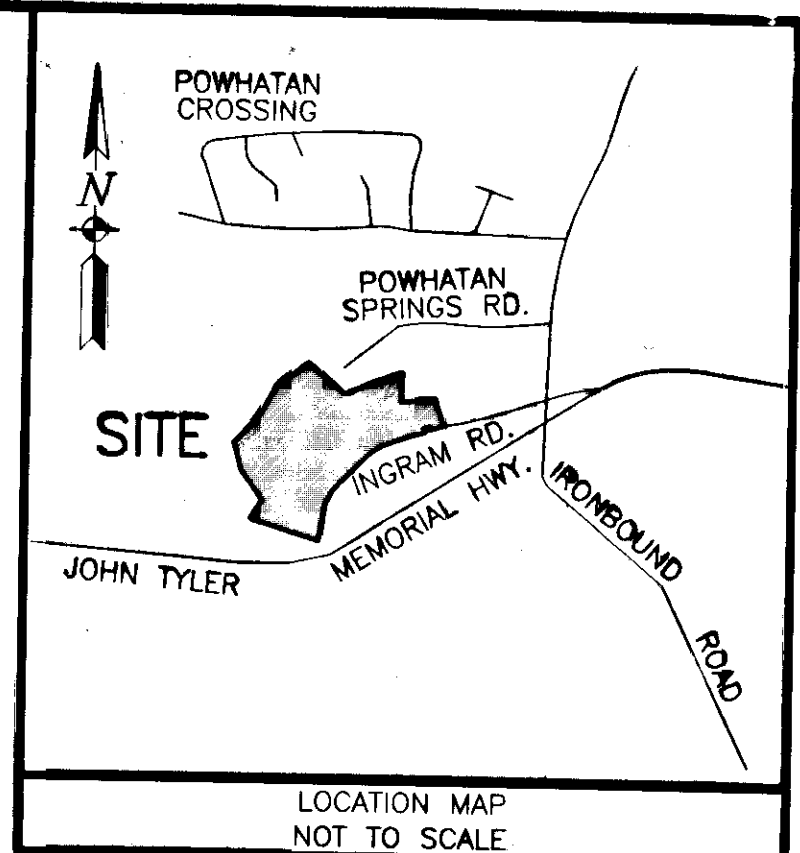


090031660

**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 NINE  
AREA OF PROPERTY CREATED: 0.73 AC.  
AREA OF ADDITIONAL LAND: 17.0± 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

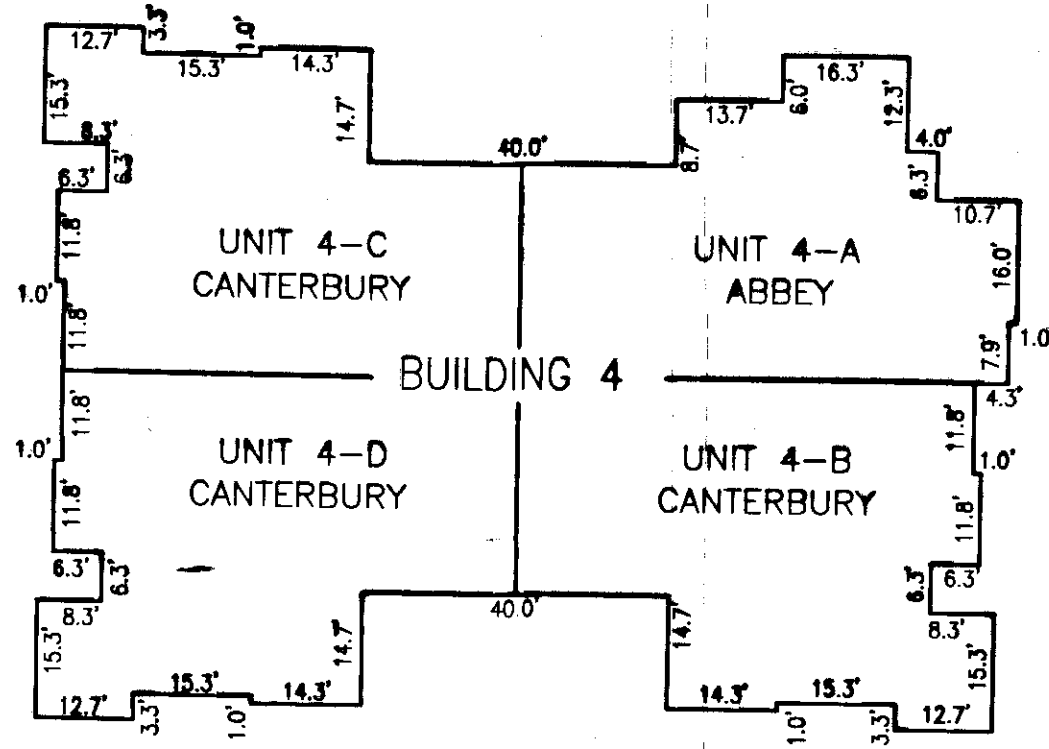
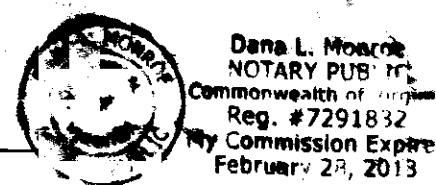
BY: Cowles M. Spencer DATE: December 1, 2009  
COWLES M. SPENCER, MEMBER

STATE OF Virginia  
CITY/COUNTY OF York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Dana L. Monroe, NOTARY PUBLIC, THIS 1<sup>st</sup> DAY OF December, 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.

Dana L. Monroe  
NOTARY PUBLIC

REGISTRATION NUMBER: 7291832  
MY COMMISSION EXPIRES: February 28, 2013



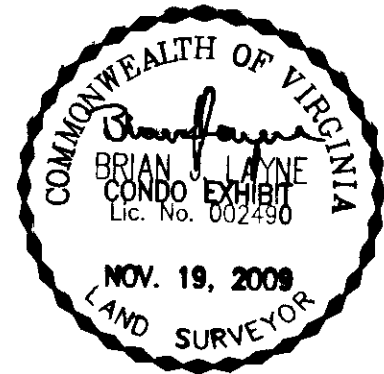
ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

**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 L. Layne 002490 NOVEMBER 19, 2009  
NAME REGISTRATION NO. DATE



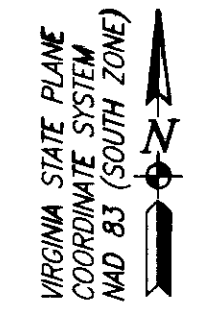
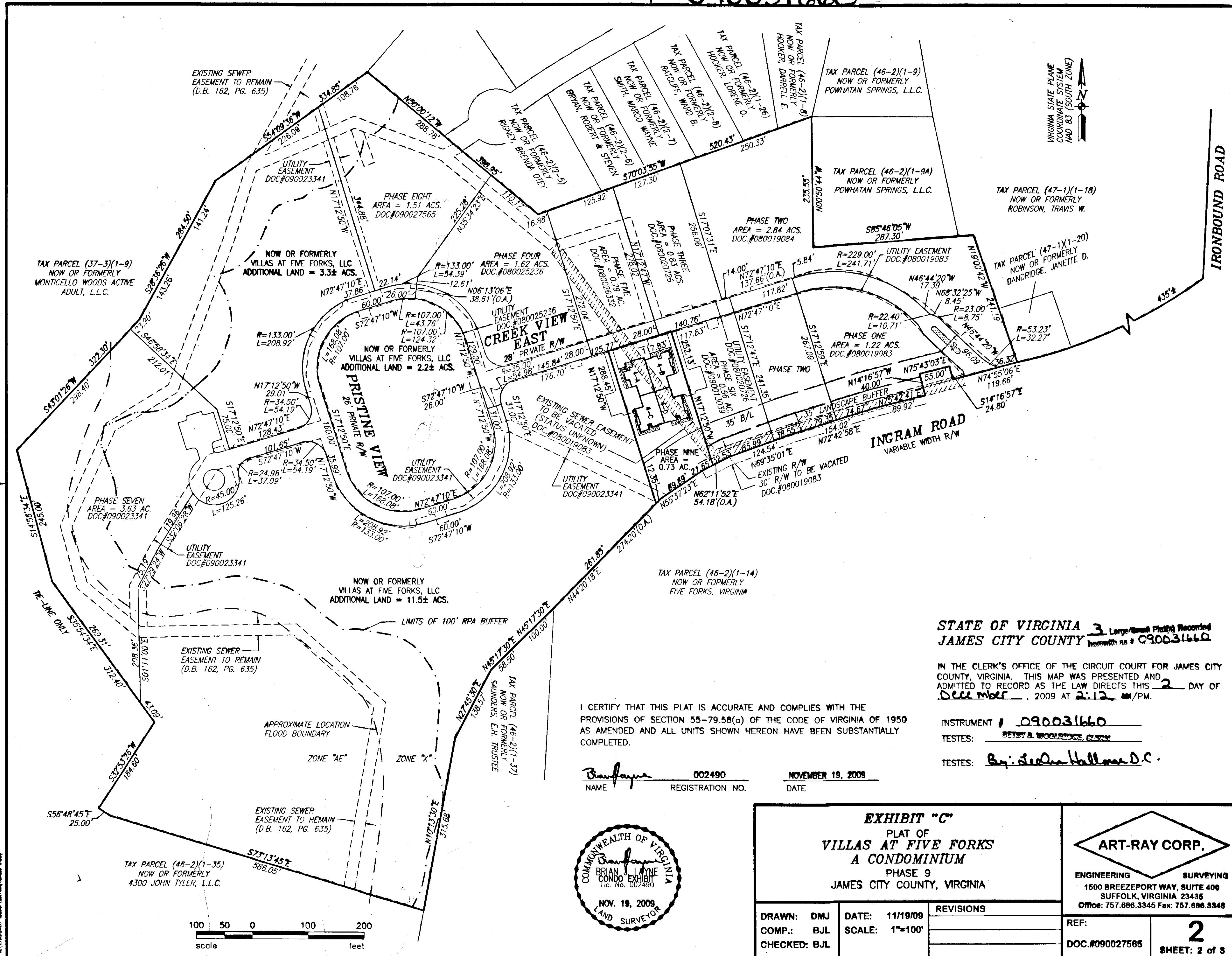
STATE OF VIRGINIA 3 Large/Small Plat(s) Recorded  
JAMES CITY COUNTY herewith as 090031660

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 2 DAY OF December, 2009 AT 2:12 PM.

INSTRUMENT # 090031660  
TESTES: Betsy S. Woodruff, Clerk  
TESTES: Bry: Lee Ann Hollman D.C.

<b>EXHIBIT "C"</b> PLAT OF <b>VILLAS OF FIVE FORKS A CONDOMINIUM</b> PHASE 9 JAMES CITY COUNTY, VIRGINIA		 <b>ART-RAY CORP.</b> 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: 11/19/09 REVISIONS	
REF: <u>1</u> DOC.#090027565		8 SHEET: 1 of 3

090031660



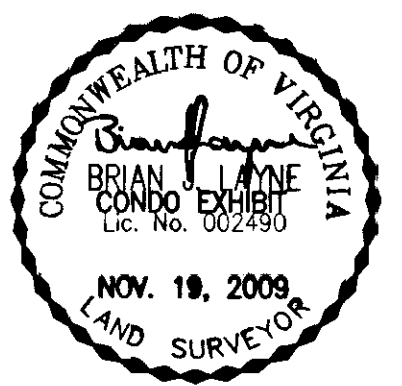
STATE OF VIRGINIA 3 Large (Small Plates) Recorded  
 JAMES CITY COUNTY 2 with as # 090031660

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 2 DAY OF December, 2009 AT 2:12 P.M.

INSTRUMENT # 090031660  
 TESTES: BETSY B. WOODRIDGE, CLERK  
 TESTES: By: Sedra Hallman D.C.

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 NOVEMBER 19, 2009  
 NAME REGISTRATION NO. DATE



<b>EXHIBIT "C"</b>	
PLAT OF <b>VILLAS AT FIVE FORKS</b> A CONDOMINIUM PHASE 9 JAMES CITY COUNTY, VIRGINIA	
DRAWN: DMJ	DATE: 11/19/09
COMP.: BJL	SCALE: 1"=100'
CHECKED: BJL	REVISIONS

ART-RAY CORP.

ENGINEERING SURVEYING  
 1500 BREEZEPORT WAY, SUITE 400  
 SUFFOLK, VIRGINIA 23436  
 Office: 757.686.3345 Fax: 757.686.3348

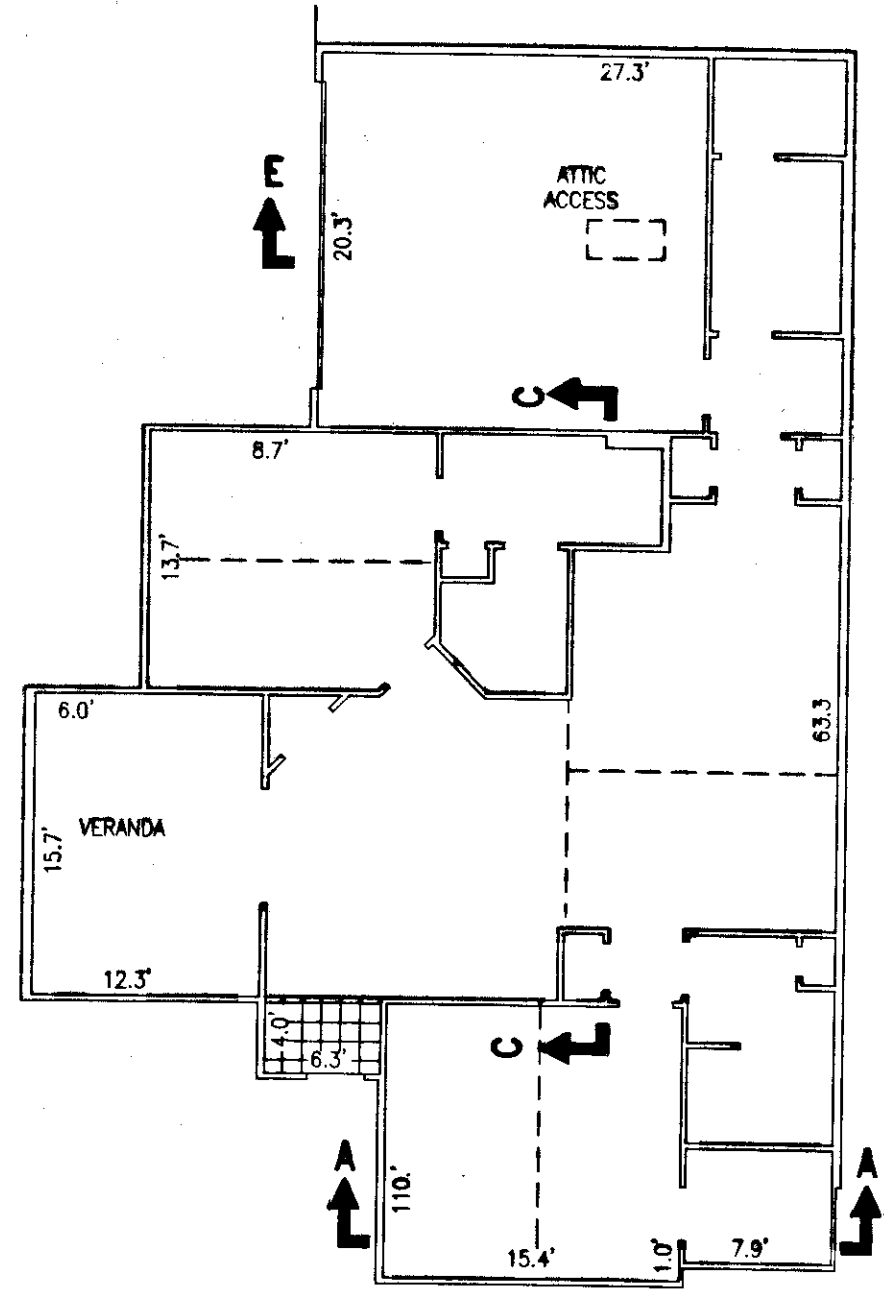
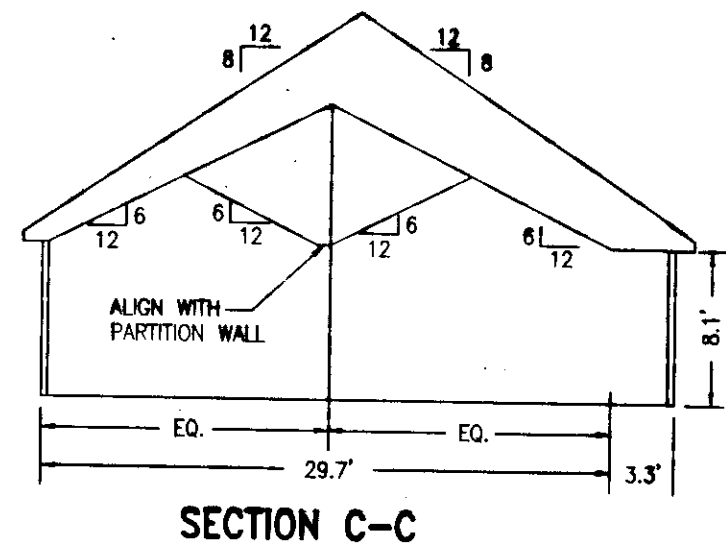
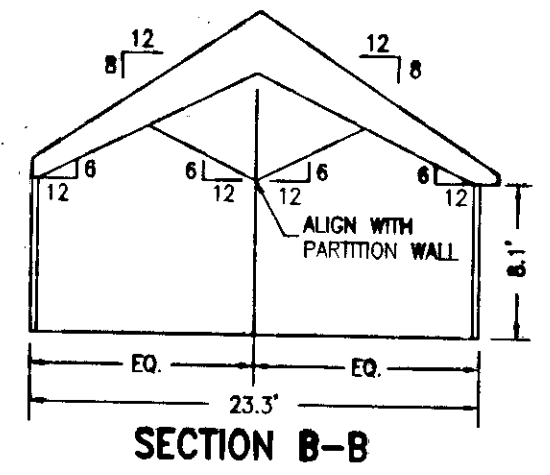
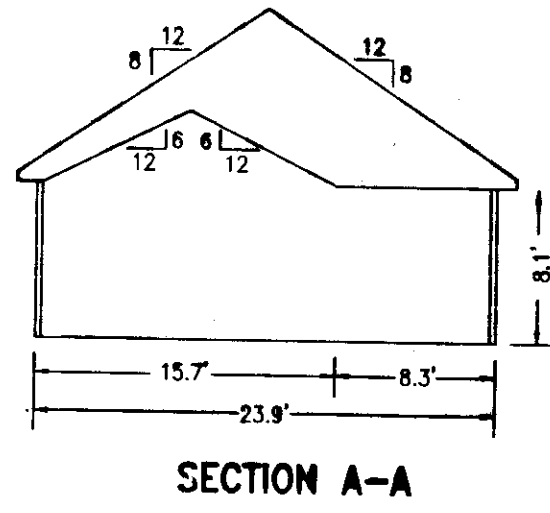
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DOC.#090027565 SHEET: 2 of 3

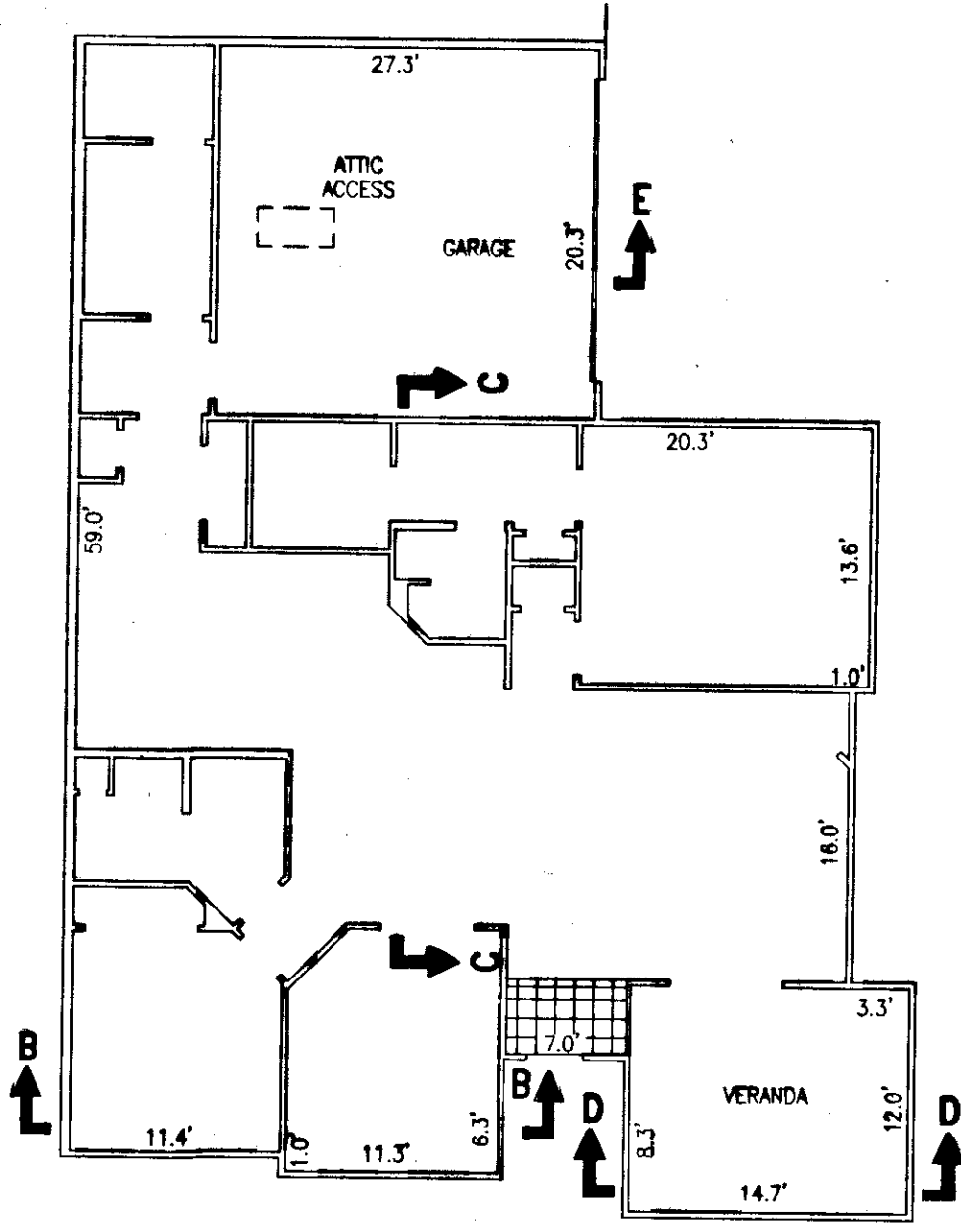


6/1/2009 01:07:47 jordan.m...@jordan.m...

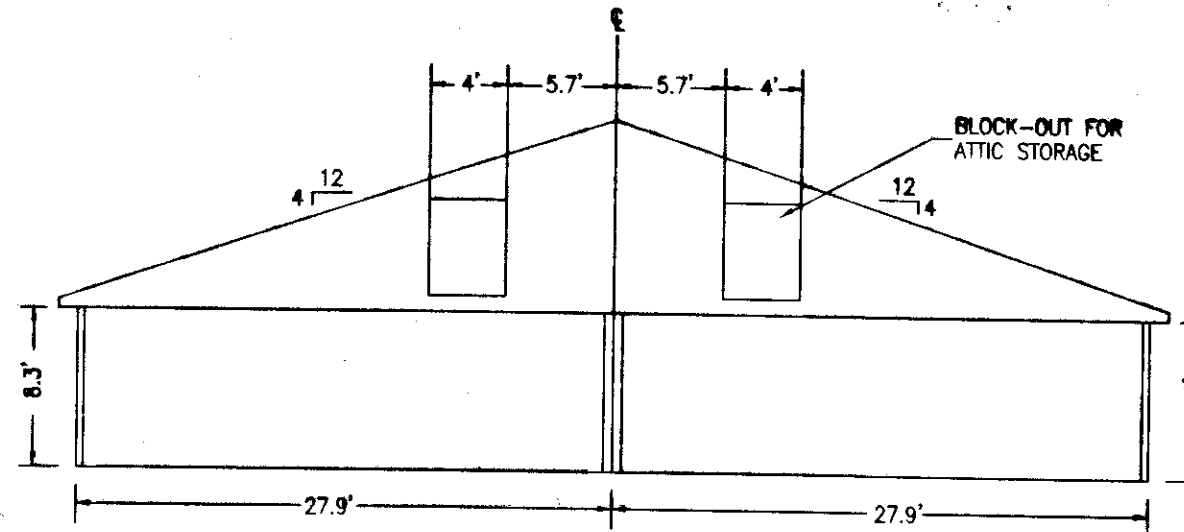
1 090031660



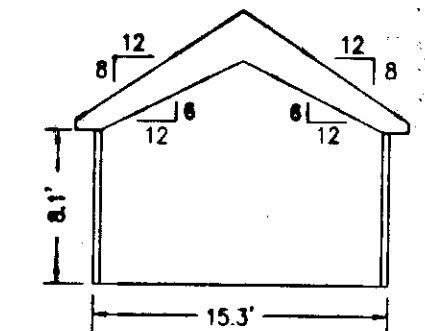
BUILDING 4-A  
ABBAY  
FLOOR PLAN



BUILDING 4-B, 4-C & 4-D  
CANTERBURY  
FLOOR PLAN



SECTION E-E

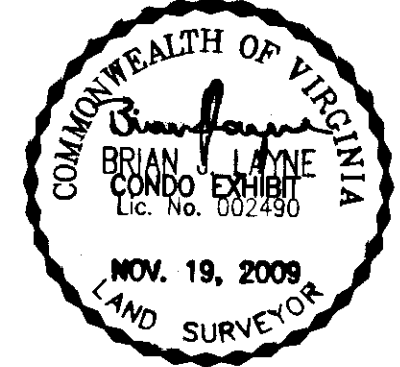


SECTION D-D

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.

*Brian J. Layne*  
NAME                      REGISTRATION NO. 002490

NOVEMBER 19, 2009  
DATE



STATE OF VIRGINIA  
JAMES CITY COUNTY

3 Large/Small Plat(s) Recorded  
Instrument # 090031660

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 2 DAY OF December, 2009 AT 2:12 PM.

INSTRUMENT # 090031660

TESTES: *[Signature]*

TESTES: *By: Lee Ann Hallmer O.C.*

**EXHIBIT "D"**  
PLANS OF  
**VILLAS AT FIVE FORKS**  
A CONDOMINIUM  
PHASE 9  
JAMES CITY COUNTY, VIRGINIA

DRAWN: DMJ	DATE: 11/19/09	REVISIONS
COMP.: BJL	SCALE: 1"=10'	
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.#090027565      SHEET: 3 of 3

C:\2280-0-07\p101m\p101m.dwg