

100026583

NOTES:

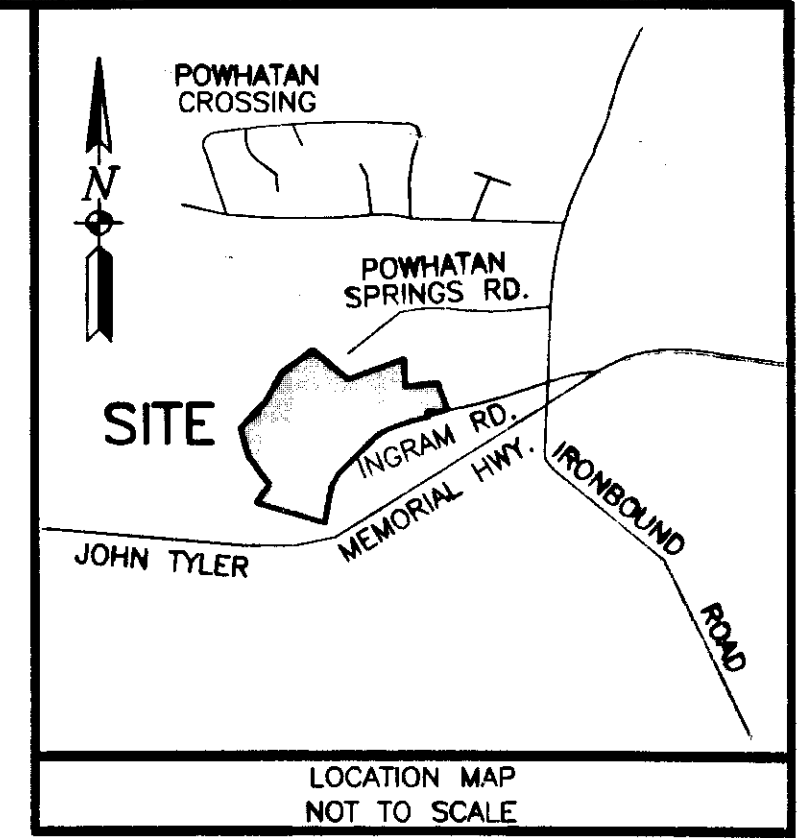
1. THE PROPERTY SHOWN ON THIS PLAT WILL BE SERVED BY PUBLIC SEWER AND WATER. MAINTENANCE WILL BE PROVIDED BY JAMES CITY COUNTY.
2. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN FLOOD ZONE 'X & AE', AS SHOWN ON FLOOD MAP, FEMA COMMUNITY PANEL #510201 0035 B, EFFECTIVE DATE: 2/6/91 DETERMINED 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 FOURTEEN
AREA OF PROPERTY CREATED: 0.43 AC.
AREA OF ADDITIONAL LAND: 11.7± 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

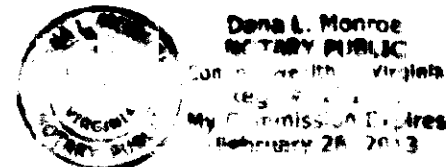
BY: Cowles M. Spencer DATE: December 3, 2010
COWLES M. SPENCER, MEMBER

STATE OF Virginia
CITY/COUNTY OF York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Dona L. Monroe, NOTARY PUBLIC, THIS 3 DAY OF December, 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.

Dona L. Monroe
NOTARY PUBLIC

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

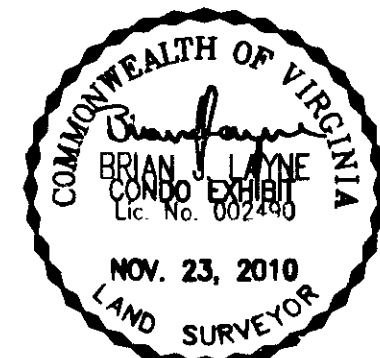


SURVEYORS CERTIFICATION

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.

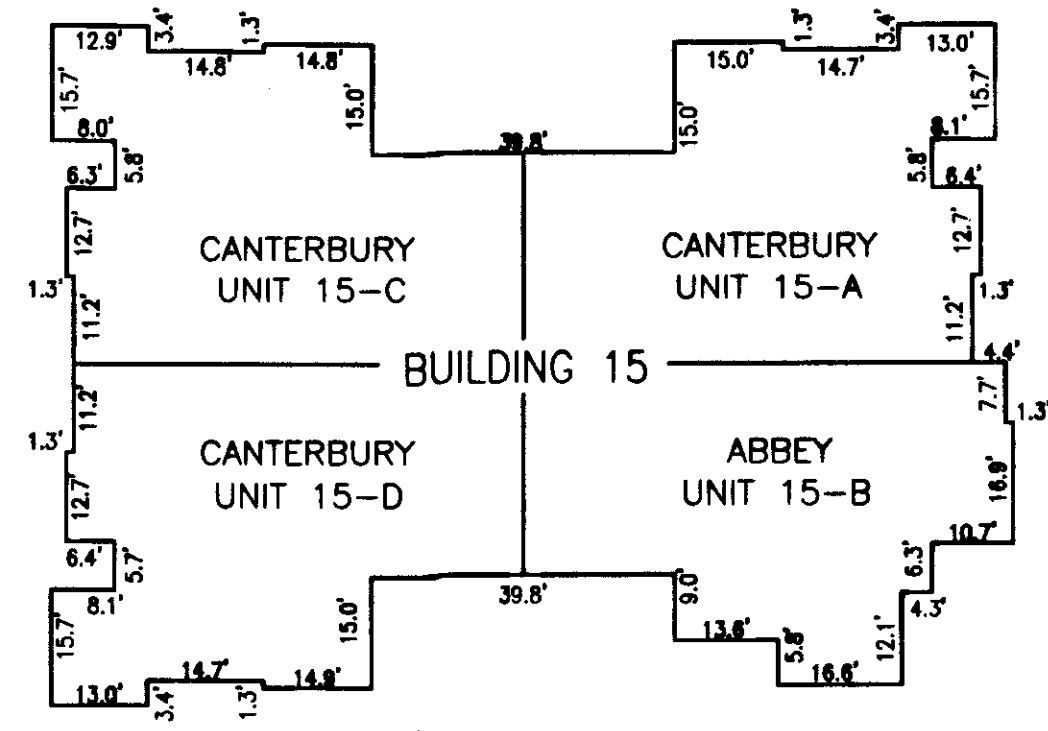
Brian L. Layne 002490 NOV. 23, 2010
NAME REGISTRATION NO. DATE



**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 3rd DAY OF December, 2010 AT 3:52 AM/PM.

INSTRUMENT # 100026583
TESTES: Betsy B. W. ...
TESTES: By Claudia ...
3
100026583



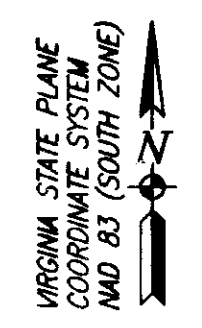
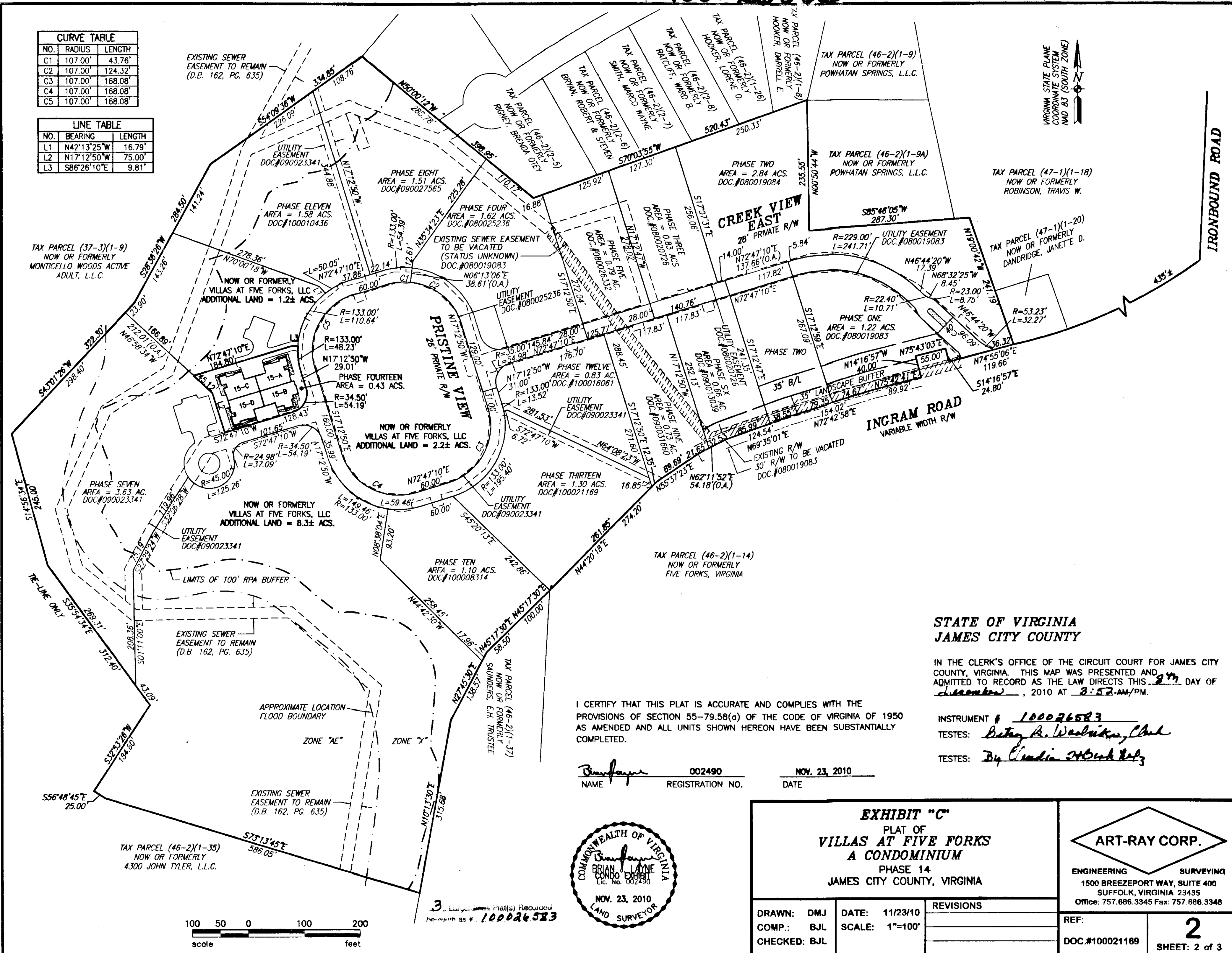
ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

EXHIBIT "C" PLAT OF VILLAS OF FIVE FORKS A CONDOMINIUM PHASE 14 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	DATE: 11/23/10	REVISIONS	
COMP.: BJJ			
CHECKED: BJJ			
REF: DOC.#100021169		1 SHEET: 1 of 3	

100026583

CURVE TABLE		
NO.	RADIUS	LENGTH
C1	107.00'	43.76'
C2	107.00'	124.32'
C3	107.00'	168.08'
C4	107.00'	168.08'
C5	107.00'	168.08'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N42°13'25"W	16.79'
L2	N17°12'50"W	75.00'
L3	S86°26'10"E	9.81'



**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 27th DAY OF December, 2010 AT 2:52 AM/PM.

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

INSTRUMENT # 100026583
TESTES: Betsy B. Woolsten, Clerk
TESTES: By Claudia H. Harkley

Brian J. Layne 002490 NOV. 23, 2010
NAME REGISTRATION NO. DATE

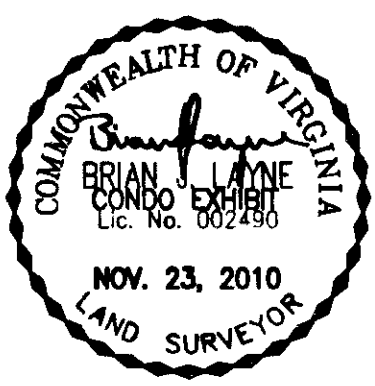


EXHIBIT "C"
PLAT OF
**VILLAS AT FIVE FORKS
A CONDOMINIUM**
PHASE 14
JAMES CITY COUNTY, VIRGINIA

ART-RAY CORP.
ENGINEERING SURVEYING
1500 BREEZEPORT WAY, SUITE 400
SUFFOLK, VIRGINIA 23435
Office: 757.686.3345 Fax: 757.686.3348

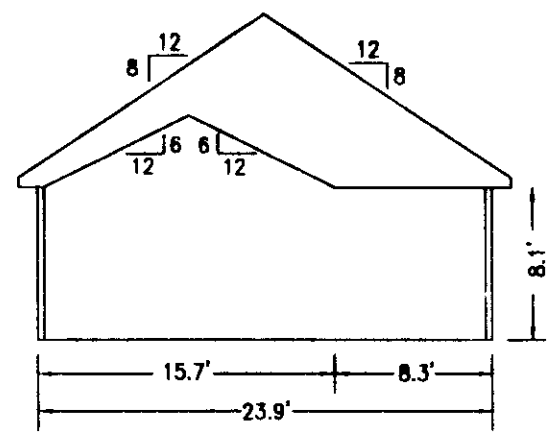
DRAWN: DMJ	DATE: 11/23/10	REVISIONS
COMP.: BJL	SCALE: 1"=100'	
CHECKED: BJL		

REF: **2**
DOC.#100021169 SHEET: 2 of 3

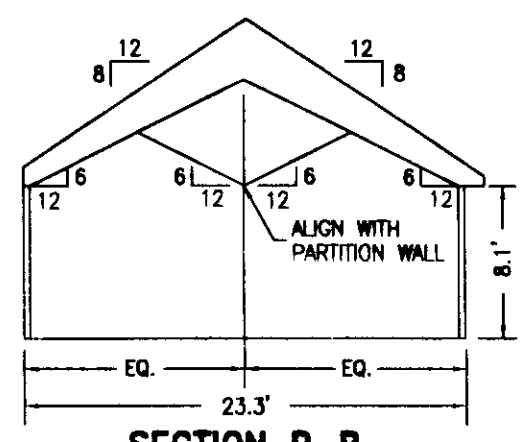


3 Large Format Plats(s) Recorded herewith as # 100026583

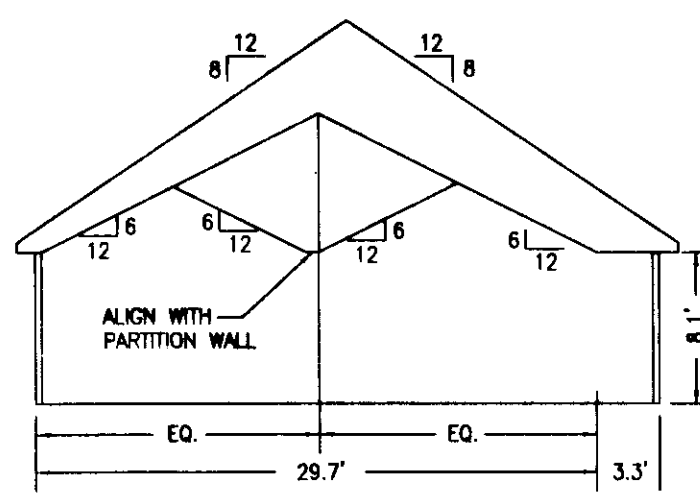
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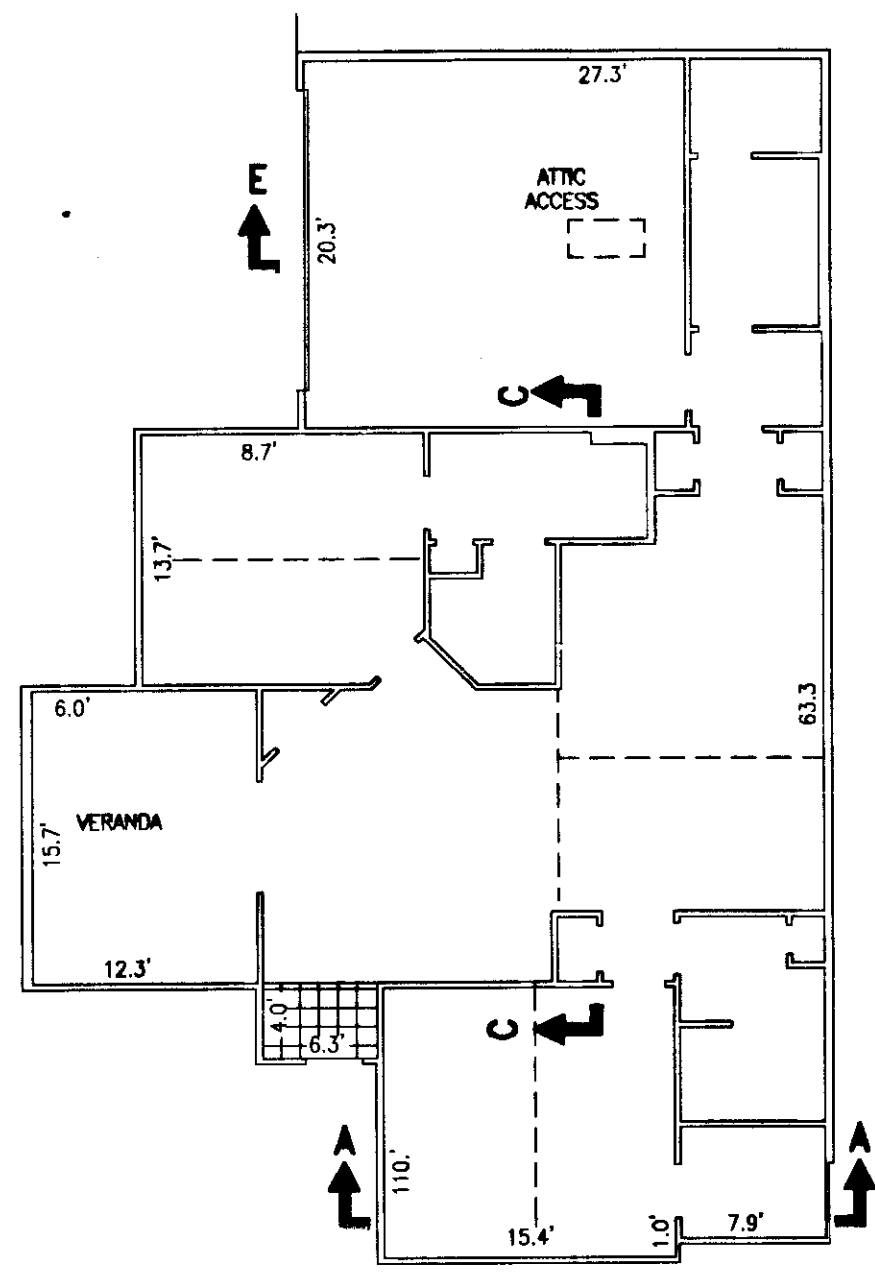
SECTION A-A



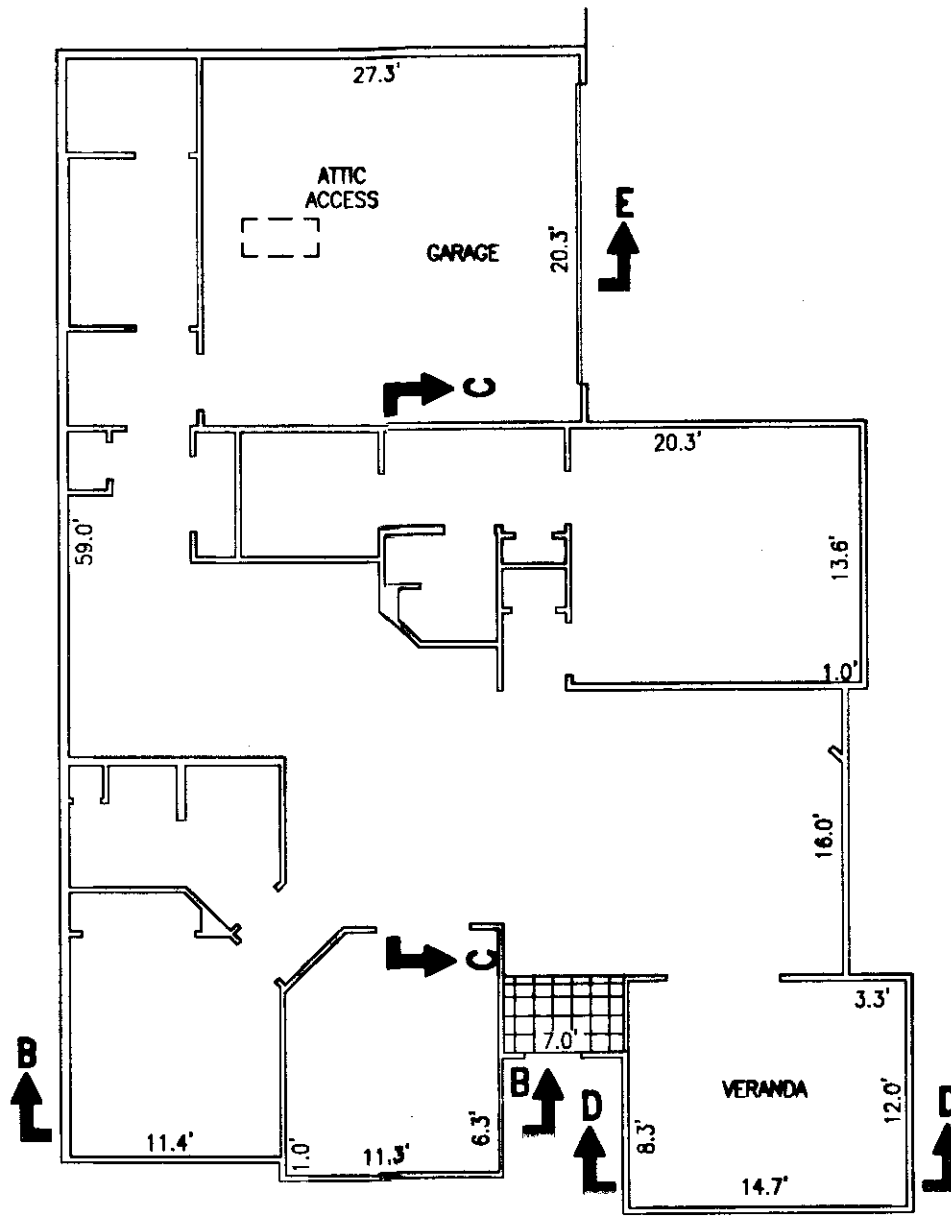
SECTION B-B



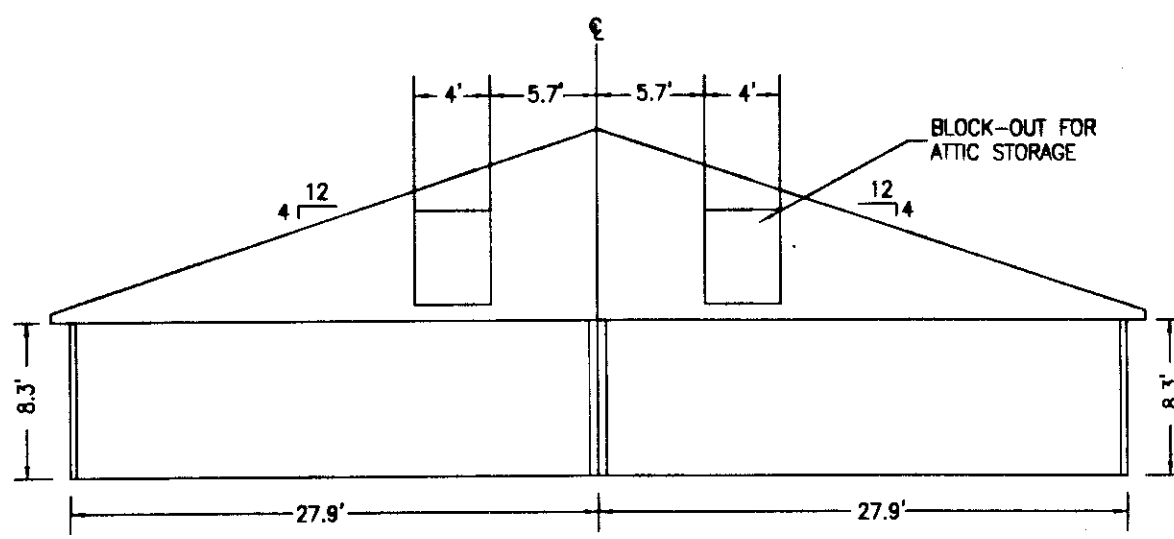
SECTION C-C



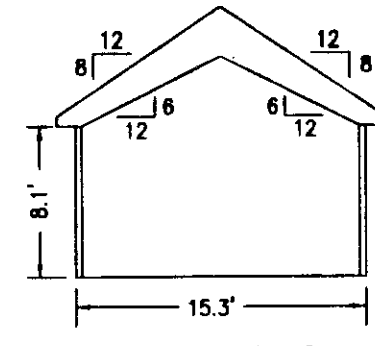
BUILDING 15-B
ABBAY
FLOOR PLAN



BUILDING 15-A, 15-C & 15-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 24 DAY OF December, 2010 AT 3:52 AM/PM.

INSTRUMENT # 100026583
TESTES: Betsy B. Woolridge, Clerk
TESTES: By Claudia Stankovic, Dep. Clerk

Brian J. Layne 002490
NAME REGISTRATION NO.

NOV. 23, 2010
DATE

3 Large/Small Plats Recorded herewith as # 100026583

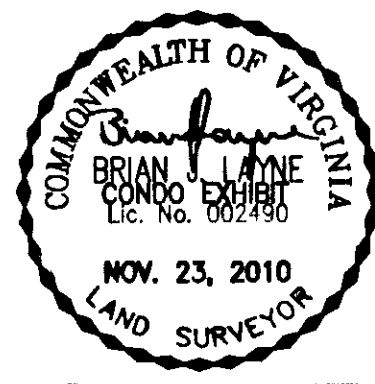


EXHIBIT "D"
PLANS OF
VILLAS AT FIVE FORKS
A CONDOMINIUM
PHASE 14
JAMES CITY COUNTY, VIRGINIA

ART-RAY CORP.
ENGINEERING SURVEYING
1500 BREEZEPORT WAY, SUITE 400
SUFFOLK, VIRGINIA 23435
Office: 757.686.3345 Fax: 757.686.3348

DRAWN: DMJ DATE: 11/23/10 REVISIONS
COMP.: BJL SCALE: 1"=10'
CHECKED: BJL

REF: DOC.#100021169 SHEET: 3 of 3