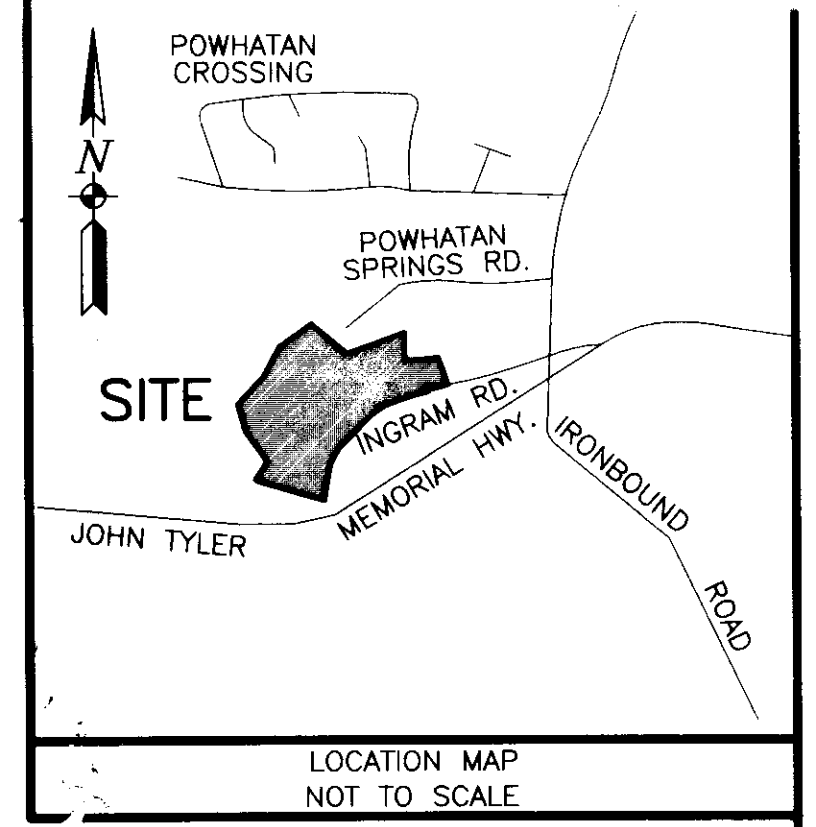


080025236

**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 FOUR  
AREA OF PROPERTY CREATED: 1.62 ACS.  
AREA OF ADDITIONAL LAND: 24.3± 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 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: September 29, 2008  
COWLES M. SPENCER, MEMBER

STATE OF Virginia  
CITY/COUNTY OF York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Deborah P. Hunter Jones NOTARY PUBLIC, THIS 29th DAY OF September, 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 VILLA AT FIVE FORKS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

Deborah P. Hunter Jones  
NOTARY PUBLIC

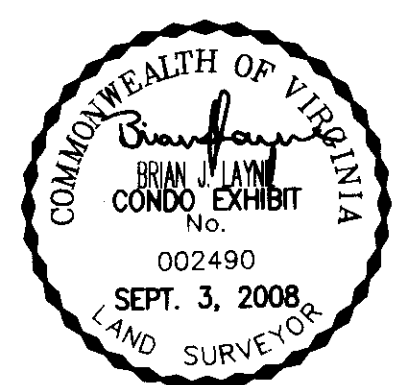
REGISTRATION NUMBER: 1065018  
MY COMMISSION EXPIRES: 11-30-10

**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.

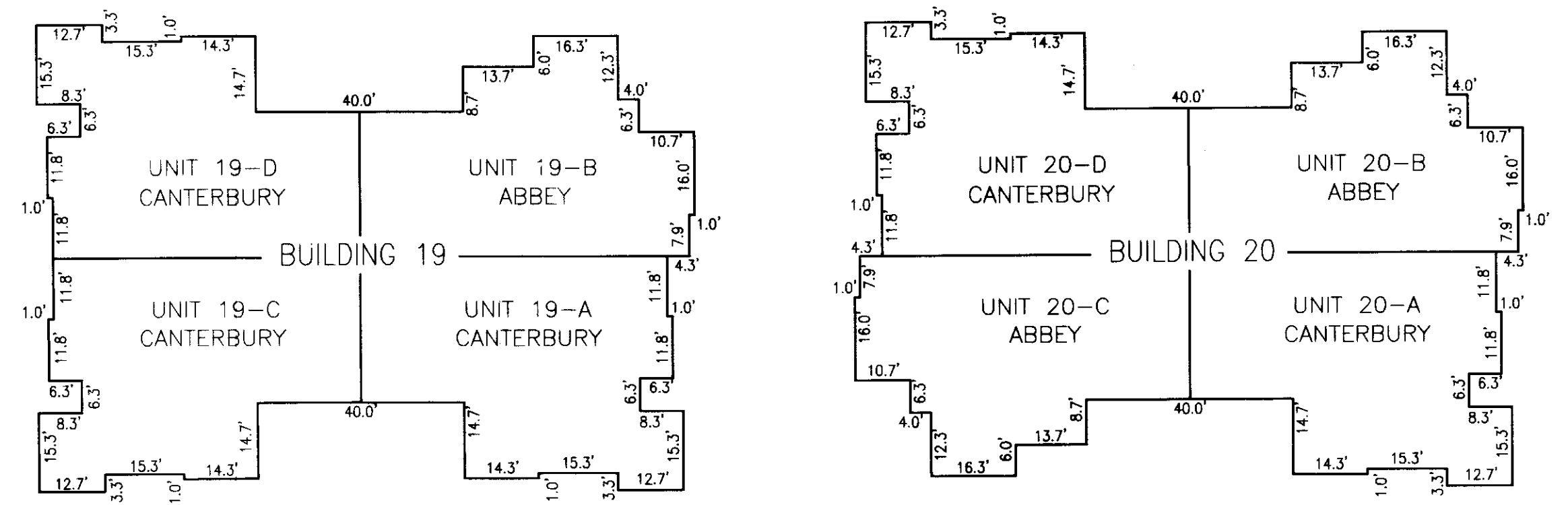
Brian J. Lavin 002490 SEPTEMBER 3, 2008  
NAME REGISTRATION NO. DATE



**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 14th DAY OF October, 2008 AT 12:27 AM/PM.

INSTRUMENT # 080025236  
TESTES: Betsy G. Washidge, Clerk  
TESTES: By Claudia H. Baskholz, Dep. Clerk



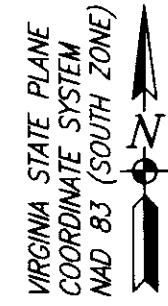
ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

3 Large/Small Plat(s) Recorded herewith as # 080025236

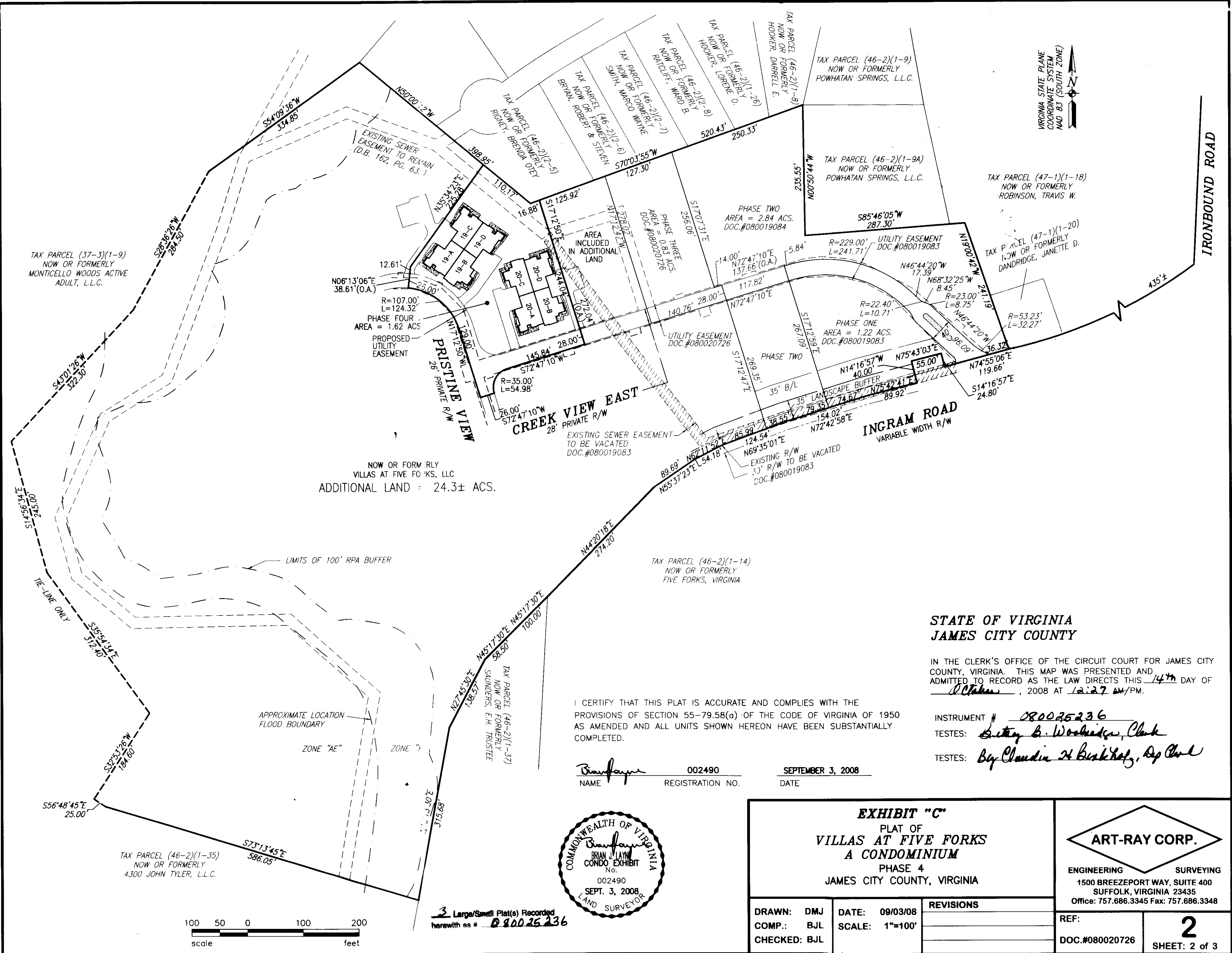
<b>EXHIBIT "C"</b> PLAT OF <b>VILLAS OF FIVE FORKS A CONDOMINIUM</b> PHASE 4 JAMES CITY COUNTY, VIRGINIA		 <b>ART-RAY CORP.</b> ENGINEERING SURVEYING 1500 BREEZEPORTRAY, SUITE 400 SUFFOLK, VIRGINIA 23435 Office: 757.686.3345 Fax: 757.686.3348
DRAWN: DMJ COMP.: BJL CHECKED: BJL	DATE: 09/03/08	
REVISIONS		REF: <b>1</b> DOC.#080020726 SHEET: 1 of 3

6:\2280-0-07 prelim plat\ang\phase 4.dwg

080025236



IRONBOUND ROAD



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 = 24.3± ACS.

TAX PARCEL (46-2)(1-14)  
NOW OR FORMERLY  
FIVE FORKS, VIRGINIA

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 14th DAY OF October, 2008 AT 12:27 AM/PM.

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.

INSTRUMENT # 080025236  
TESTES: *Brian J. Law*, Clerk  
TESTES: *By Claudia H. Bush, Esq.*

*Brian J. Law* 002490 SEPTEMBER 3, 2008  
NAME REGISTRATION NO. DATE



**EXHIBIT "C"**  
PLAT OF  
**VILLAS AT FIVE FORKS  
A CONDOMINIUM**  
PHASE 4  
JAMES CITY COUNTY, VIRGINIA



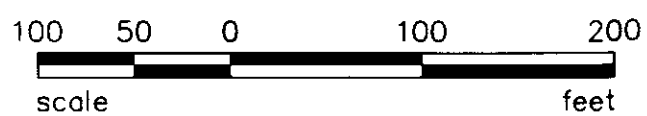
ENGINEERING SURVEYING  
1500 BREEZEPORT WAY, SUITE 400  
SUFFOLK, VIRGINIA 23435  
Office: 757.686.3345 Fax: 757.686.3348

DRAWN: DMJ  
COMP.: BJL  
CHECKED: BJL

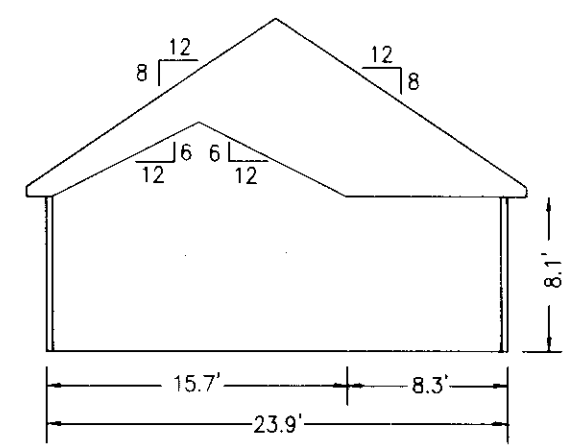
DATE: 09/03/08  
SCALE: 1"=100'

REVISIONS table with columns for description and date.

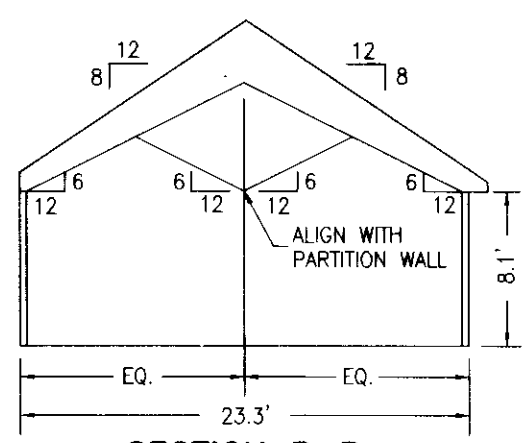
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SHEET: 2 of 3



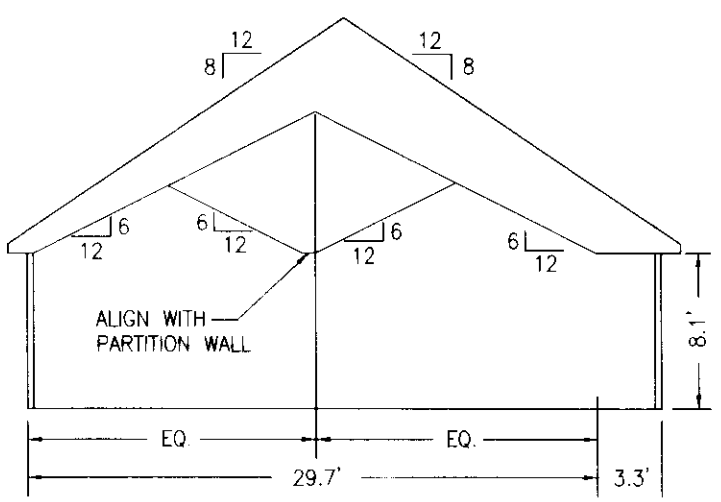
3 Large/Small Plat(s) Recorded  
herewith as # 080025236



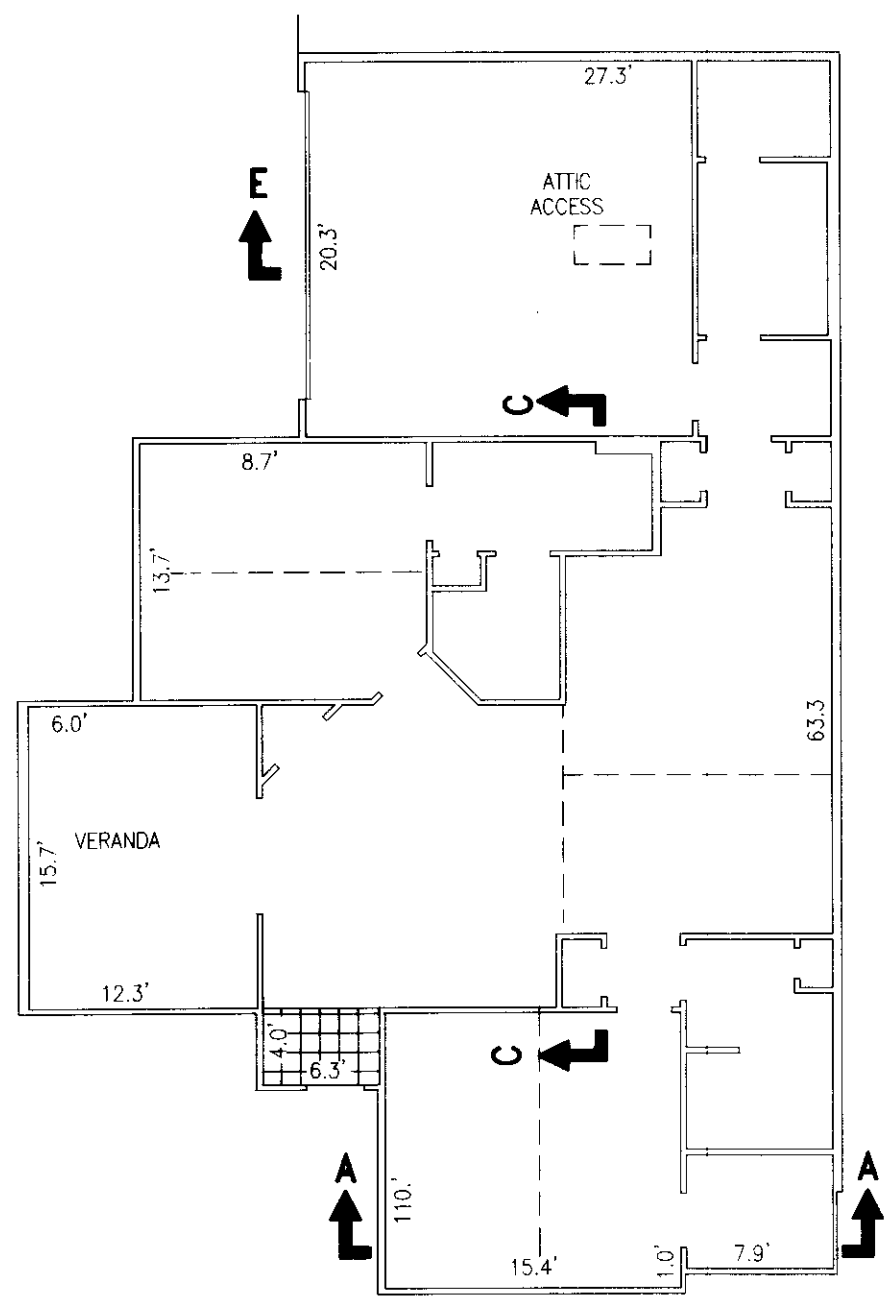
SECTION A-A



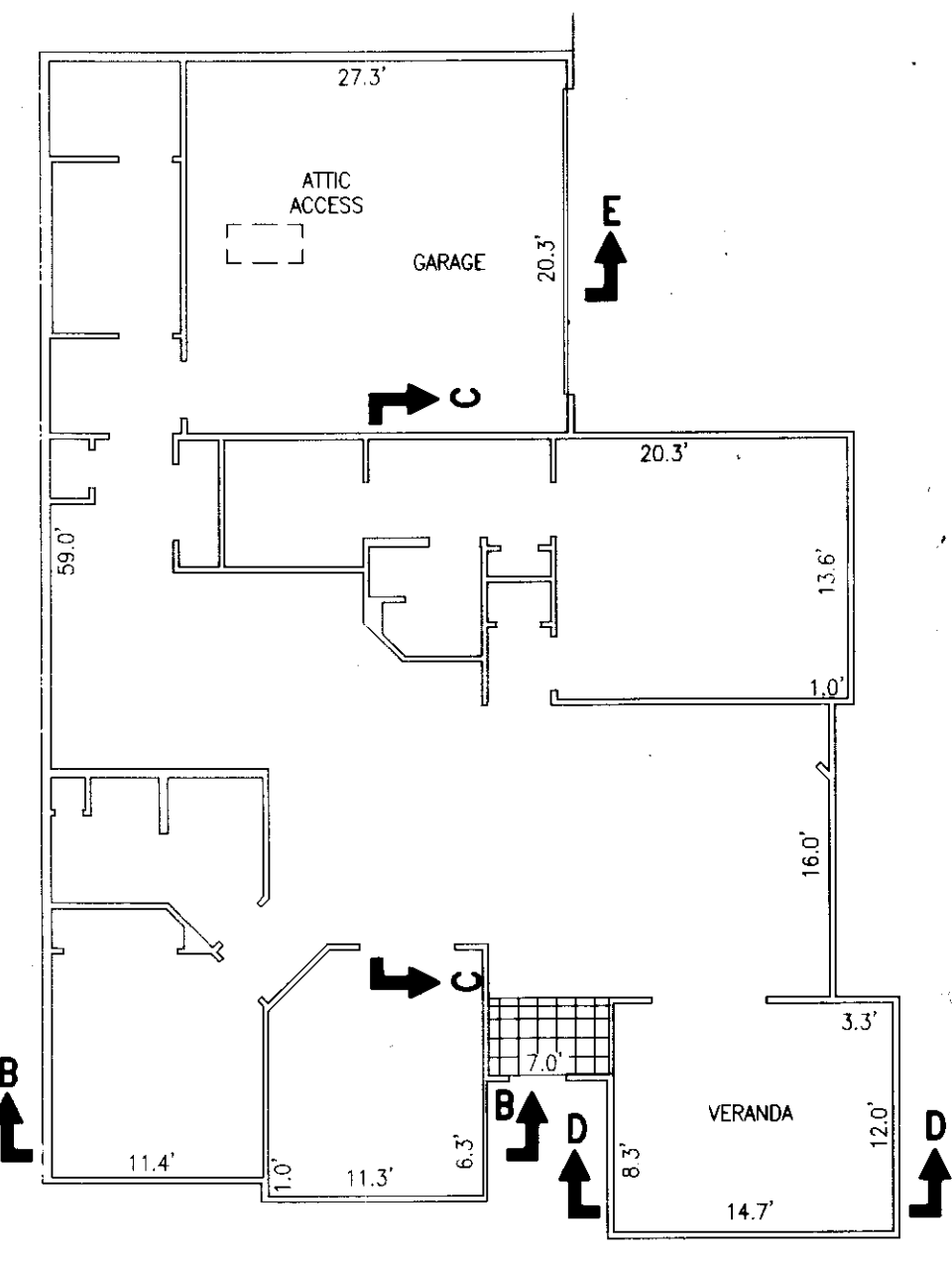
SECTION B-B



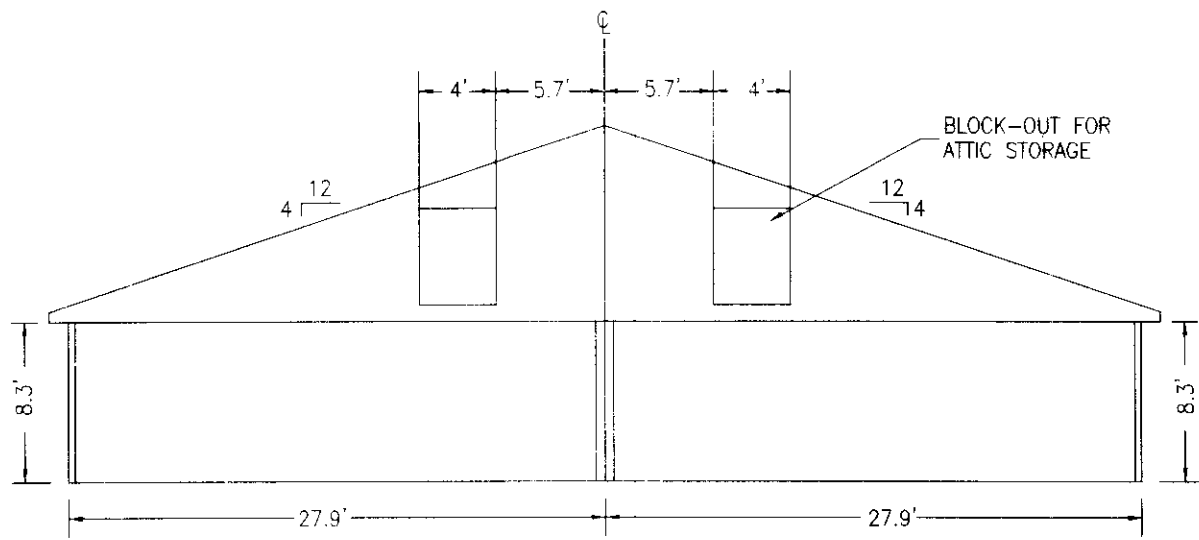
SECTION C-C



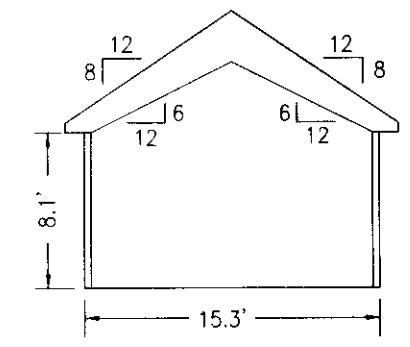
BUILDING 19-B, 20-B & 20-C  
ABBNEY  
FLOOR PLAN



BUILDING 19-A, 19-C & 19-D, 20-A & 20-D  
CANTERBURY  
FLOOR PLAN



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.

3 Large/Small Plat(s) Recorded herewith as # 080025236

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 14<sup>th</sup> DAY OF October, 2008 AT 12:27 AM/PM.

INSTRUMENT # 080025236  
TESTES: Betsy B. Woolridge, Clerk  
TESTES: by Claudia H. Brinkholz, Dep Clerk

Brian J. Lavin 002490  
NAME REGISTRATION NO.

SEPTEMBER 3, 2008  
DATE



**EXHIBIT "D"**  
PLANS OF  
**VILLAS AT FIVE FORKS**  
A CONDOMINIUM  
PHASE 4  
JAMES CITY COUNTY, VIRGINIA

DRAWN: DMJ	DATE: 09/03/08	REVISIONS
COMP.: BJL	SCALE: 1"=100'	
CHECKED: BJL		

**ART-RAY CORP.**

ENGINEERING SURVEYING  
1500 BREEZEPORT WAY, SUITE 400  
SUFFOLK, VIRGINIA 23435  
Office: 757.686.3345 Fax: 757.686.3348

REF: **3**  
DOC.#080020726 SHEET: 3 of 3

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