

NOTES:

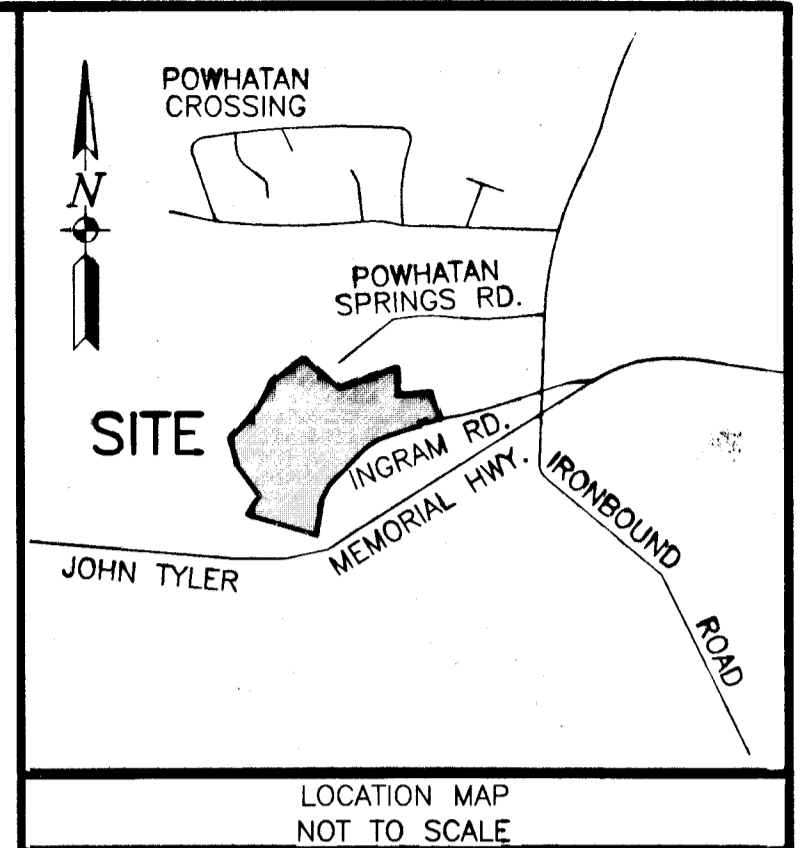
1. THE PROPERTY SHOWN ON THIS PLAT WILL BE SERVED BY PUBLIC SEWER AND WATER. MAINTENANCE WILL BE PROVIDED BY JAMES CITY COUNTY.
2. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN FLOOD ZONE 'X & AE', AS SHOWN ON FLOOD MAP, FEMA COMMUNITY PANEL #510201 0035 B, EFFECTIVE DATE: 2/6/91 DETERMINED 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 EIGHT
AREA OF PROPERTY CREATED: 1.51 ACS.
AREA OF ADDITIONAL LAND: 17.7± 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: October 2, 2009
COWLES M. SPENCER, MEMBER

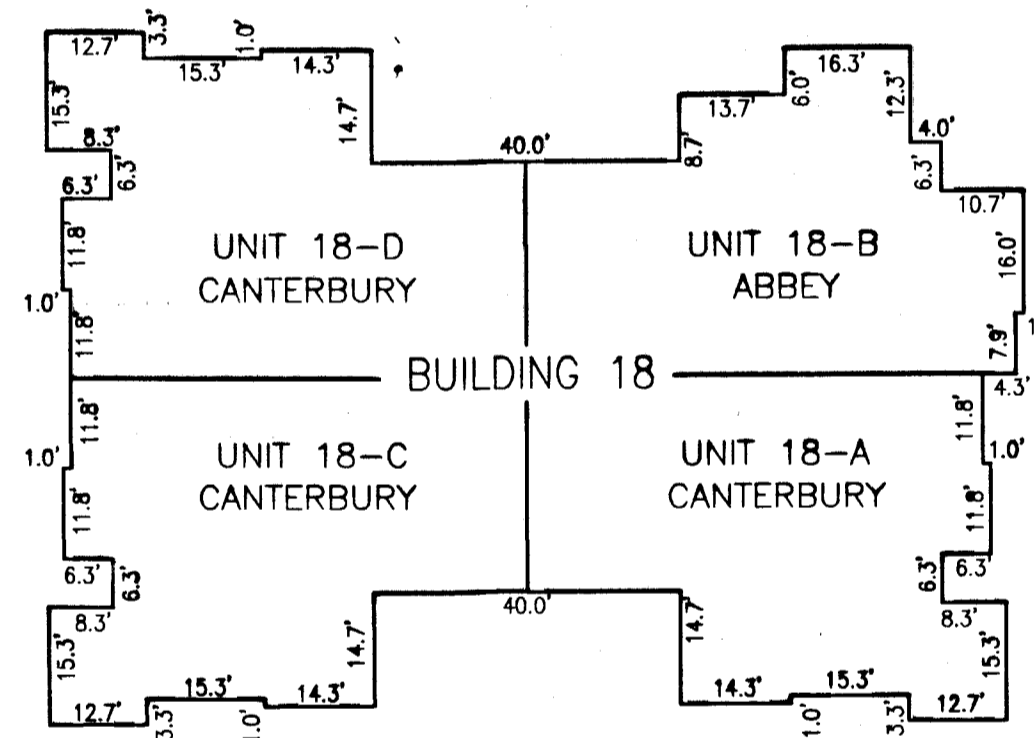
STATE OF VA
CITY/COUNTY OF York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Amanda Colwell, NOTARY PUBLIC, THIS 7 DAY OF October, 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.

Amanda Colwell
NOTARY PUBLIC

REGISTRATION NUMBER: 7059360
MY COMMISSION EXPIRES: Jan 31, 2013

AMANDA MARIE COLWELL
NOTARY PUBLIC
REGISTRATION # 7059360
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JANUARY 31, 2013



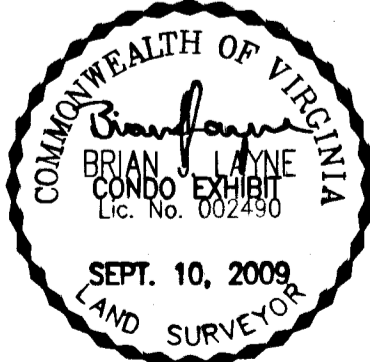
ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

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 Laine 002490 SEPTEMBER 10, 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 7th DAY OF October, 2009 AT 3:19 PM.

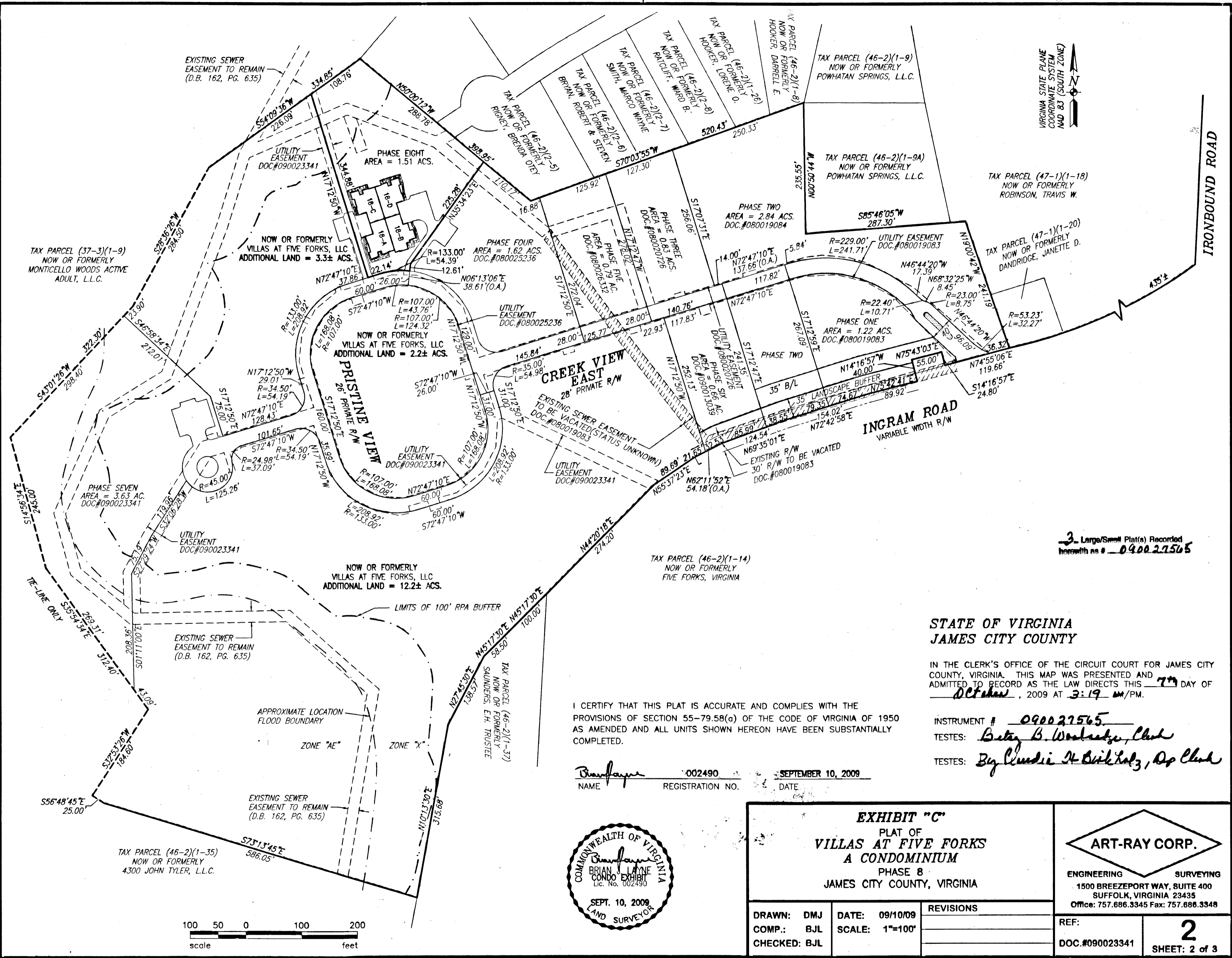
INSTRUMENT # 090027565
TESTES: Betsy B. Woolridge, Clerk
TESTES: By Claudia H. Brinkholz, Dep Clerk

2 Large/Small Plat(s) Recorded
herewith as # 090027565

EXHIBIT "C" PLAT OF VILLAS OF FIVE FORKS A CONDOMINIUM PHASE 8 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: 09/10/09	
REVISIONS		REF: 1 DOC.#090023341 SHEET: 1 of 3

1090027565

1 0900 27565



3 Large/Small Plat(s) Recorded herewith as # 090027565

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 7th DAY OF October, 2009 AT 3:19 PM/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.

Brian Payne 002490 SEPTEMBER 10, 2009
NAME REGISTRATION NO. DATE

INSTRUMENT # 090027565
TESTES: Betty B. Woodruff, Clerk
TESTES: Big Luedie H. Birkholz, Dep. Clerk

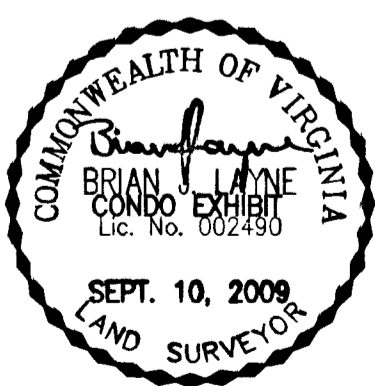


EXHIBIT "C"
PLAT OF
VILLAS AT FIVE FORKS
A CONDOMINIUM
PHASE 8
JAMES CITY COUNTY, VIRGINIA

DRAWN: DMJ	DATE: 09/10/09	REVISIONS
COMP.: BJL	SCALE: 1"=100'	
CHECKED: BJL		

ART-RAY CORP.

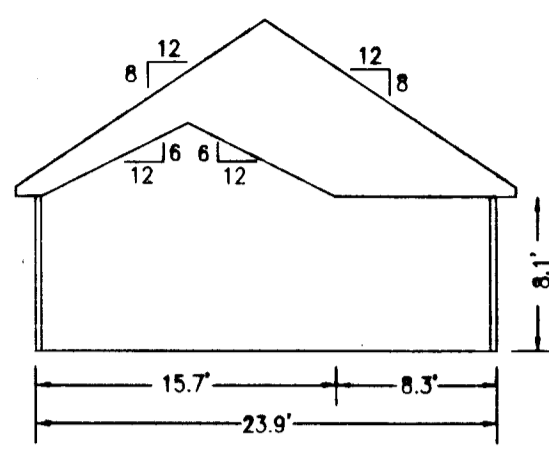
ENGINEERING SURVEYING
1500 BREEZEPORT WAY, SUITE 400
SUFFOLK, VIRGINIA 23435
Office: 757.686.3345 Fax: 757.686.3348

REF: **2**
DOC.#090023341 SHEET: 2 of 3

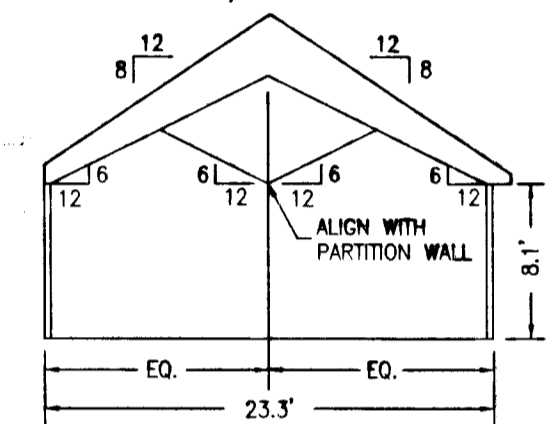


© 2009, 09-07 prattm pld, dms, jphases, bking

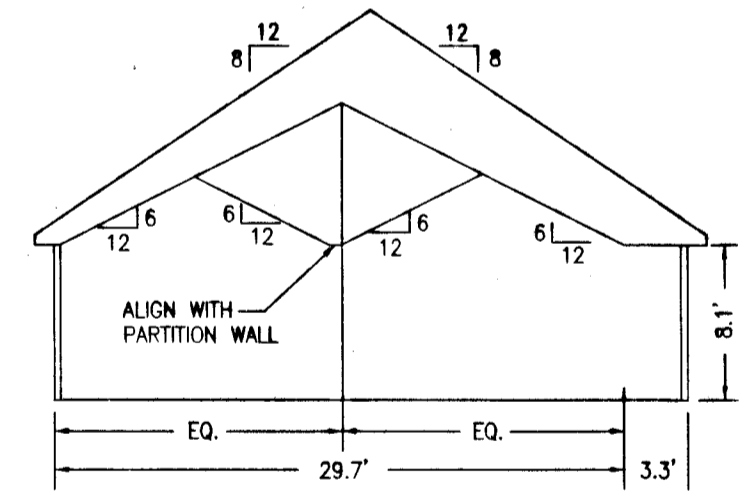
090027565



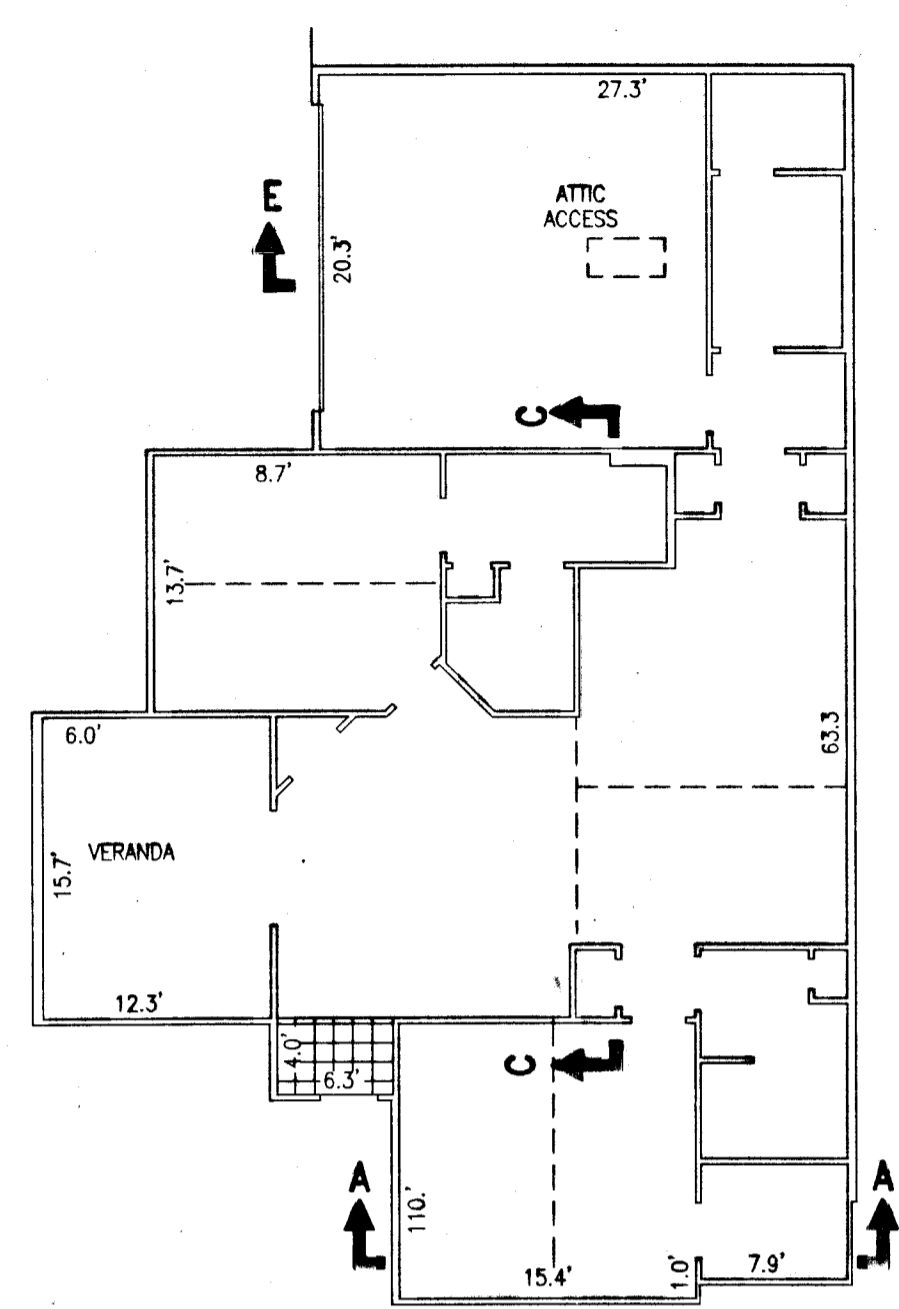
SECTION A-A



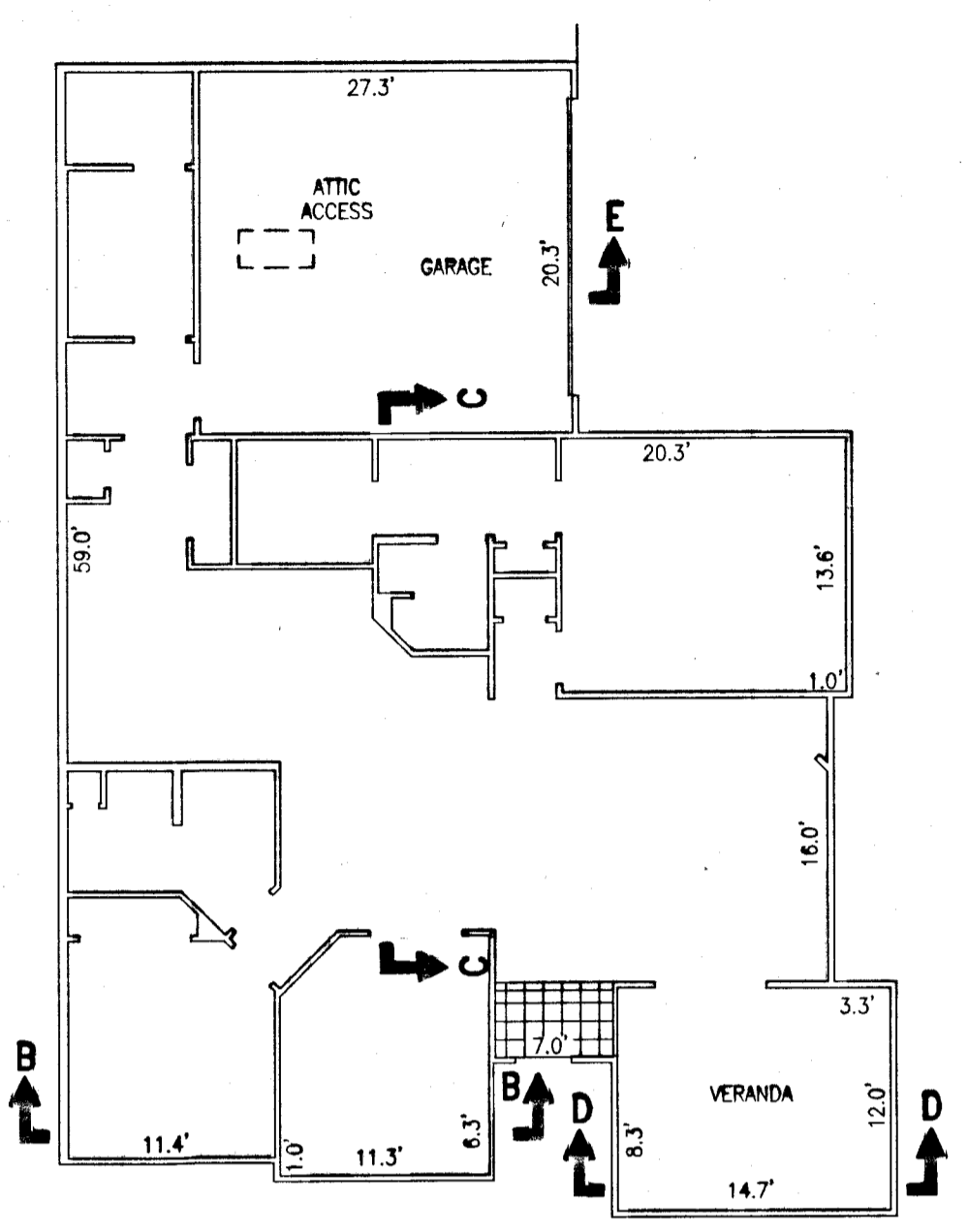
SECTION B-B



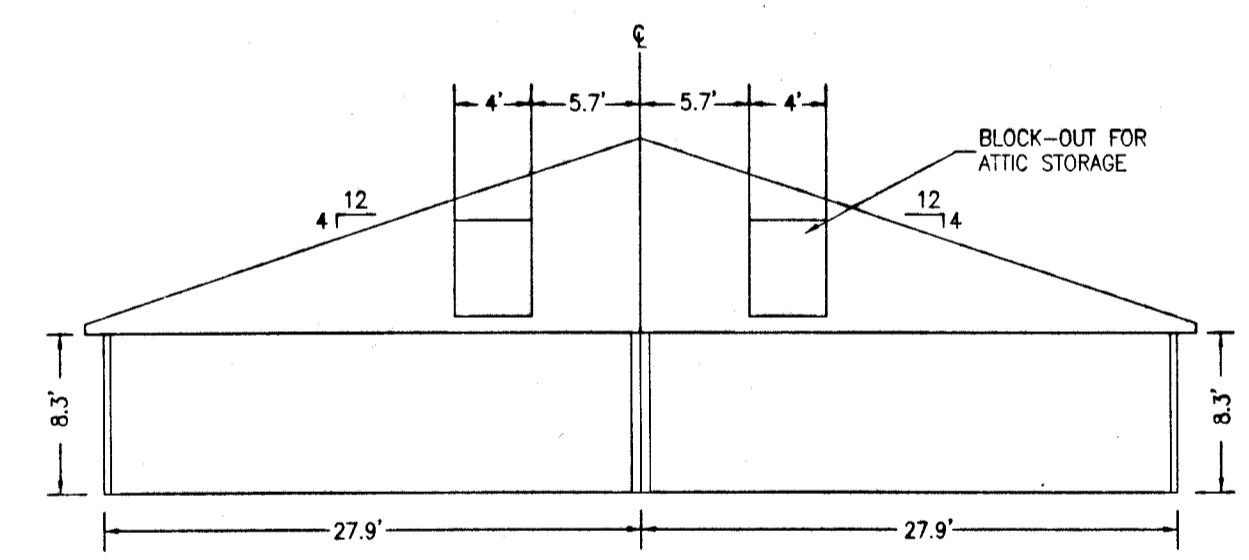
SECTION C-C



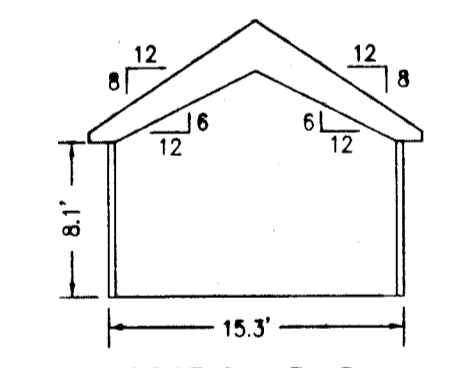
BUILDING 18-B
ABBAY
FLOOR PLAN



BUILDING 18-A, 18-C & 18-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.

STATE OF VIRGINIA
JAMES CITY COUNTY

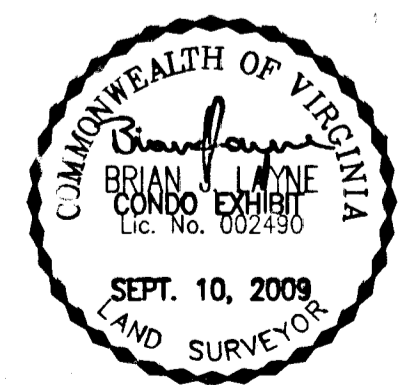
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 7th DAY OF October, 2009 AT 3:14 PM.

INSTRUMENT # 090027565
TESTES: Betty B. Wroblewski, Clerk
TESTES: By Claudia H. Binkholz, Op. Clerk

Brian J. Layne
NAME REGISTRATION NO. 002490

SEPTEMBER 10, 2009
DATE

3 Large/Small Plat(s) Recorded
herewith as # 090027565



<p>EXHIBIT "D" PLANS OF VILLAS AT FIVE FORKS A CONDOMINIUM PHASE 8 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>3 SHEET: 3 of 3</p>