

100021169

**NOTES:**

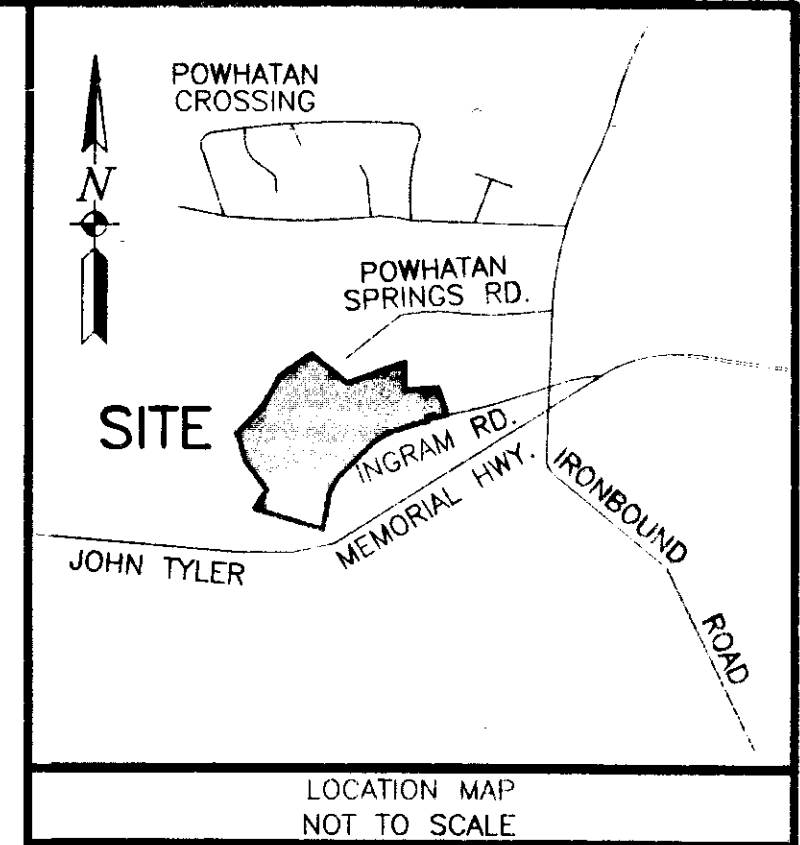
1. THE PROPERTY SHOWN ON THIS PLAT WILL BE SERVED BY PUBLIC SEWER AND WATER. MAINTENANCE WILL BE PROVIDED BY JAMES CITY COUNTY.
2. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN FLOOD ZONE 'X & AE', AS SHOWN ON FLOOD MAP, FEMA COMMUNITY PANEL #510201 0035 B, EFFECTIVE DATE: 2/6/91 DETERMINED 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 THIRTEEN  
AREA OF PROPERTY CREATED: 1.30 ACS.  
AREA OF ADDITIONAL LAND: 12.2± 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

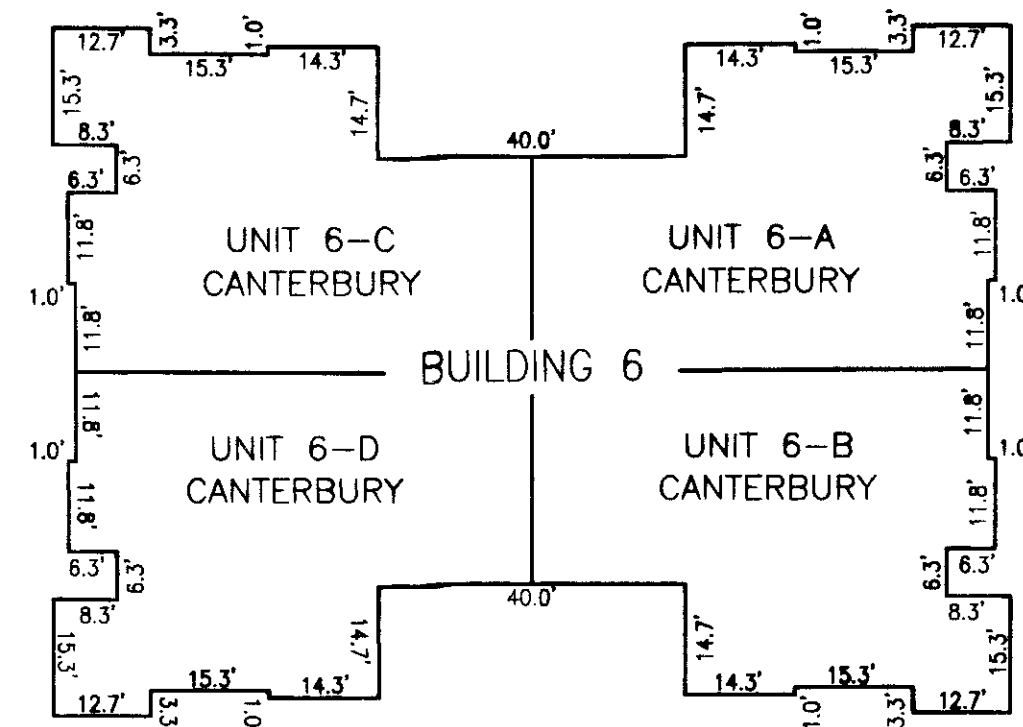
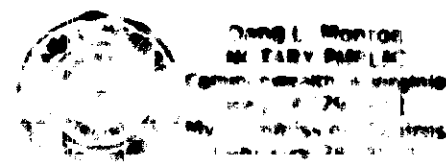
BY: Cowles M. Spencer DATE: October 9, 2010  
COWLES M. SPENCER, MEMBER

STATE OF Virginia  
CITY/COUNTY OF York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Dana L Monroe, NOTARY PUBLIC, THIS 4 DAY OF October, 2010, 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



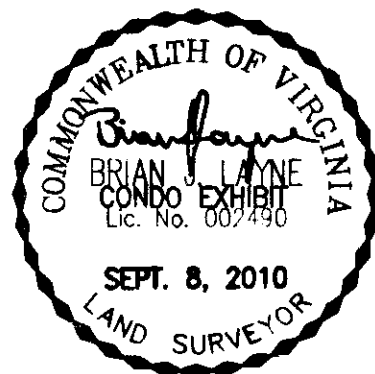
ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

**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 Layne 002490 SEPT. 8, 2010  
NAME REGISTRATION NO. DATE



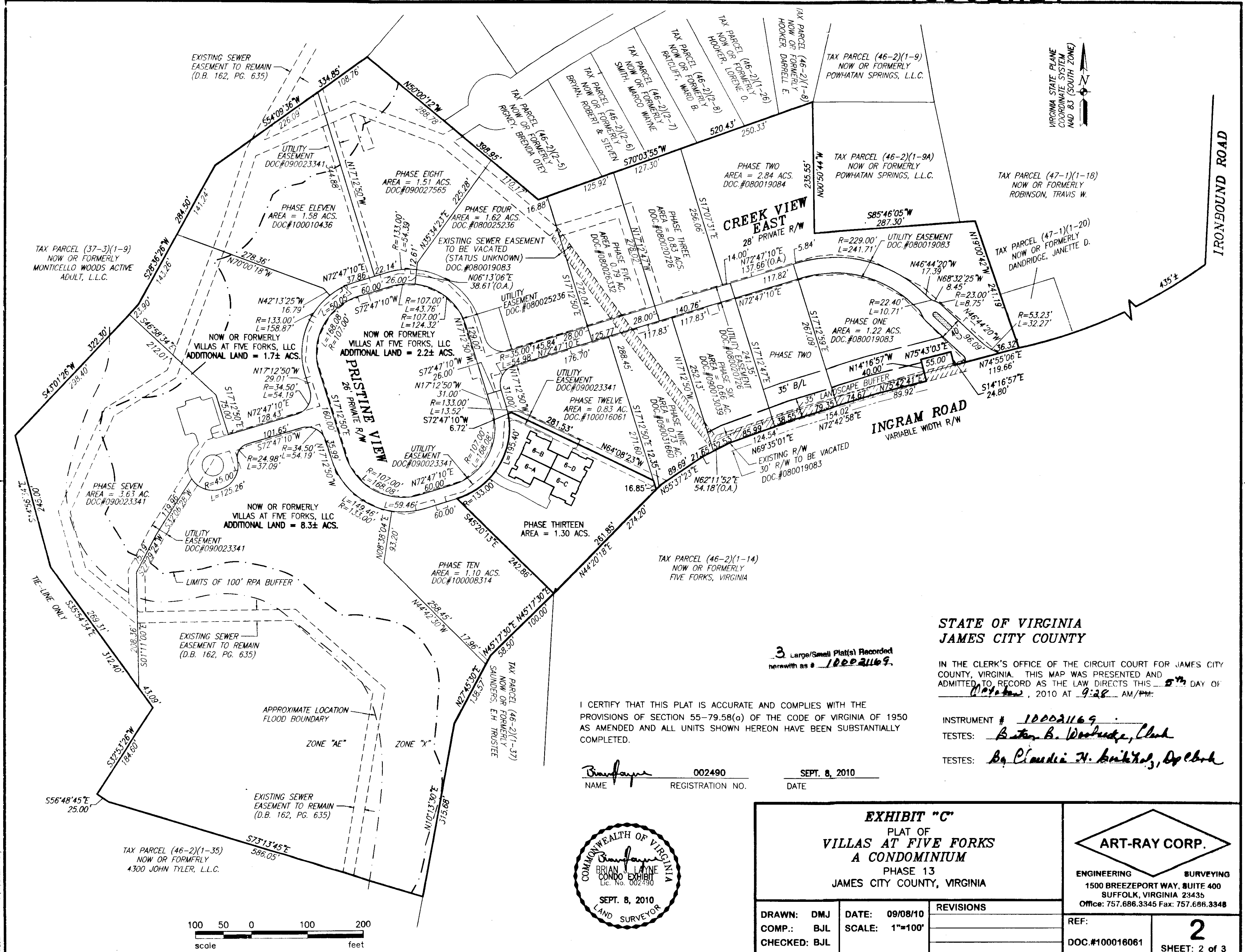
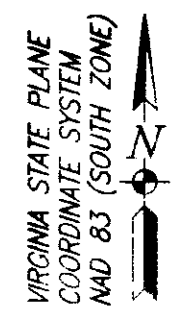
**STATE OF VIRGINIA  
JAMES CITY COUNTY**

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 5th DAY OF October, 2010 AT 9:28 AM/PM.

INSTRUMENT # 100021169  
TESTES: Betsy B. Woodridge, Clerk  
TESTES: By Claudia H. Binkholz, Dep Clerk

3 Large/Small Plat(s) Recorded  
Instrument # 100021169

<b>EXHIBIT "C"</b> PLAT OF <b>VILLAS OF FIVE FORKS A CONDOMINIUM</b> PHASE 13 JAMES CITY COUNTY, VIRGINIA		<b>ART-RAY CORP.</b> ENGINEERING SURVEYING 1500 BREEZEPORT WAY, SUITE 400 SUFFOLK, VIRGINIA 23436 Office: 757.686.3345 Fax: 757.686.3348
DRAWN: DMJ COMP.: BJJ CHECKED: BJJ	DATE: 09/08/10	
REVISIONS		REF: <b>1</b> DOC.#100016061 SHEET: 1 of 3



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 28<sup>th</sup> DAY OF October, 2010 AT 9:28 AM/PM.

INSTRUMENT # 100021169  
TESTES: Brian B. Woodruff, Clerk  
TESTES: By Claudia N. Ankholz, De Clerk

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 SEPT. 8, 2010  
NAME REGISTRATION NO. DATE



3 Large/Small Plat(s) Recorded herewith as # 100021169.

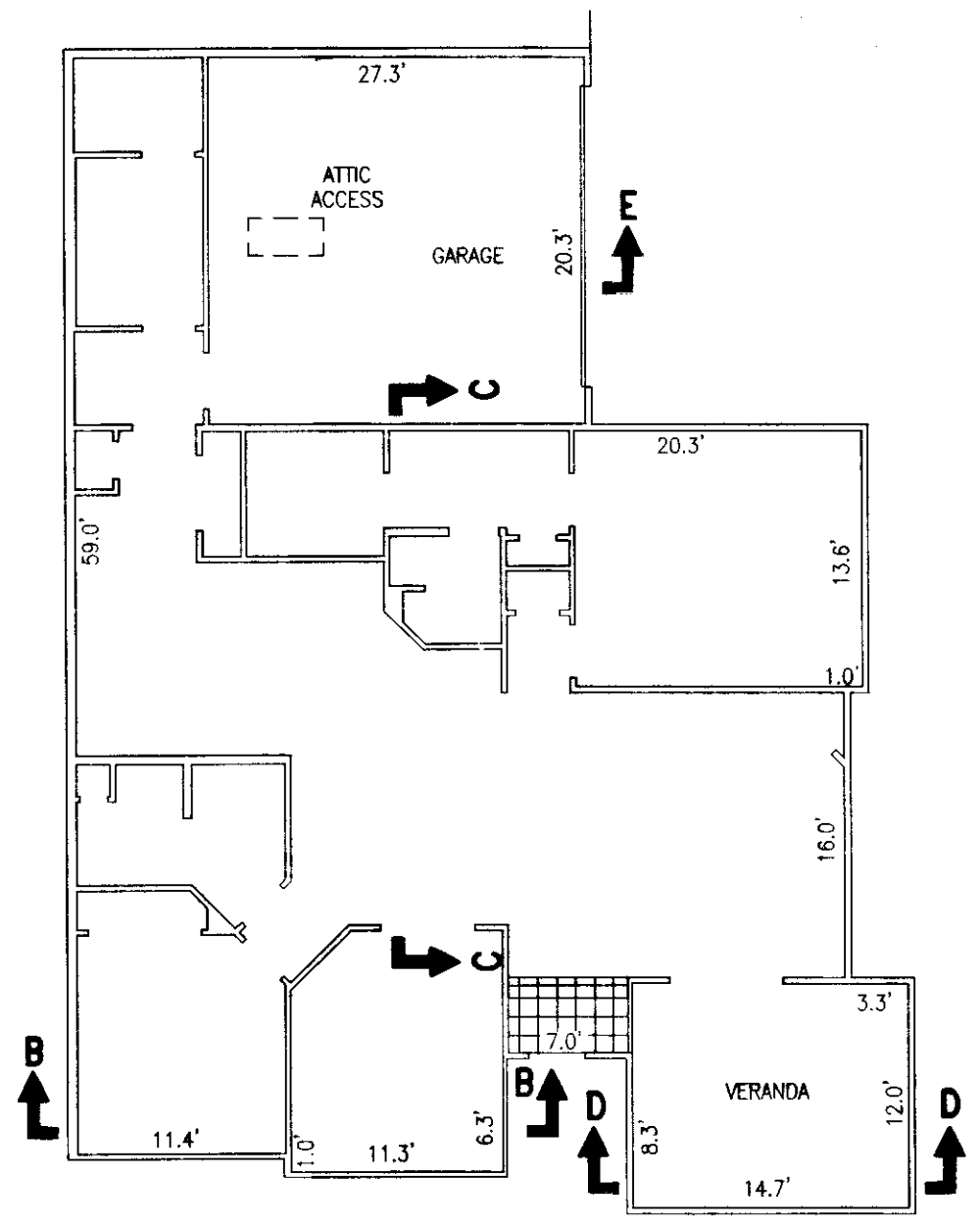
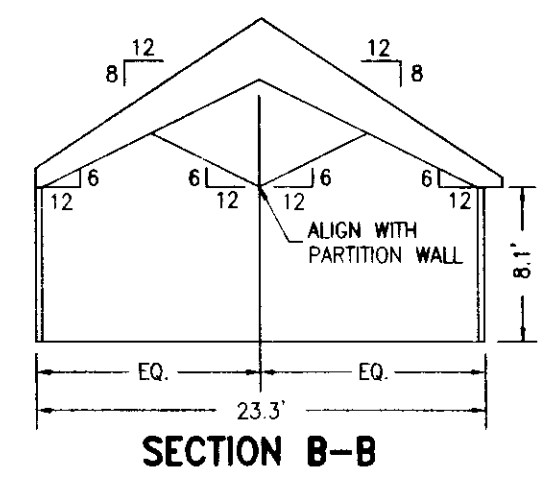
**EXHIBIT "C"**  
PLAT OF  
**VILLAS AT FIVE FORKS  
A CONDOMINIUM**  
PHASE 13  
JAMES CITY COUNTY, VIRGINIA



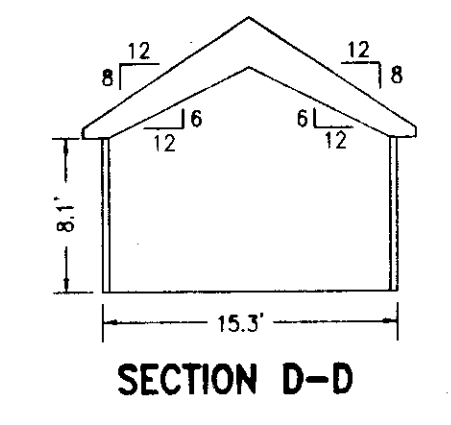
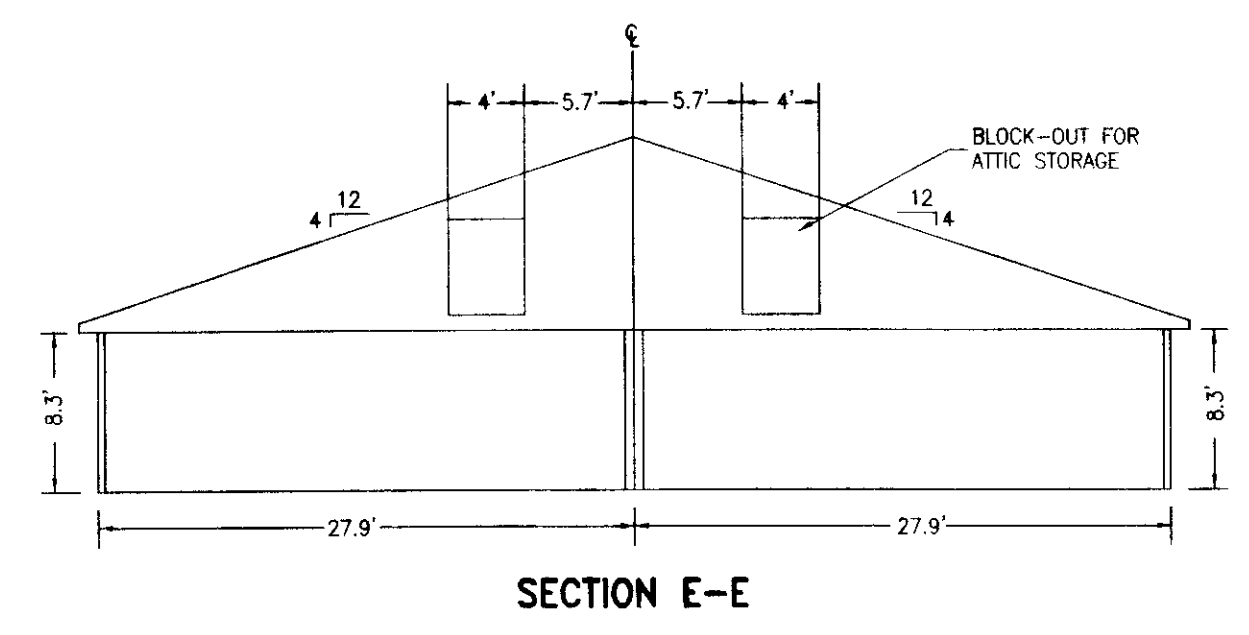
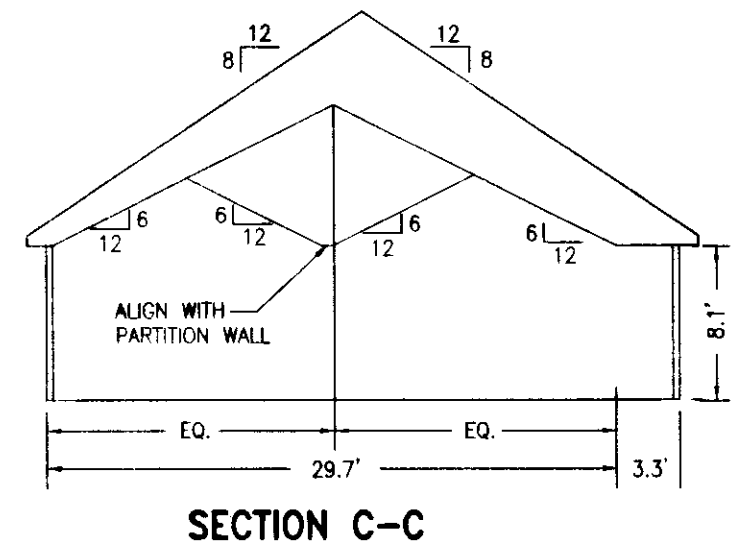
DRAWN: DMJ	DATE: 09/08/10	REVISIONS
COMP.: BJL	SCALE: 1"=100'	
CHECKED: BJL		

REF:	<b>2</b>
DOC.#100018061	





BUILDING 6-A, 6-B, 6-C & 6-D  
CANTERBURY  
FLOOR PLAN



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 # 100021169



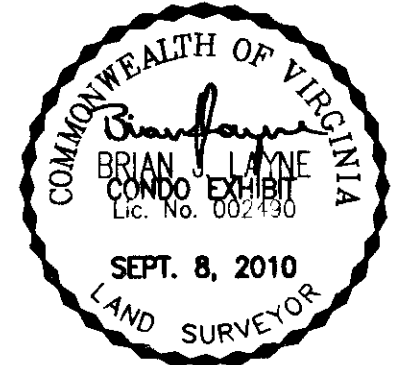
STATE OF VIRGINIA  
JAMES CITY COUNTY

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 5th DAY OF October, 2010 AT 9:29 AM/PM.

INSTRUMENT # 100021169  
TESTES: *Bret B. Woolridge, Clerk*  
TESTES: *By Claudia N. Brinkley, Dep. Clerk*

*Brian Payne* 002490  
NAME REGISTRATION NO.

SEPT. 8, 2010  
DATE



<b>EXHIBIT "D"</b> PLANS OF <b>VILLAS AT FIVE FORKS</b> A CONDOMINIUM PHASE 13 JAMES CITY COUNTY, VIRGINIA		
DRAWN: DMJ	DATE: 09/08/10	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: \_\_\_\_\_

DOC.#100018061

**3**

SHEET: 3 of 3