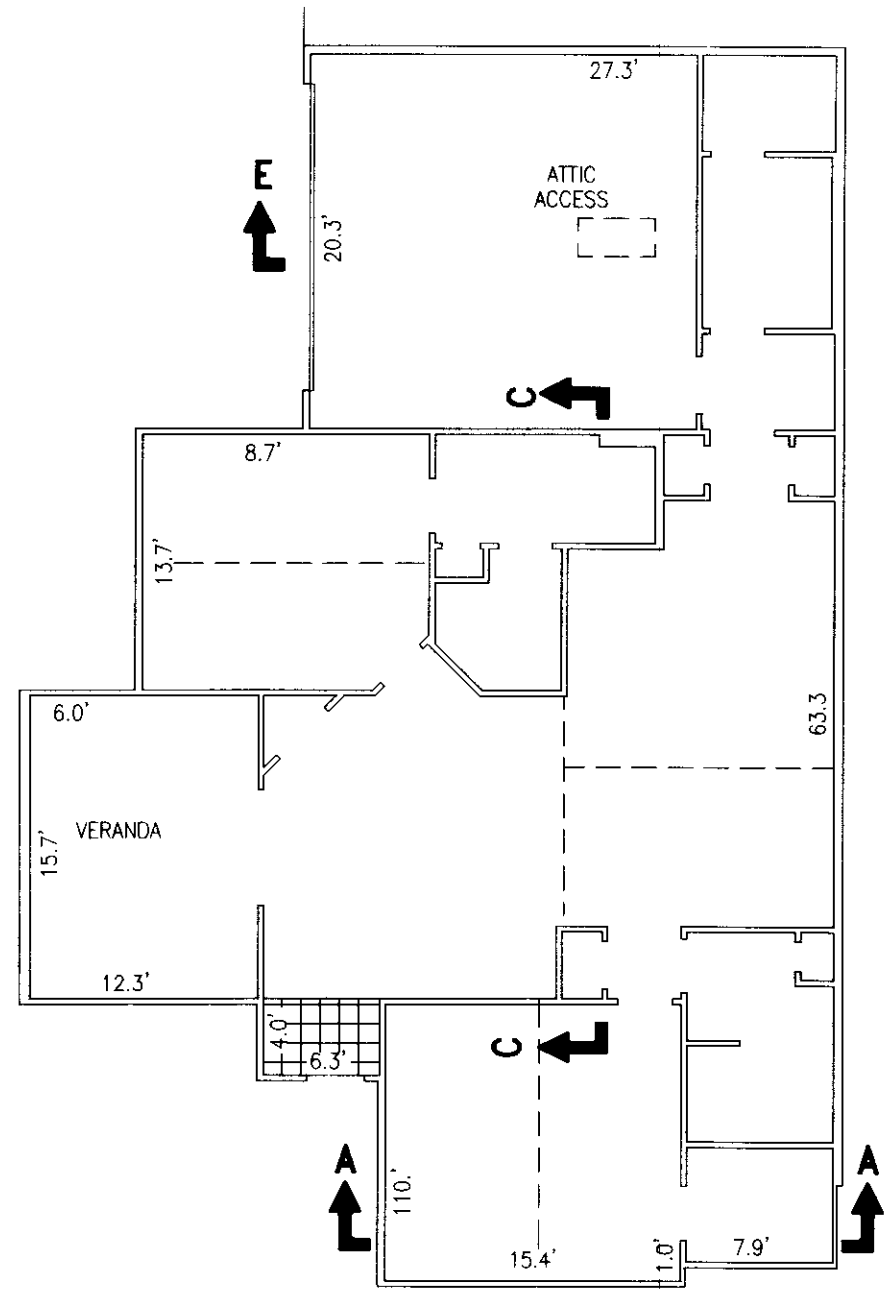
SECTION C-C



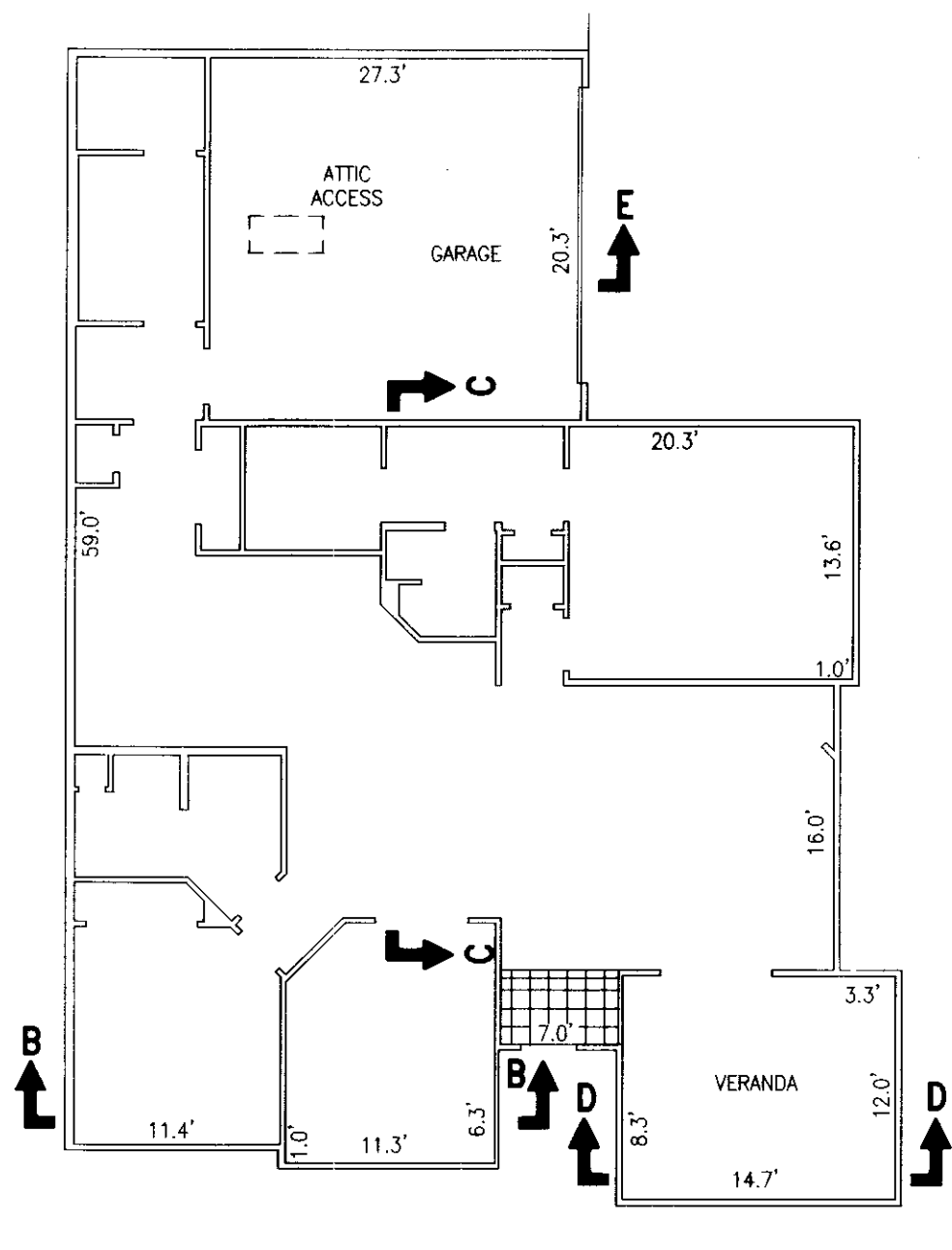
SECTION E-E



SECTION D-D



BUILDING 22-B & 22-C
ABBAY
FLOOR PLAN



BUILDING 22-A & 22-D
CANTERBURY
FLOOR PLAN

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.

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INSTRUMENT # 080020726
TESTES: *Betsy G. Washburn, Clerk*
TESTES: *By Claudia H. Kirkholz, Dep. Clerk*

Brian J. Lay 002490 AUGUST 15, 2008
NAME REGISTRATION NO. DATE



EXHIBIT "D" PLANS OF VILLAS AT FIVE FORKS A CONDOMINIUM PHASE 3 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: DMJ	DATE: 08/15/08	REVISIONS	
COMP.: BJJ	SCALE: 1"=100'		
CHECKED: BJJ		REF:	3
		DOC.#080019084	SHEET: 3 of 3