

090023341

**NOTES:**

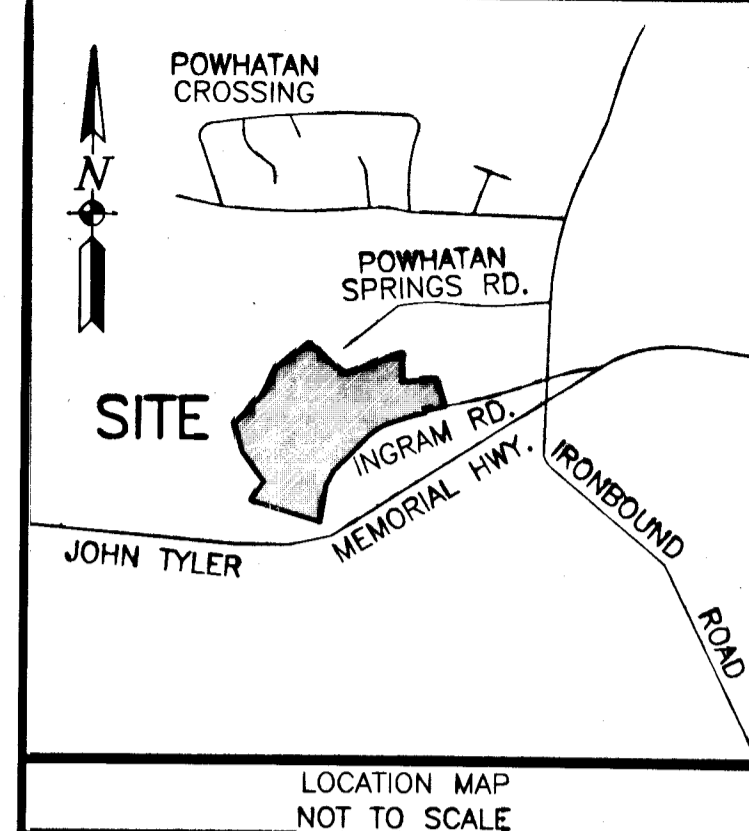
- 1. THE PROPERTY SHOWN ON THIS PLAT WILL BE SERVED BY PUBLIC SEWER AND WATER. MAINTENANCE WILL BE PROVIDED BY JAMES CITY COUNTY.
- 2. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN FLOOD ZONE 'X & AE', AS SHOWN ON FLOOD MAP, FEMA COMMUNITY PANEL #510201 0035 B, EFFECTIVE DATE: 2/6/91 DETERMINED 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 SEVEN  
AREA OF PROPERTY CREATED: 3.63 ACS.  
AREA OF ADDITIONAL LAND: 19.2± 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

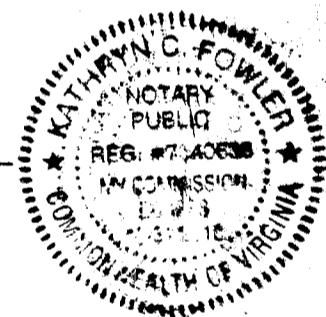
BY: Cowles M. Spencer DATE: August 14, 2009  
COWLES M. SPENCER, MEMBER

STATE OF Virginia  
CITY/COUNTY OF James City

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Kathryn C. Fowler, NOTARY PUBLIC, THIS 14 DAY OF August, 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.

Kathryn C. Fowler  
NOTARY PUBLIC

REGISTRATION NUMBER: 70401638  
MY COMMISSION EXPIRES: Oct 31, 2010

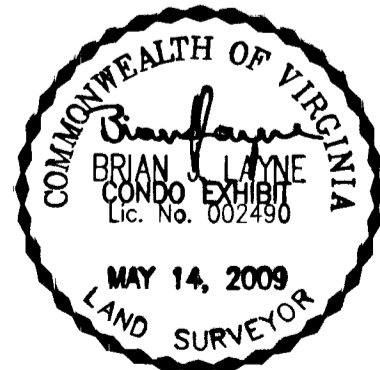


**SURVEYORS CERTIFICATION**

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 L. Layne 002490 MAY 14, 2009  
NAME REGISTRATION NO. DATE



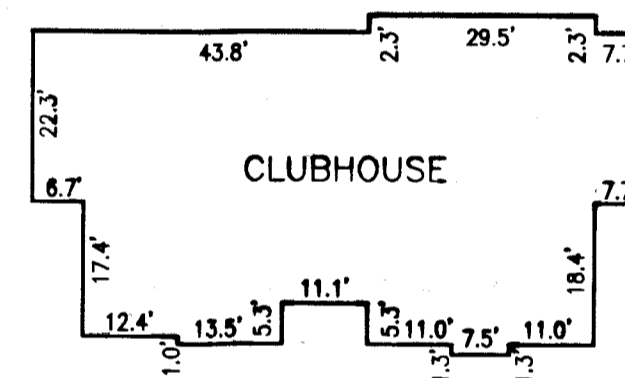
**STATE OF VIRGINIA  
JAMES CITY COUNTY**

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 14 DAY OF August, 2009 AT 2:27 PM.

INSTRUMENT # 090023341  
TESTES: Betsy B. Woolridge, Clerk

TESTES: Bridgette Hallman Deputy

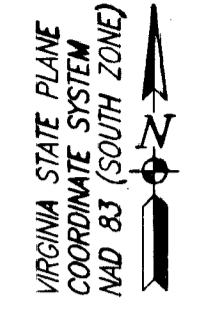
3 Large/Small Plat(s) Recorded  
herewith as # 090023341



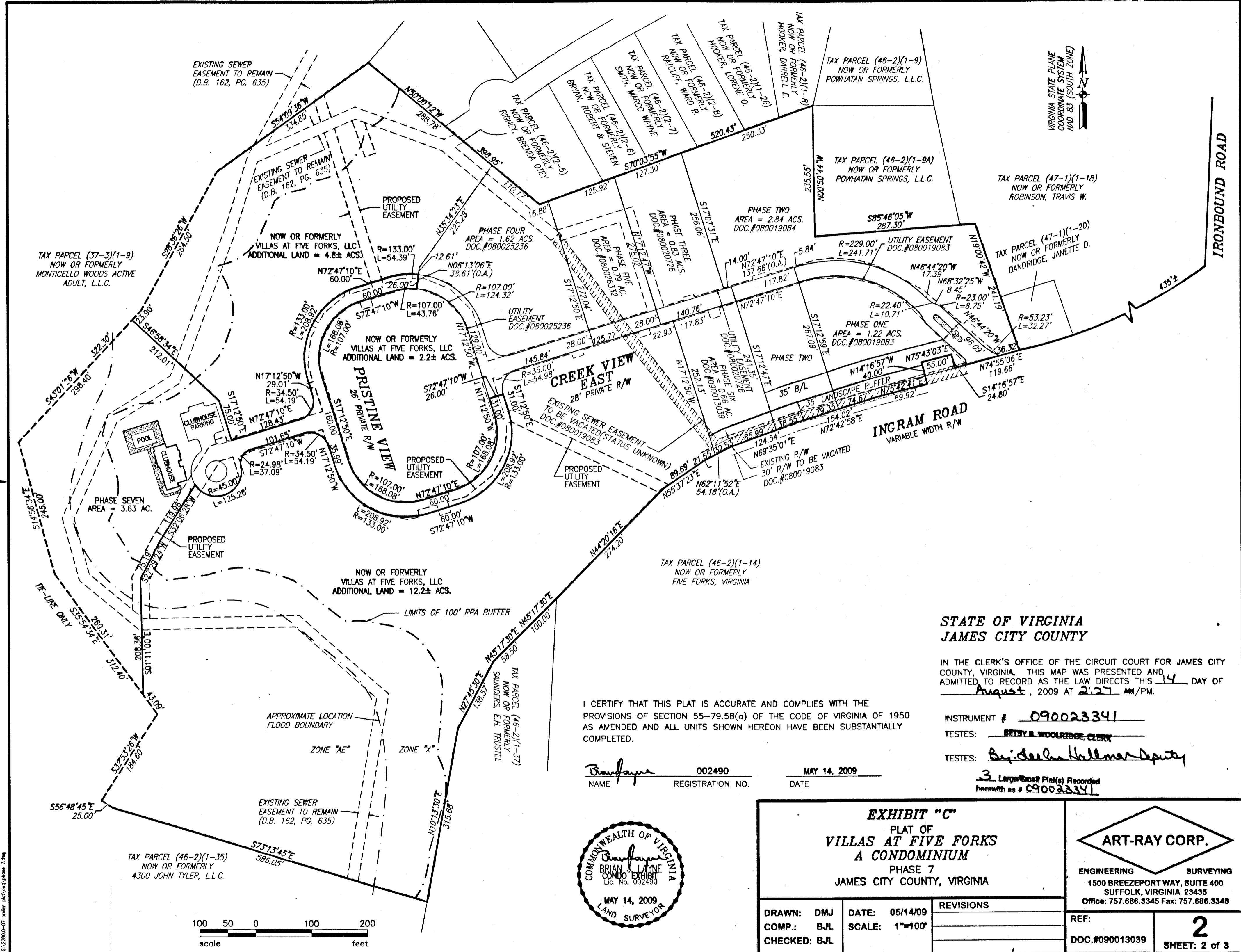
ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

<b>EXHIBIT "C"</b> PLAT OF <b>VILLAS OF FIVE FORKS</b> A CONDOMINIUM PHASE 7 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.: B.JL CHECKED: B.JL

01/2009 0-07 profile.plt (mg) 7.dwg



IRONBOUND ROAD



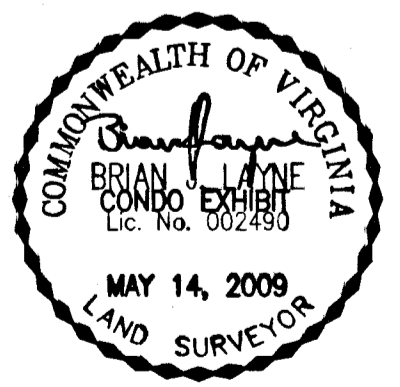
STATE OF VIRGINIA  
JAMES CITY COUNTY

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 DAY OF August, 2009 AT 2:27 PM.

INSTRUMENT # 090023341  
TESTES: BETSY B. WOOLRIDGE, CLERK  
TESTES: Bry. Debra Hallman Deputy

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 Payne 002490 MAY 14, 2009  
NAME REGISTRATION NO. DATE

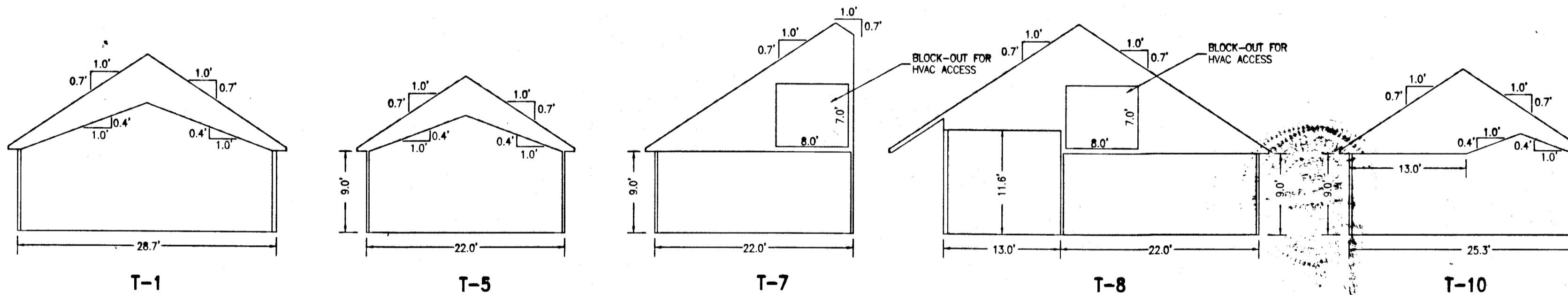
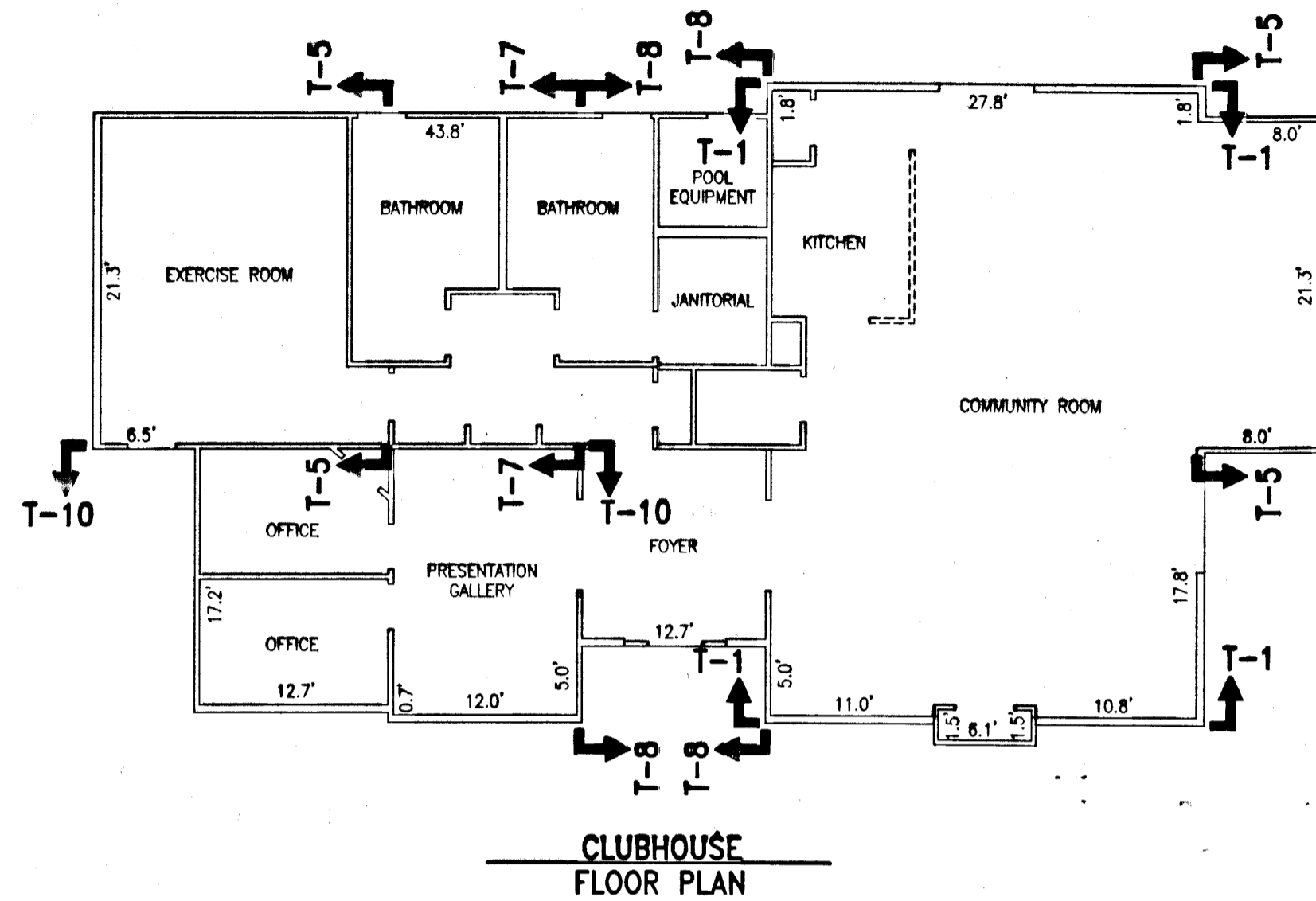


3 Large Size Plat(s) Recorded  
herewith as # 090023341

<b>EXHIBIT "C"</b>		<b>ART-RAY CORP.</b>
PLAT OF <b>VILLAS AT FIVE FORKS A CONDOMINIUM</b> PHASE 7 JAMES CITY COUNTY, VIRGINIA		
ENGINEERING	SURVEYING	1500 BREEZEPORT WAY, SUITE 400 SUFFOLK, VIRGINIA 23435 Office: 757.686.3345 Fax: 757.686.3348
1500 BREEZEPORT WAY, SUITE 400 SUFFOLK, VIRGINIA 23435 Office: 757.686.3345 Fax: 757.686.3348		
DRAWN: DMJ	DATE: 05/14/09	REVISIONS
COMP.: BJL	SCALE: 1"=100'	
CHECKED: BJL		
REF:	DOC.#090013039	
		<b>2</b>
		SHEET: 2 of 3



G:\2280-07\p10m\plat\090023341.dwg



3 Large/Small Plat(s) Recorded  
herewith as # 090023341

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 DAY OF August, 2009 AT 2:27 AM/PM.

INSTRUMENT # 090023341

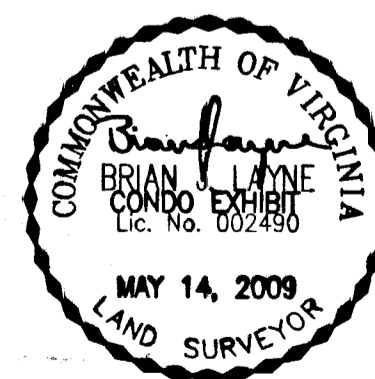
TESTES: METSY B. WOOLRIDGE, CLERK

TESTES: By: Lee Hallman Deputy

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.

Brian Layne 002490  
NAME REGISTRATION NO.

MAY 14, 2009  
DATE



**EXHIBIT "D"**  
PLANS OF  
**VILLAS AT FIVE FORKS**  
A CONDOMINIUM  
PHASE 7  
JAMES CITY COUNTY, VIRGINIA

DRAWN: DMJ  
COMP.: BJJ  
CHECKED: BJJ

DATE: 05/14/09  
SCALE: 1"=100'

REVISIONS

**ART-RAY CORP.**

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

REF: **3**  
DOC.#090013039 SHEET: 3 of 3