

L 090013039

NOTES:

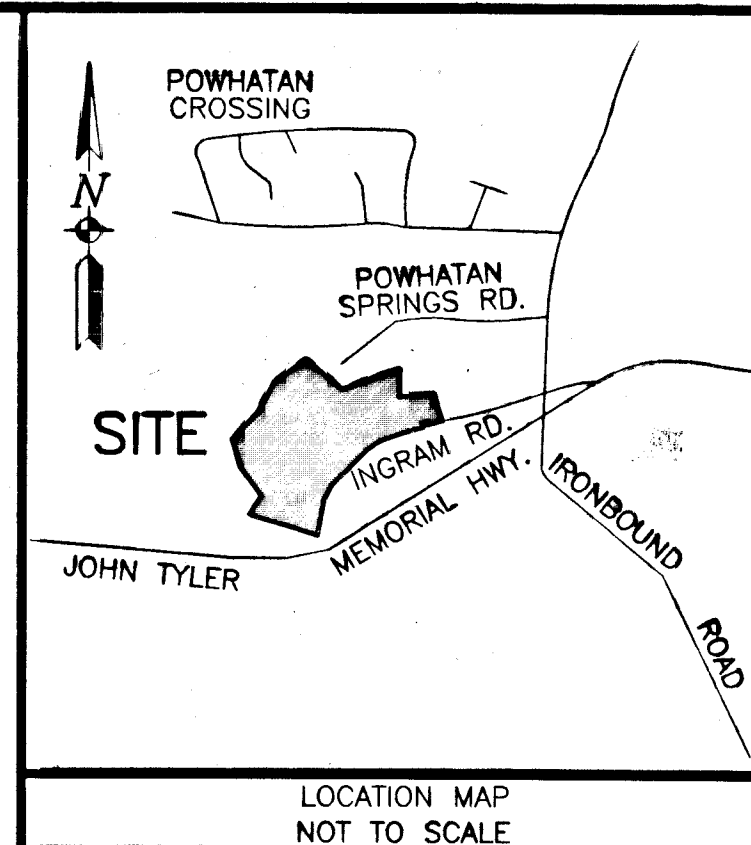
1. THE PROPERTY SHOWN ON THIS PLAT WILL BE SERVED BY PUBLIC SEWER AND WATER. MAINTENANCE WILL BE PROVIDED BY JAMES CITY COUNTY.
2. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN FLOOD ZONE 'X & AE', AS SHOWN ON FLOOD MAP, FEMA COMMUNITY PANEL #510201 0035 B, EFFECTIVE DATE: 2/6/91 DETERMINED 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 SIX
AREA OF PROPERTY CREATED: 0.66 ACS.
AREA OF ADDITIONAL LAND: 22.8± 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

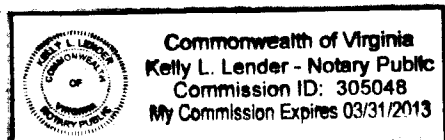
BY: Cowles M. Spencer DATE: MAY 8, 2009
COWLES M. SPENCER, MEMBER

STATE OF Virginia
CITY/COUNTY OF York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Kelly L. Lender, NOTARY PUBLIC, THIS 8th DAY OF May, 2009, 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.

Kelly L. Lender
NOTARY PUBLIC

REGISTRATION NUMBER: 305048
MY COMMISSION EXPIRES: 03/31/2013

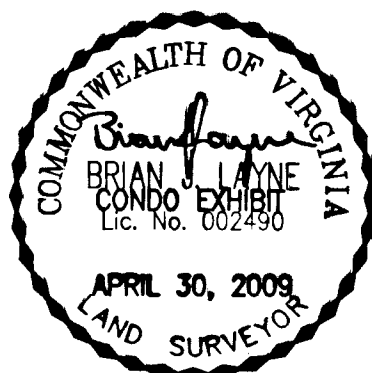


SURVEYORS CERTIFICATION

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.

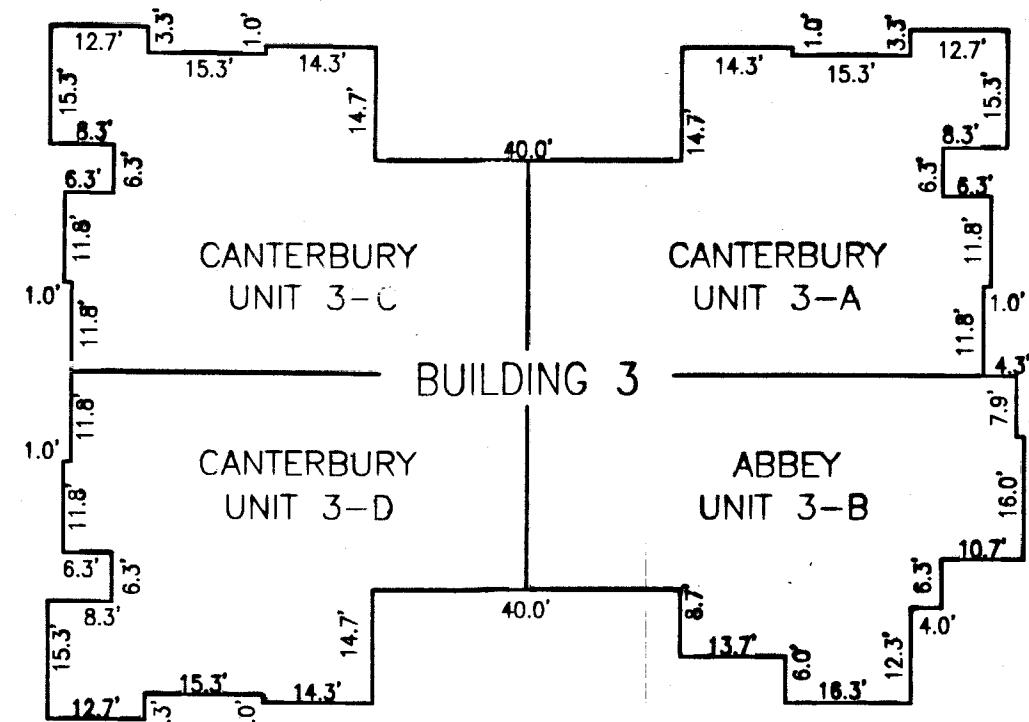
Brian J. Laine 002490 APRIL 30, 2009
NAME REGISTRATION NO. DATE



**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 11th DAY OF May, 2009 AT 1:28 AM/PM.

INSTRUMENT # 090013039
TESTES: Brian B. Workman, Clerk
TESTES: By Claudia H. Hinkley, Dep. Clerk

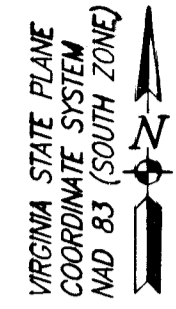


ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

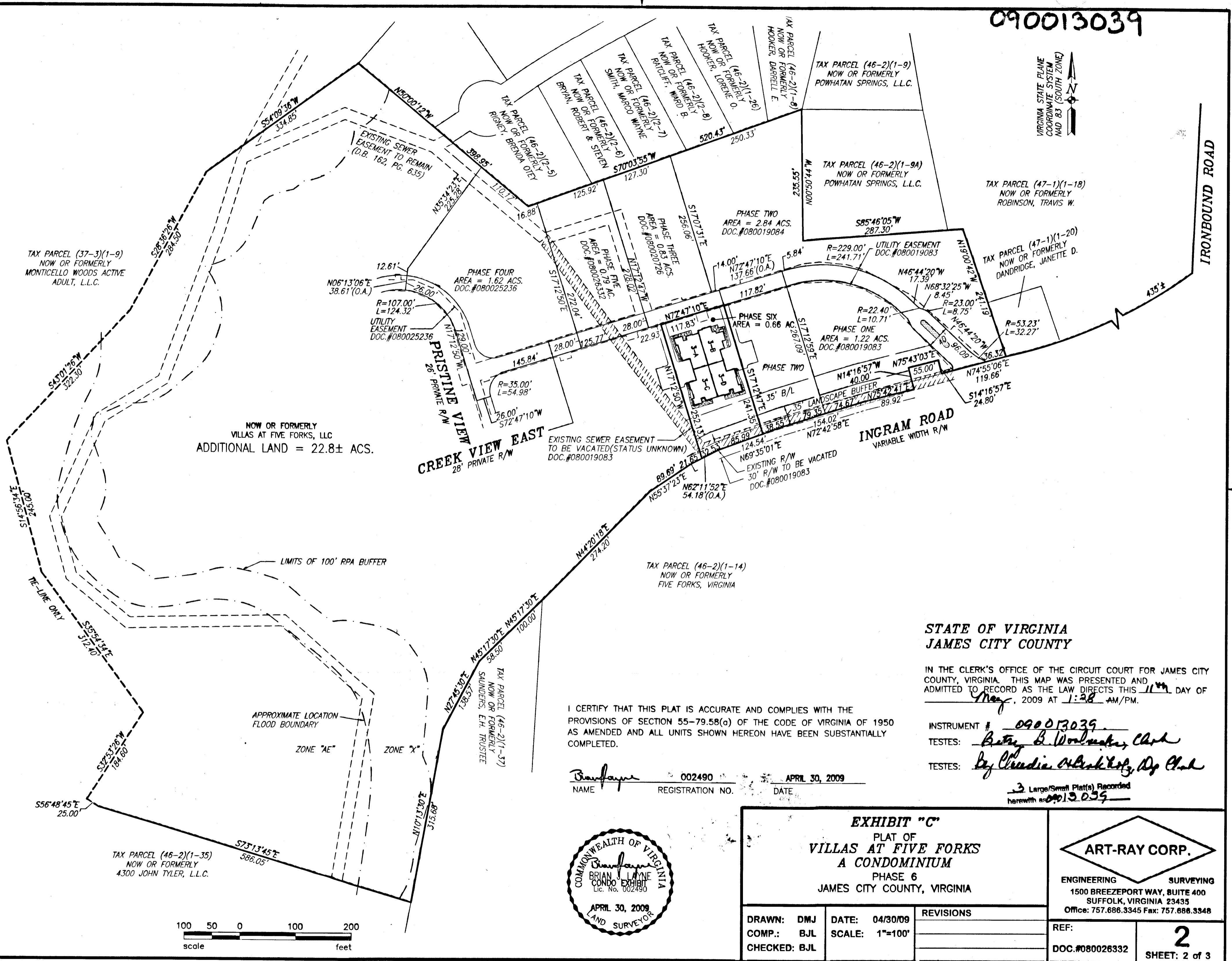
3 Large/Small Plat(s) Recorded
herewith as # 090013039

EXHIBIT "C" PLAT OF VILLAS OF FIVE FORKS A CONDOMINIUM PHASE 6 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: 04/30/09	
REVISIONS		REF: 1 DOC.#080026332 SHEET: 1 of 3

090013039



IRONBOUND ROAD



NOW OR FORMERLY
VILLAS AT FIVE FORKS, LLC
ADDITIONAL LAND = 22.8± ACS.

CREEK VIEW EAST
28' PRIVATE R/W

INGRAM ROAD
VARIABLE WIDTH R/W

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 11th DAY OF May, 2009 AT 1:38 AM/PM.

INSTRUMENT # 090013039
TESTES: Brian L. Woolmarty, Clerk
TESTES: By Claudia A. Binkley, Dep. Clerk

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

Brian L. Woolmarty 002490 APRIL 30, 2009
NAME REGISTRATION NO. DATE

3 Large/Small Plat(s) Recorded
herewith as 090013039

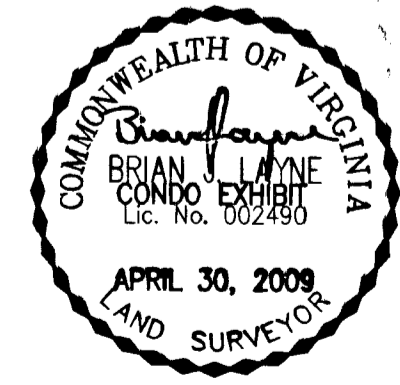
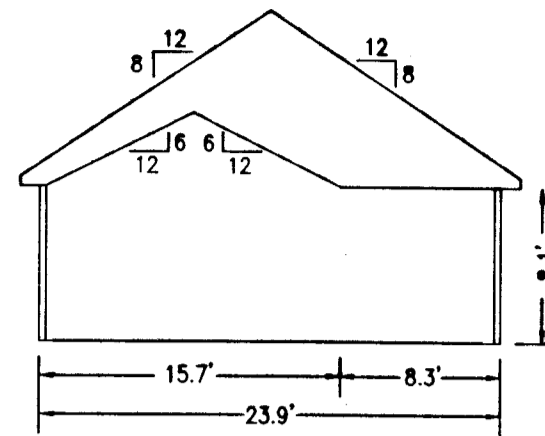


EXHIBIT "C"		ART-RAY CORP.
PLAT OF VILLAS AT FIVE FORKS A CONDOMINIUM PHASE 6 JAMES CITY COUNTY, VIRGINIA		
ENGINEERING	SURVEYING	1500 BREEZEPORT WAY, SUITE 400 SUFFOLK, VIRGINIA 23435 Office: 757.686.3345 Fax: 757.686.3348
DRAWN: DMJ COMP.: BJL CHECKED: BJL		
DATE: 04/30/09 SCALE: 1"=100'	REVISIONS	REF:
		DOC.#080026332
		2
		SHEET: 2 of 3

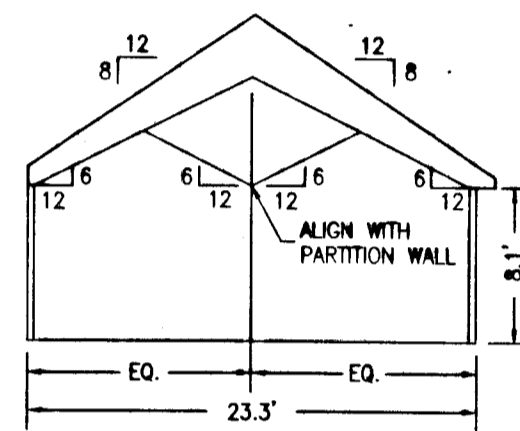


6/1/2009 0:07 a.m. plat\090013039.dwg

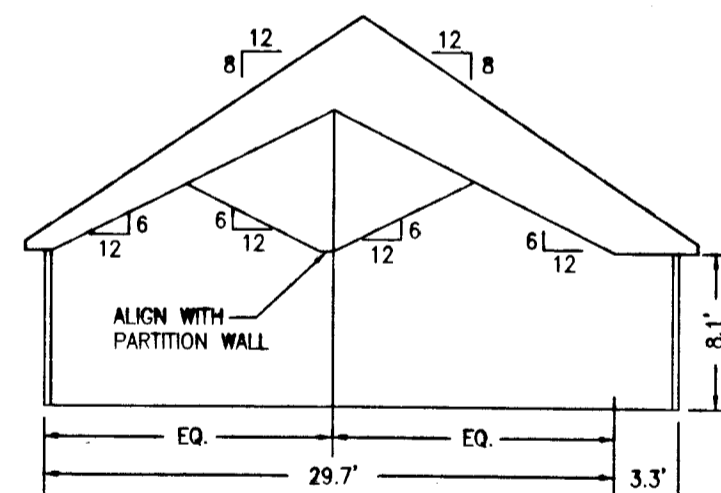
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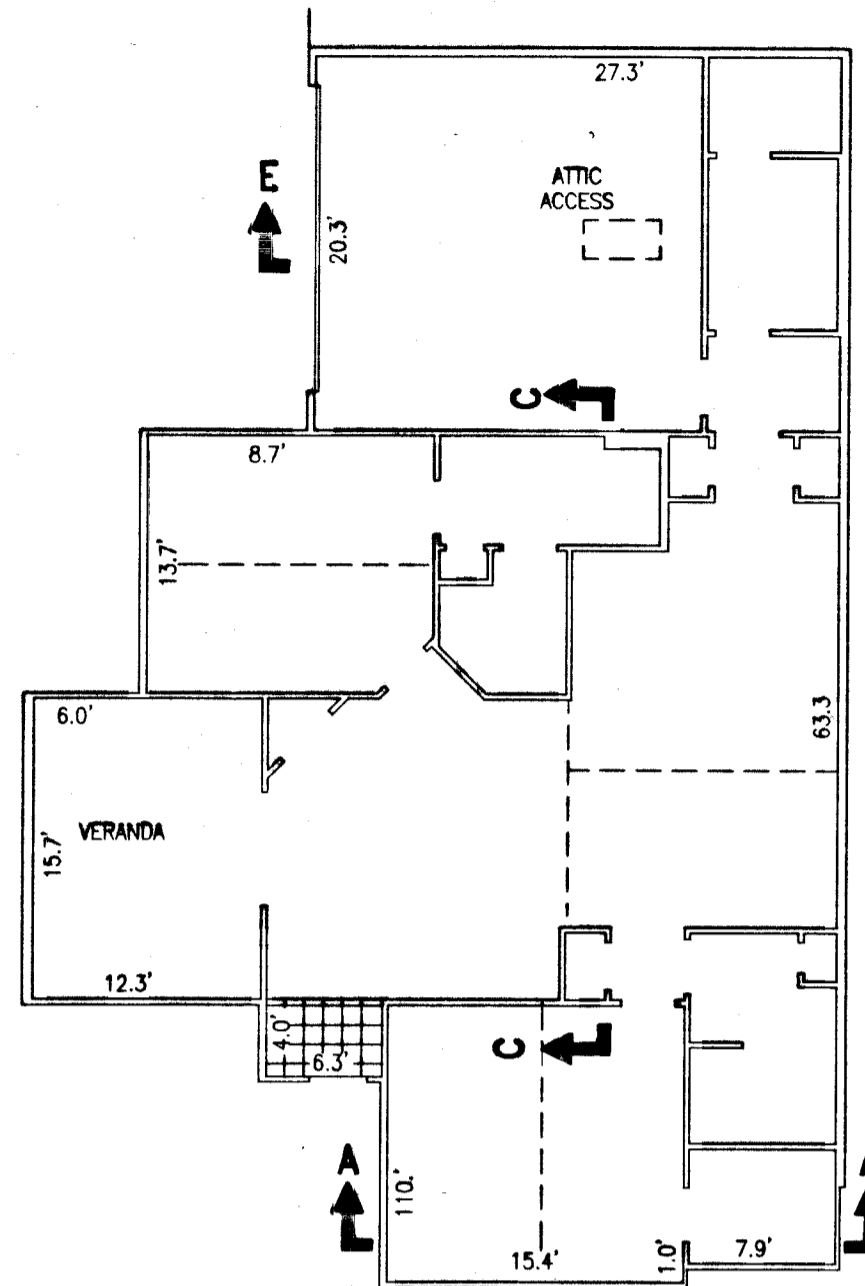
SECTION A-A



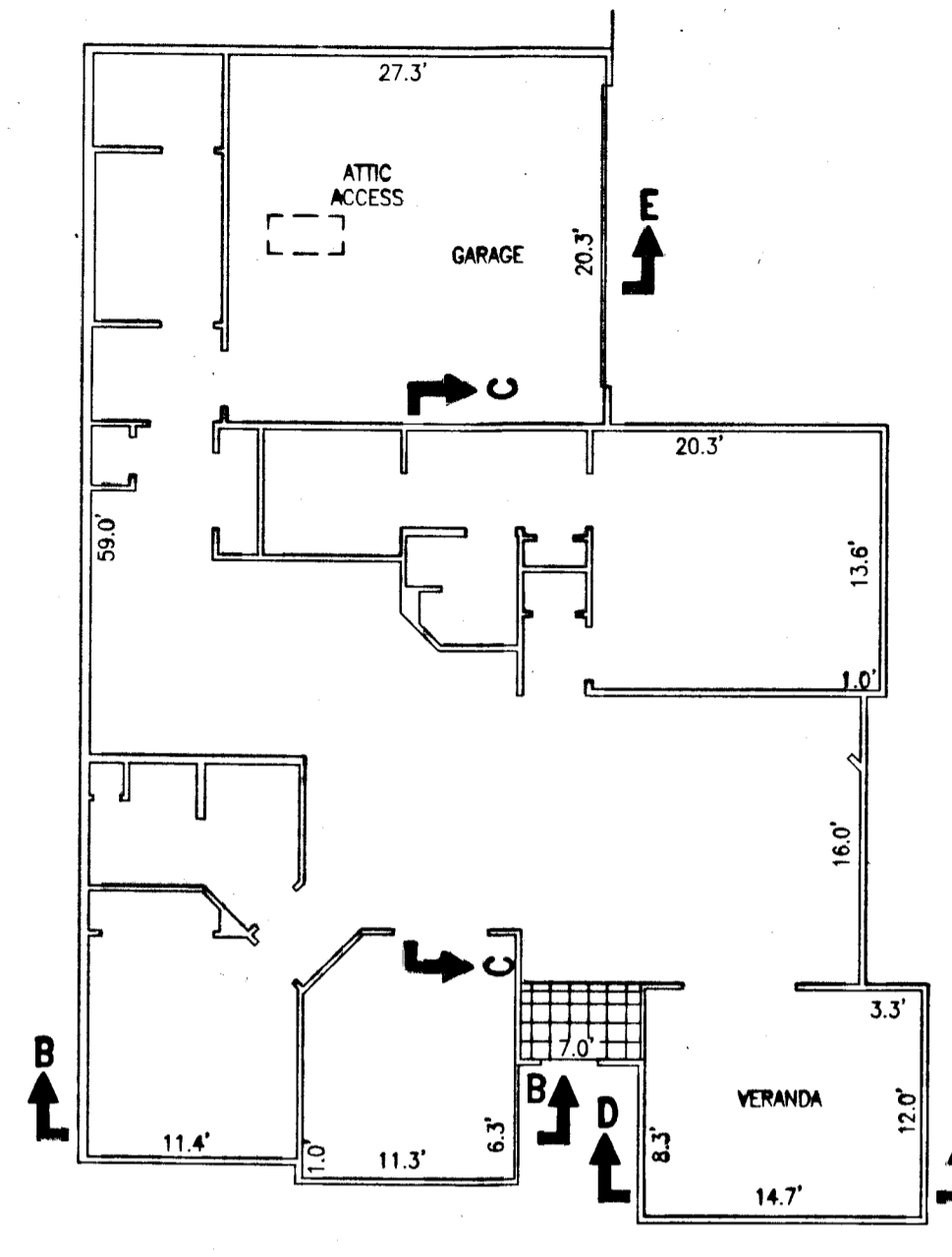
SECTION B-B



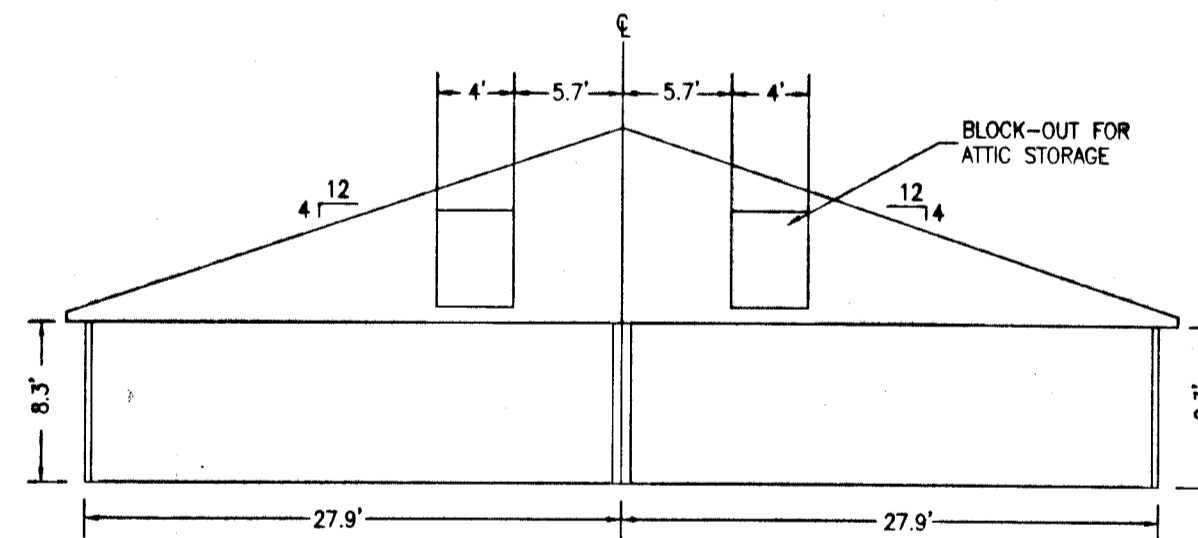
SECTION C-C



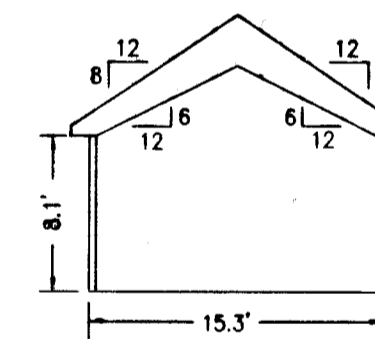
BUILDING 3-B
ABBAY
FLOOR PLAN



BUILDING 3-A, 3-C & 3-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 # 090013039

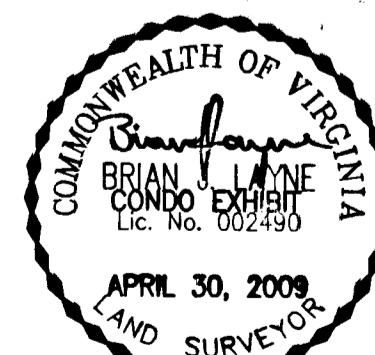
STATE OF VIRGINIA
JAMES CITY COUNTY

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INSTRUMENT 090013039
TESTES: *Betsy C. Woodruff, Clerk*
TESTES: *By Claudia H. Hinkley, De Clerk*

Brian L. Lane 002490
NAME REGISTRATION NO.

APRIL 30, 2009
DATE



<p>EXHIBIT "D" PLANS OF VILLAS AT FIVE FORKS A CONDOMINIUM PHASE 6 JAMES CITY COUNTY, VIRGINIA</p>		<p>ART-RAY CORP. ENGINEERING SURVEYING 1500 BREEZEPORT WAY, SUITE 400 SUFFOLK, VIRGINIA 23435 Office: 757.686.3345 Fax: 757.686.3348</p>
<p>COMP.: BJL SCALE: 1"=100'</p>	<p>CHECKED: BJL</p>	<p>REF: DOC.#080026332</p>

3
SHEET: 3 of 3