

NOTES:

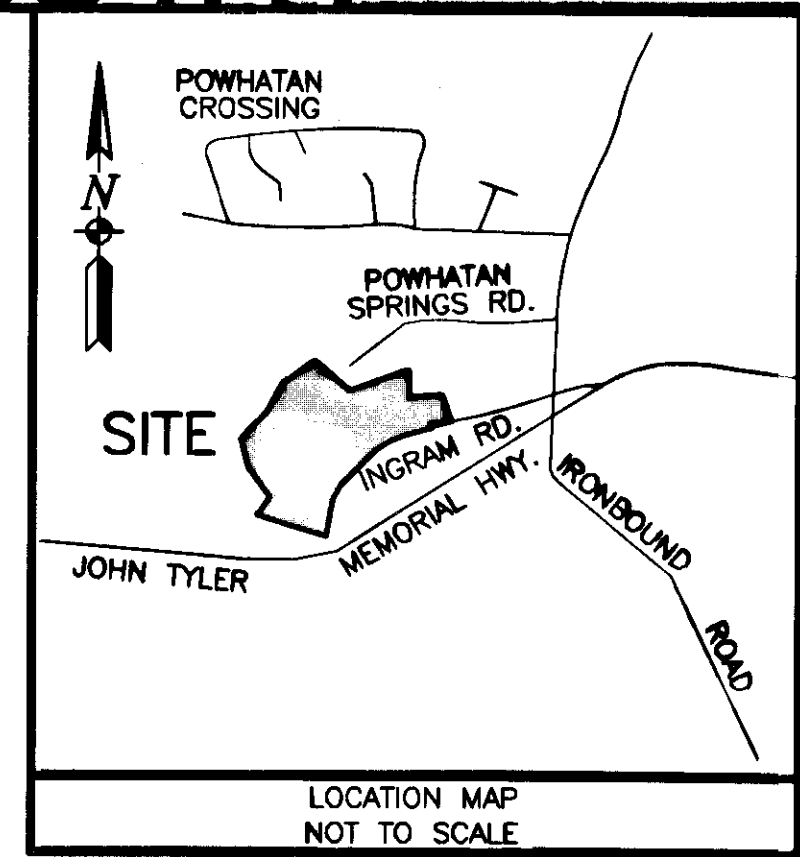
- 1. THE PROPERTY SHOWN ON THIS PLAT WILL BE SERVED BY PUBLIC SEWER AND WATER. MAINTENANCE WILL BE PROVIDED BY JAMES CITY COUNTY.
- 2. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN FLOOD ZONE 'X & AE', AS SHOWN ON FLOOD MAP, FEMA COMMUNITY PANEL #510201 0035 B, EFFECTIVE DATE: 2/6/91 DETERMINED 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 FIFTEEN
AREA OF PROPERTY CREATED: 1.06 AC.
AREA OF ADDITIONAL LAND: 10.6± 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: APR. 12, 2011
COWLES M. SPENCER, MEMBER

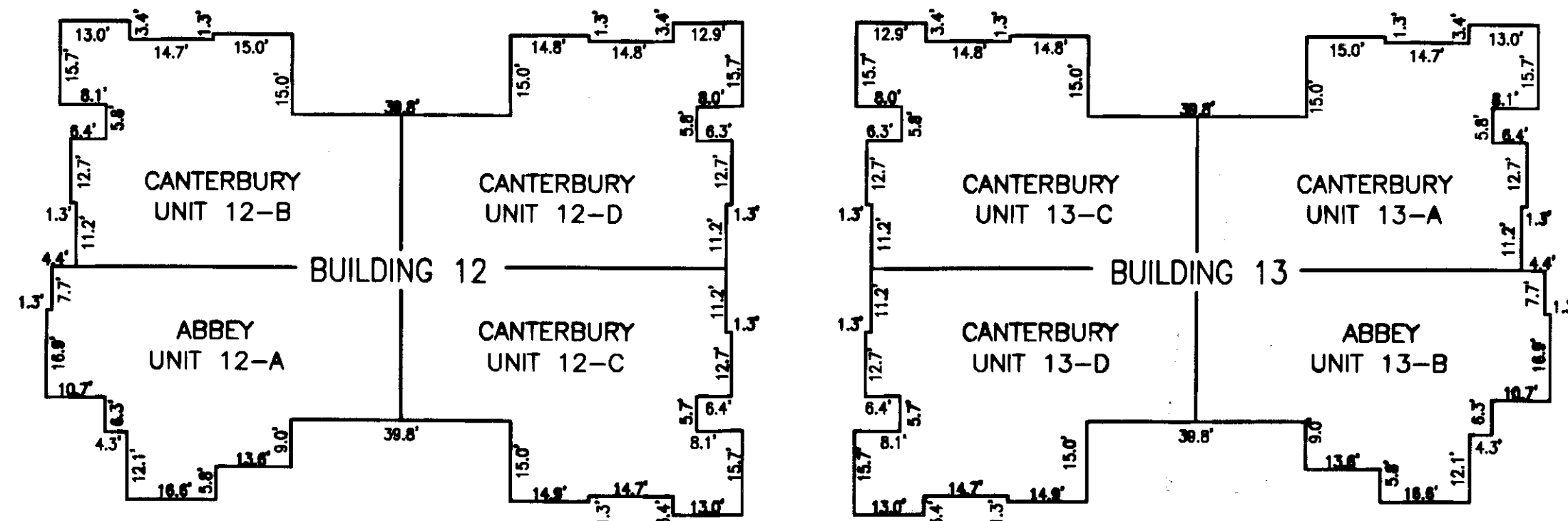
STATE OF Virginia
CITY/COUNTY OF Yorktown

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Dorothy Elizabeth Pryor, NOTARY PUBLIC, THIS 21 DAY OF April, 2011, 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.

Dorothy Elizabeth Pryor
NOTARY PUBLIC

REGISTRATION NUMBER: 7072881
MY COMMISSION EXPIRES: 12-31-13

DOROTHY ELIZABETH PRYOR
NOTARY PUBLIC
REG. #7272881
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2013



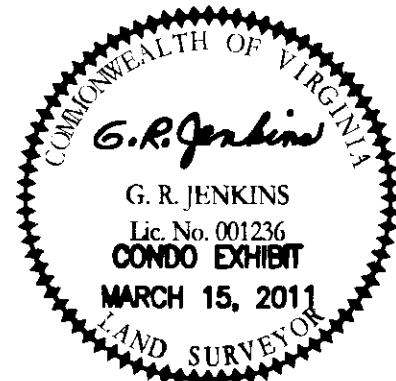
ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

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.

G.R. Jenkins 001236 MARCH 15, 2011
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 25th DAY OF April, 2011 AT 3:13 PM.

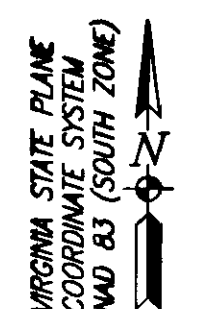
INSTRUMENT # 110009149
TESTES: B. J. Woodruff, Clerk
TESTES: By Claudia H. Bunkley, Sp. Clerk

3 Large/Small Plat(s) Recorded
Reference as # 110009149

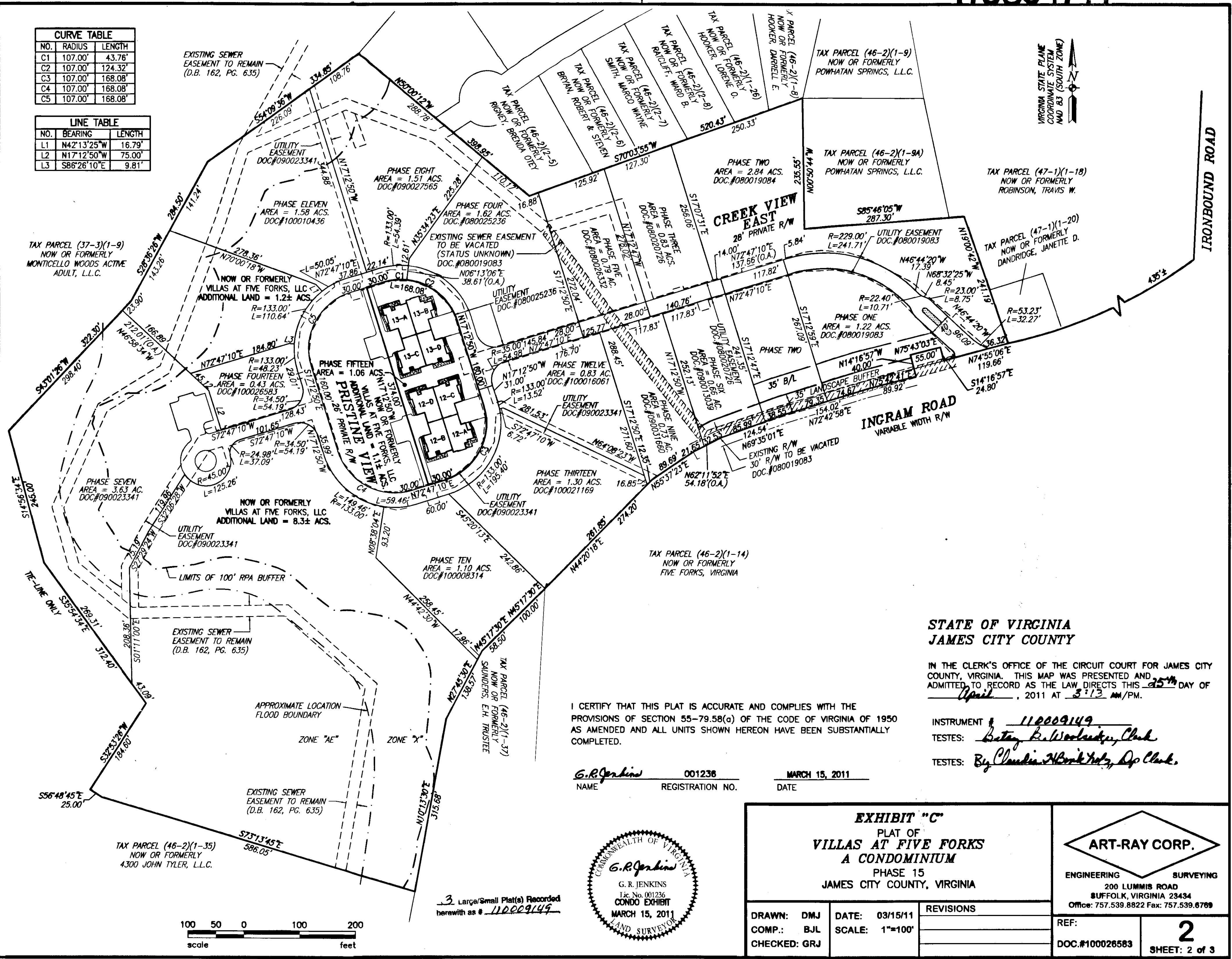
EXHIBIT "C"		ART-RAY CORP.
PLAT OF VILLAS OF FIVE FORKS A CONDOMINIUM PHASE 15 JAMES CITY COUNTY, VIRGINIA		
ENGINEERING	SURVEYING	200 LUMMIS ROAD BUFFOLK, VIRGINIA 23434 Office: 757.539.8822 Fax: 757.539.6700
DRAWN: DMJ COMP.: B.JL CHECKED: GRJ		
DATE: 03/15/11	REVISIONS	REF: 1
DOC.#100026583		SHEET: 1 of 3

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'



IRONBOUND ROAD



TAX PARCEL (37-3)(1-9)
NOW OR FORMERLY
MONTICELLO WOODS ACTIVE
ADULT, L.L.C.

PHASE SEVEN
AREA = 3.63 ACS.
DOC.#090023341

NOW OR FORMERLY
VILLAS AT FIVE FORKS, LLC
ADDITIONAL LAND = 8.3± ACS.

PHASE FIFTEEN
AREA = 1.06 ACS.
ADDITIONAL LAND = 1.1± ACS.

PHASE EIGHT
AREA = 1.51 ACS.
DOC.#090027565

EXISTING SEWER EASEMENT
TO BE VACATED
(STATUS UNKNOWN)
DOC.#080019083

PHASE THIRTEEN
AREA = 1.30 ACS.
DOC.#100021169

PHASE TWO
AREA = 2.84 ACS.
DOC.#080019084

TAX PARCEL (46-2)(1-9)
NOW OR FORMERLY
POWHATAN SPRINGS, L.L.C.

TAX PARCEL (46-2)(1-9A)
NOW OR FORMERLY
POWHATAN SPRINGS, L.L.C.

TAX PARCEL (47-1)(1-18)
NOW OR FORMERLY
ROBINSON, TRAVIS W.

TAX PARCEL (47-1)(1-20)
NOW OR FORMERLY
DANDRIDGE, JANETTE D.

TAX PARCEL (46-2)(1-14)
NOW OR FORMERLY
FIVE FORKS, VIRGINIA

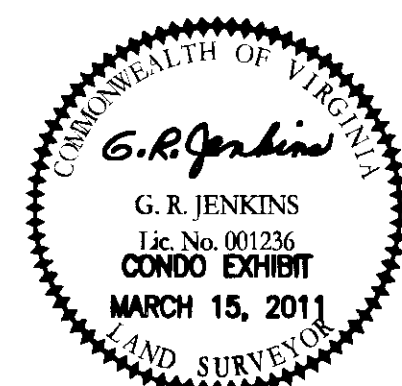
STATE OF VIRGINIA
JAMES CITY COUNTY

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 25th DAY OF April, 2011 AT 3:13 AM/PM.

INSTRUMENT # 110009149
TESTES: Betty R. Woodruff, Clerk
TESTES: By Claudia H. Bookholz, Dep. 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.

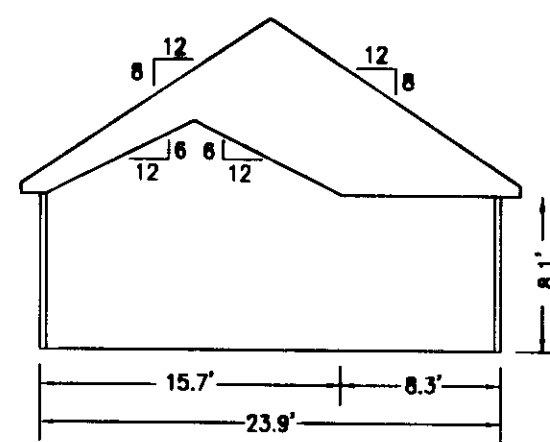
G.R. Jenkins 001236 MARCH 15, 2011
NAME REGISTRATION NO. DATE



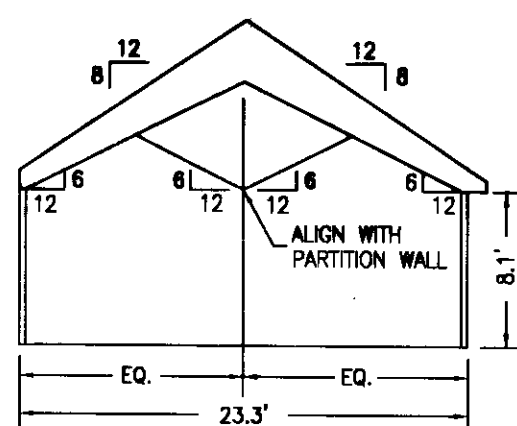
3 Large/Small Plat(s) Recorded herewith as # 110009149



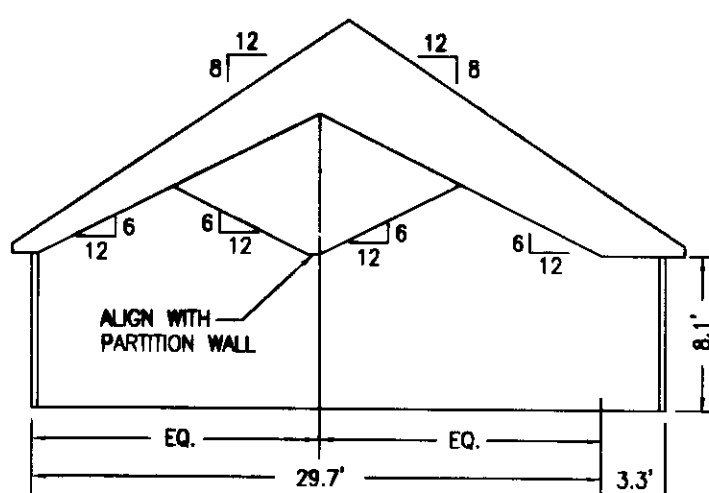
<p>EXHIBIT "C" PLAT OF VILLAS AT FIVE FORKS A CONDOMINIUM PHASE 15 JAMES CITY COUNTY, VIRGINIA</p>		<p>ART-RAY CORP.</p> <p>ENGINEERING SURVEYING 200 LUMMIS ROAD SUFFOLK, VIRGINIA 23434 Office: 757.539.8822 Fax: 757.539.6789</p>	
		<p>DRAWN: DMJ COMP.: BJL CHECKED: GRJ</p>	<p>DATE: 03/15/11 SCALE: 1"=100'</p>



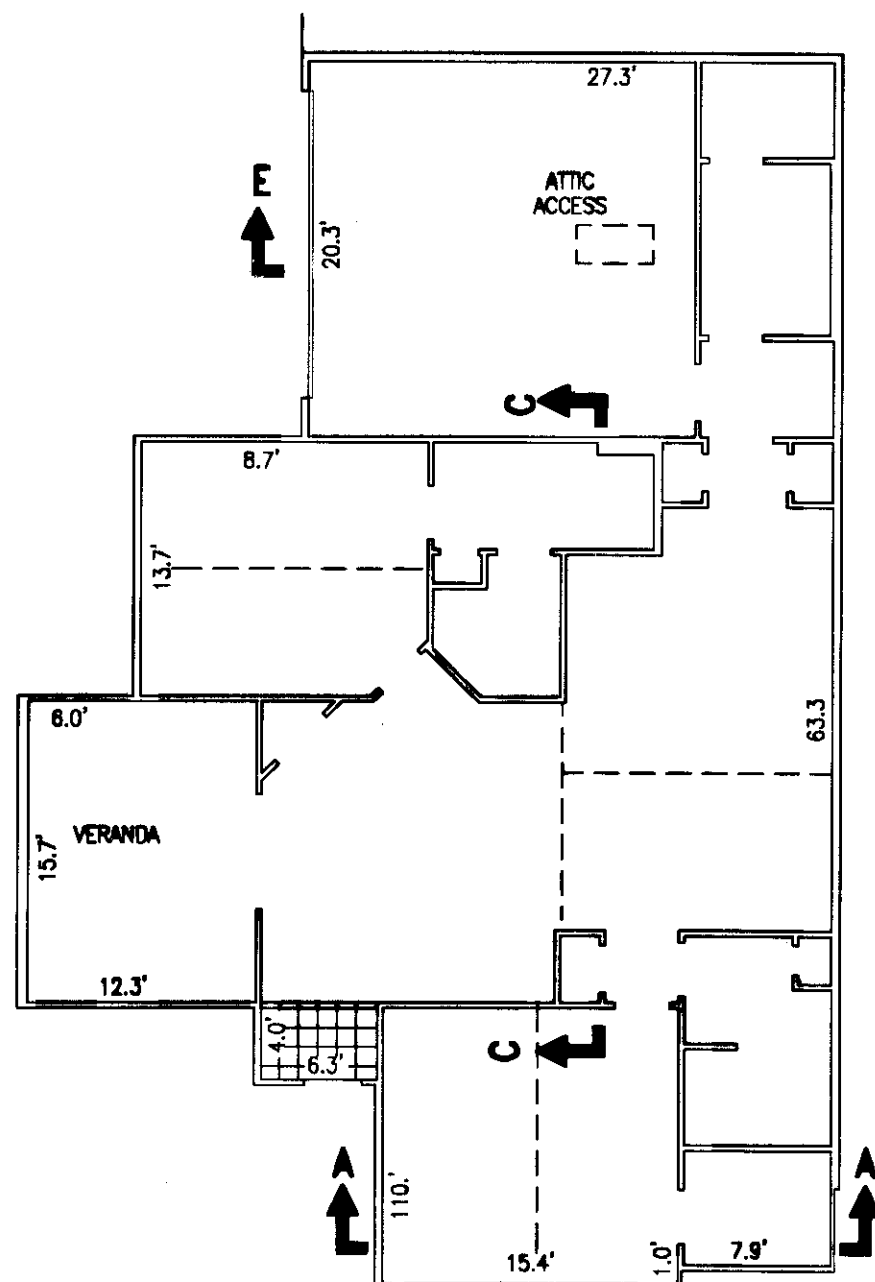
SECTION A-A



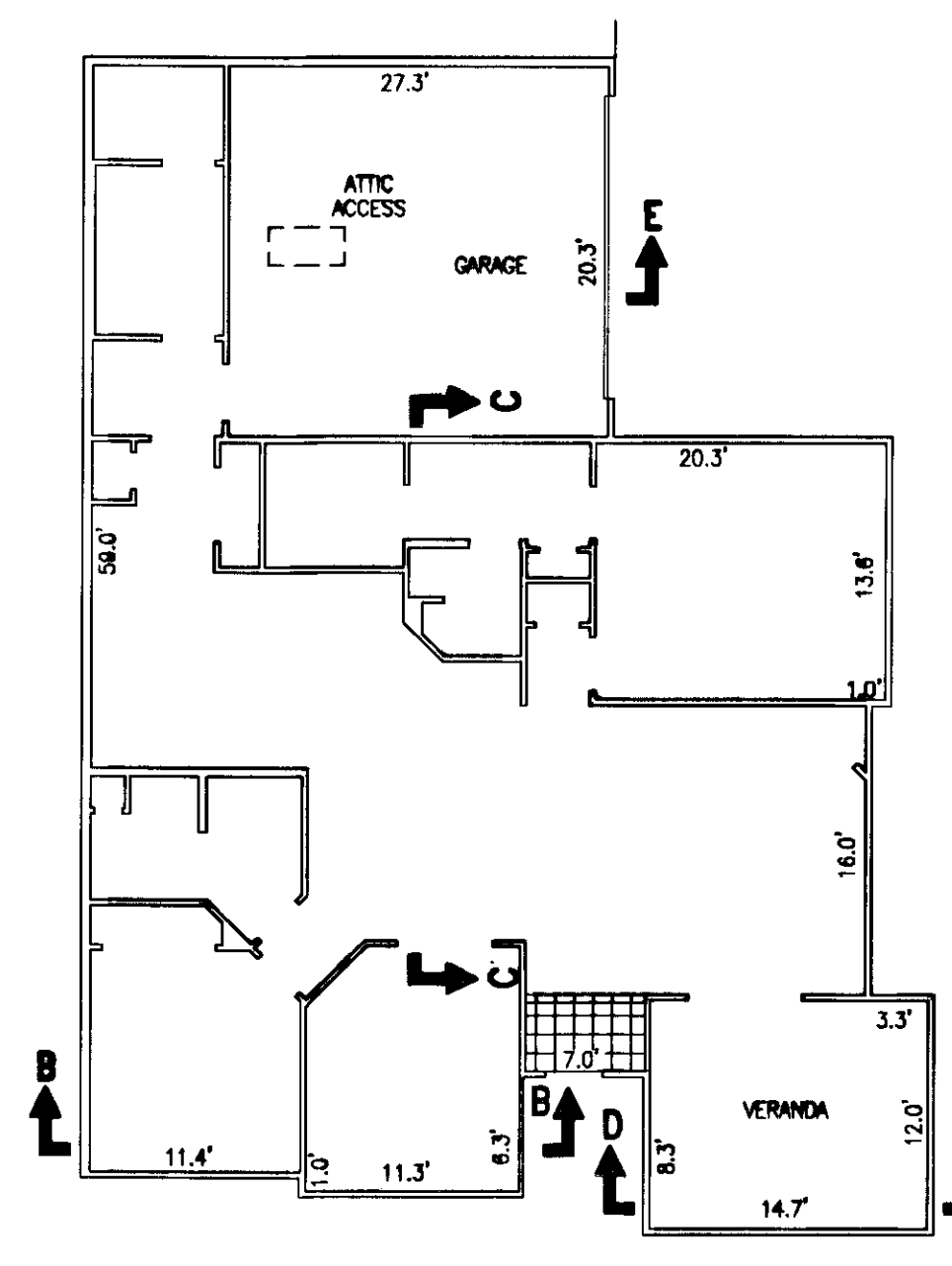
SECTION B-B



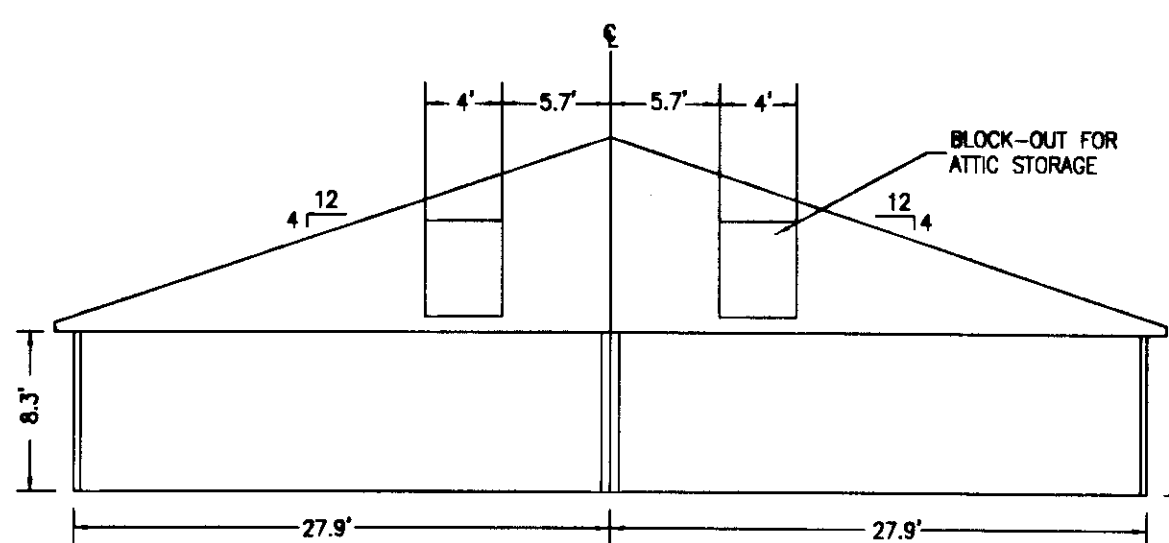
SECTION C-C



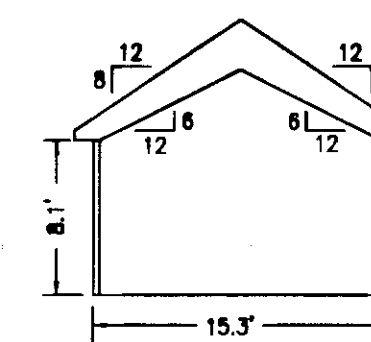
BUILDING 12-A & 13-B
ABBAY
FLOOR PLAN



BUILDING 12-B, 12-C & 12-D, 13-A, 13-C & 13-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.



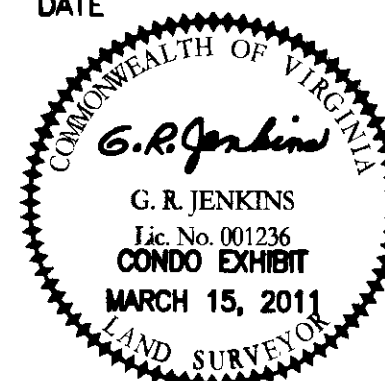
STATE OF VIRGINIA
JAMES CITY COUNTY

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 25th DAY OF April, 2011 AT 3:13 AM/PM.

INSTRUMENT # 110009149
TESTES: Betsy B. Woolhead, Clerk
TESTES: By Claudia Hinkley, De Clerk

G.R. Jenkins 001236
NAME REGISTRATION NO.

MARCH 15, 2011
DATE



3 Large/Small Plots Recorded
herewith as # 110009149

EXHIBIT "D"		ART-RAY CORP. ENGINEERING SURVEYING 200 LUMMIS ROAD SUFFOLK, VIRGINIA 23434 Office: 757.539.8822 Fax: 757.539.6709
PLANS OF VILLAS AT FIVE FORKS A CONDOMINIUM PHASE 15 JAMES CITY COUNTY, VIRGINIA		
DRAWN: DMJ	DATE: 03/15/11	REVISIONS
COMP.: BJL	SCALE: 1"=10'	
CHECKED: GRJ		
REF:		3 SHEET: 3 of 3
DOC.#100026583		

03-2009-07 001111 110009149 11.07.11