

120008351

NOTES:

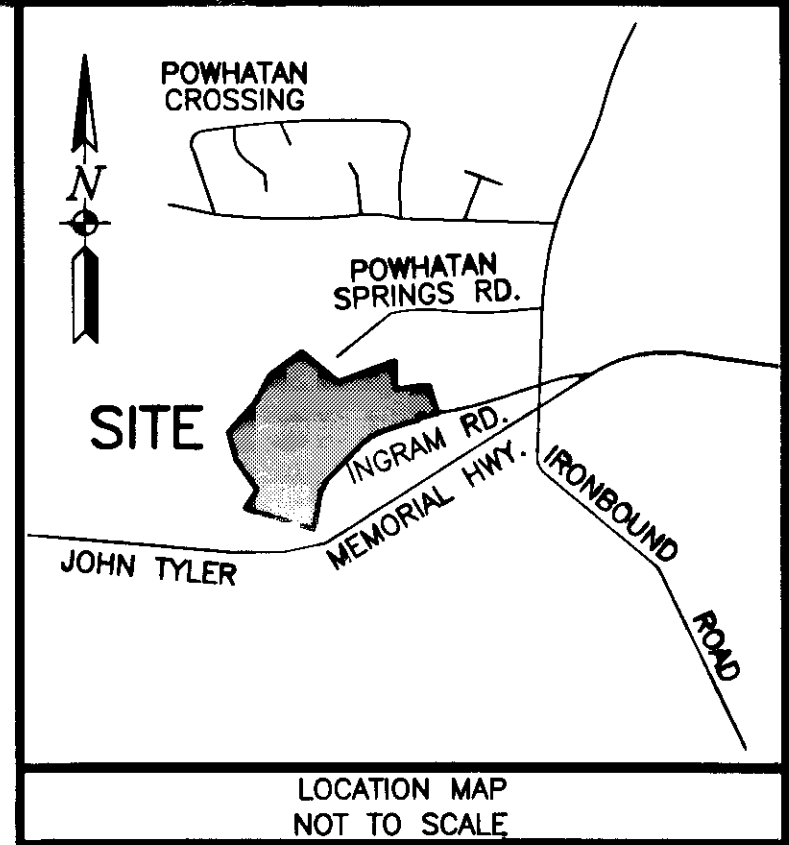
1. THE PROPERTY SHOWN ON THIS PLAT WILL BE SERVED BY PUBLIC SEWER AND WATER. MAINTENANCE WILL BE PROVIDED BY JAMES CITY COUNTY.
2. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN FLOOD ZONE 'X & AE', AS SHOWN ON FLOOD MAP, FEMA COMMUNITY PANEL #510201 0035 B, EFFECTIVE DATE: 2/6/91, DETERMINED 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 SIXTEEN
AREA OF PROPERTY CREATED: 4.30 ACS.
AREA OF ADDITIONAL LAND: 6.3± 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: April 19, 2012
COWLES M. SPENCER, MEMBER

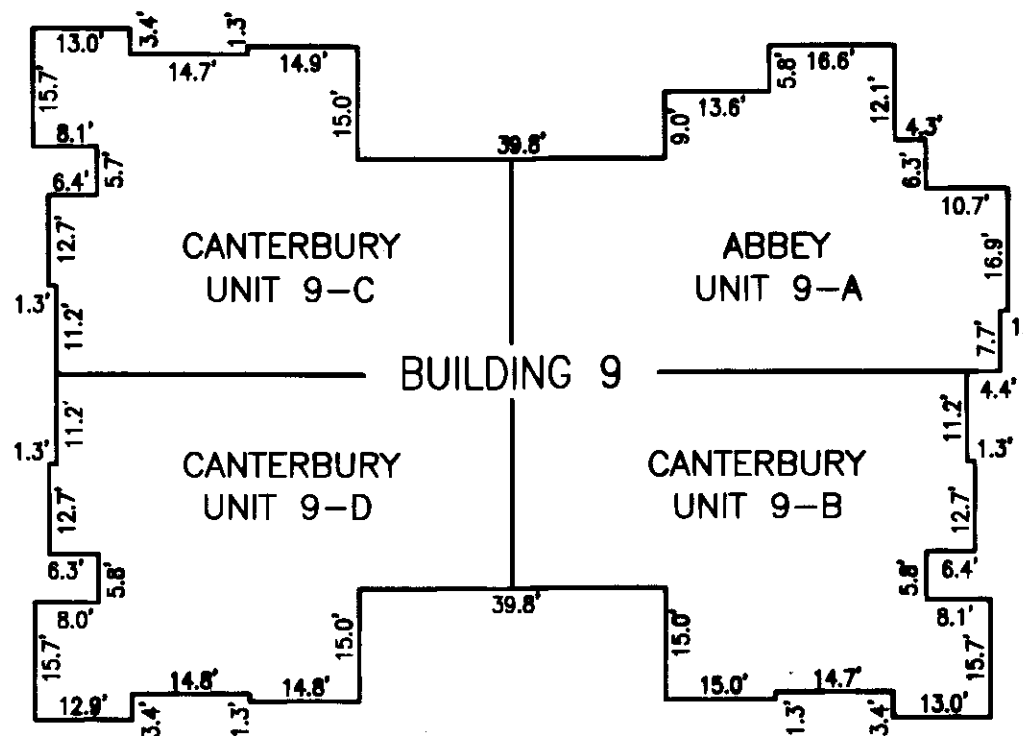
STATE OF Virginia
CITY/COUNTY OF Yorktown

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Dorothy E. Pryor, NOTARY PUBLIC, THIS 19 DAY OF April, 2012, 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 E. Pryor
NOTARY PUBLIC

REGISTRATION NUMBER: 7272881
MY COMMISSION EXPIRES: December 31, 2013

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



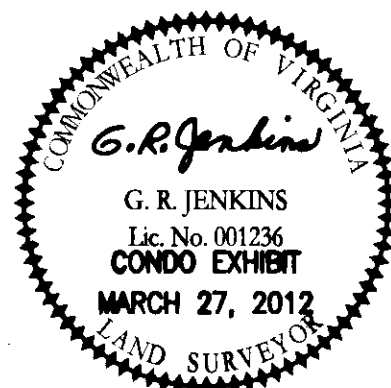
ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

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 27, 2012
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 19th DAY OF April, 2012 AT 1:25 AM/PM.

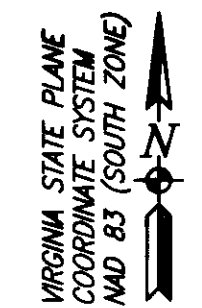
INSTRUMENT # 120008351
TESTES: Betsy B. Woolridge clerk
TESTES: Robert M. Smith deputy clerk

3 Large/Small Plat(s) Recorded
herewith as # 120008351

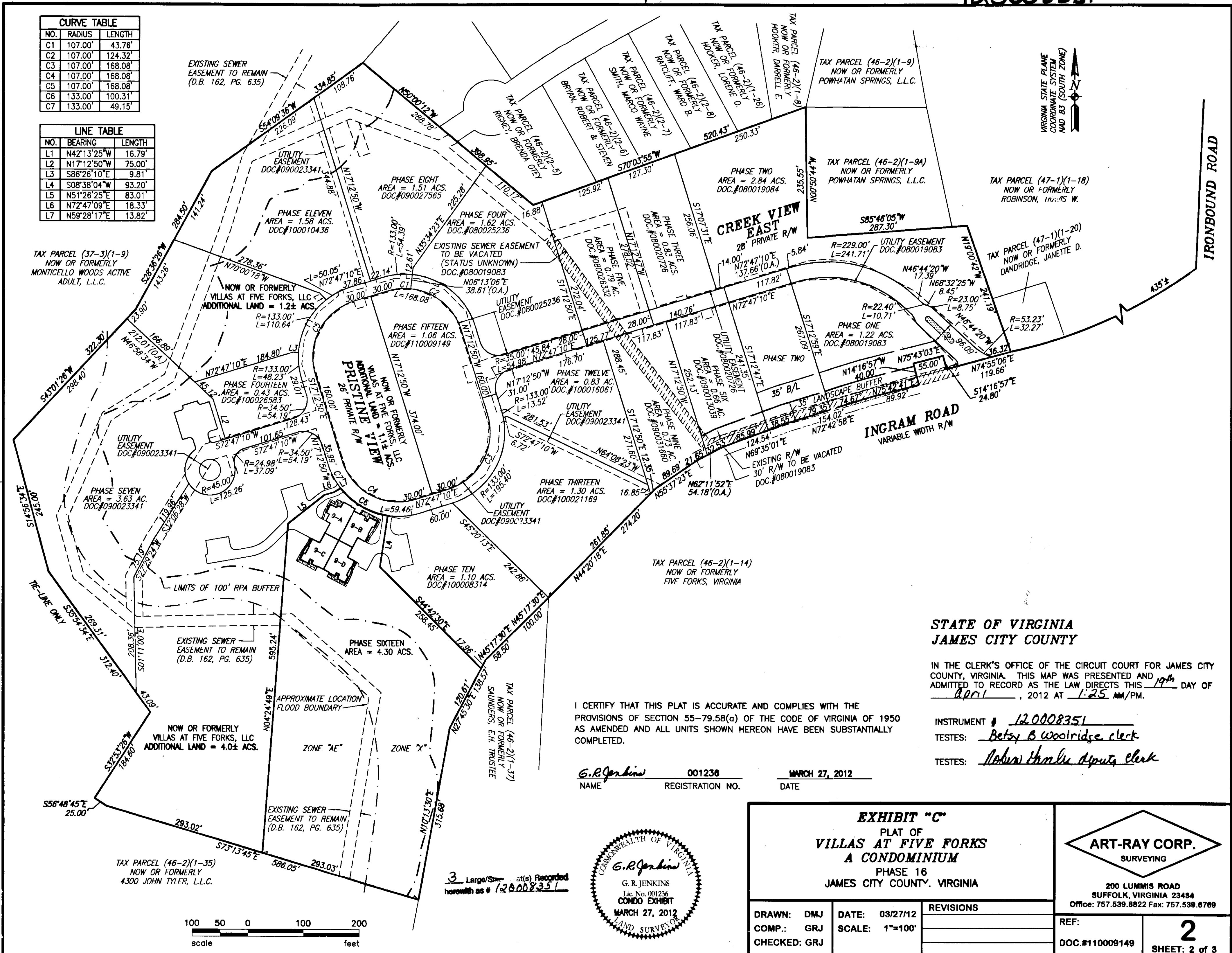
EXHIBIT "C" PLAT OF VILLAS OF FIVE FORKS A CONDOMINIUM PHASE 16 JAMES CITY COUNTY, VIRGINIA		ART-RAY CORP. SURVEYING 200 LUMMIS ROAD SUFFOLK, VIRGINIA 23434 Office: 757.539.8822 Fax: 757.539.8769
DRAWN: DMJ COMP.: GRJ CHECKED: GRJ	DATE: 03/27/12	
REVISIONS		1 SHEET: 1 of 3

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'
C6	133.00'	100.31'
C7	133.00'	49.15'

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'
L4	S08°38'04"W	93.20'
L5	N51°26'25"E	83.01'
L6	N72°47'09"E	18.33'
L7	N59°28'17"E	13.82'



IRONBOUND ROAD



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

EXISTING SEWER
EASEMENT TO REMAIN
(D.B. 162, PG. 635)

NOW OR FORMERLY
VILLAGES AT FIVE FORKS, LLC
ADDITIONAL LAND = 1.2± ACS.

PHASE SEVEN
AREA = 3.63 ACS.
DOC.#090023341

PHASE FOURTEEN
AREA = 0.43 ACS.
DOC.#100026583

PHASE FIFTEEN
AREA = 1.06 ACS.
DOC.#110009149

PHASE TEN
AREA = 1.10 ACS.
DOC.#100008314

PHASE SIXTEEN
AREA = 4.30 ACS.

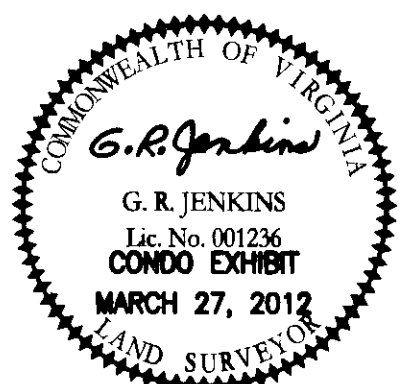
EXISTING SEWER
EASEMENT TO REMAIN
(D.B. 162, PG. 635)

NOW OR FORMERLY
VILLAGES AT FIVE FORKS, LLC
ADDITIONAL LAND = 4.0± ACS.

TAX PARCEL (46-2)(1-35)
NOW OR FORMERLY
4300 JOHN TYLER, L.L.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.

G.R. Jenkins 001236 MARCH 27, 2012
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JAMES CITY COUNTY

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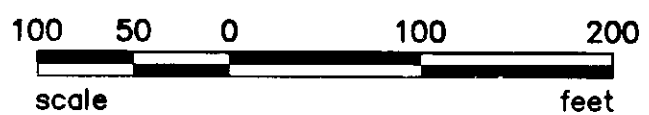
INSTRUMENT # 120008351
TESTES: Betsy B Woolridge clerk
TESTES: Robert Charles Deputa clerk

EXHIBIT "C"
PLAT OF
VILLAGES AT FIVE FORKS
A CONDOMINIUM
PHASE 16
JAMES CITY COUNTY, VIRGINIA

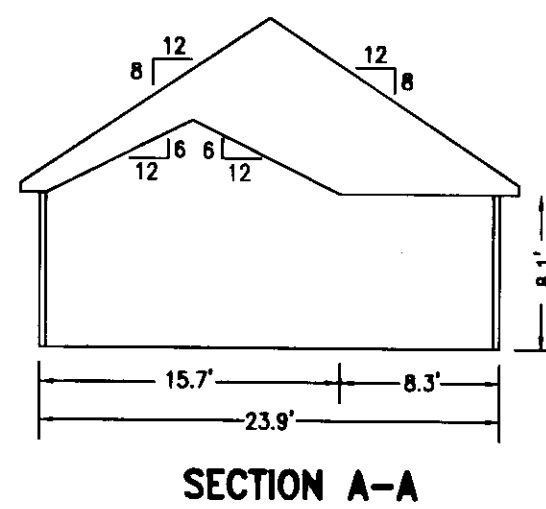


DRAWN: DMJ	DATE: 03/27/12	REVISIONS
COMP.: GRJ	SCALE: 1"=100'	
CHECKED: GRJ		

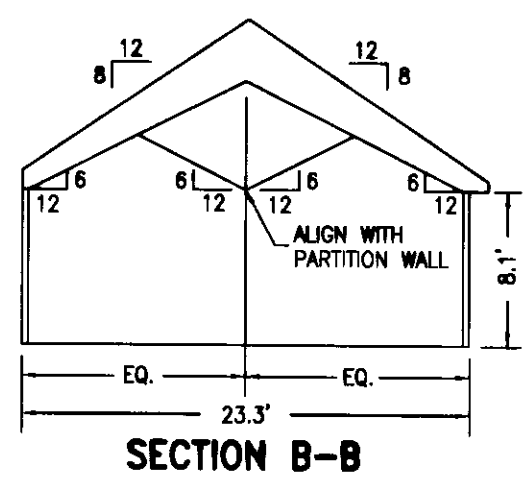
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DOC.#110009149	



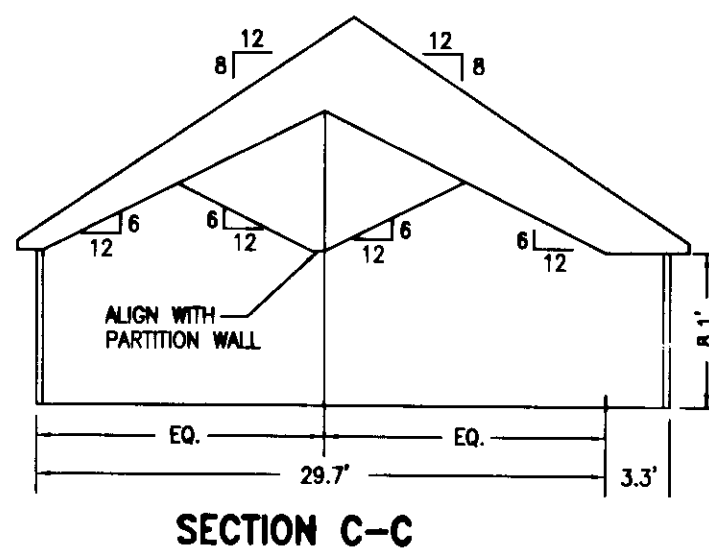
6.12861.0-07 final.dwg 16.dwg



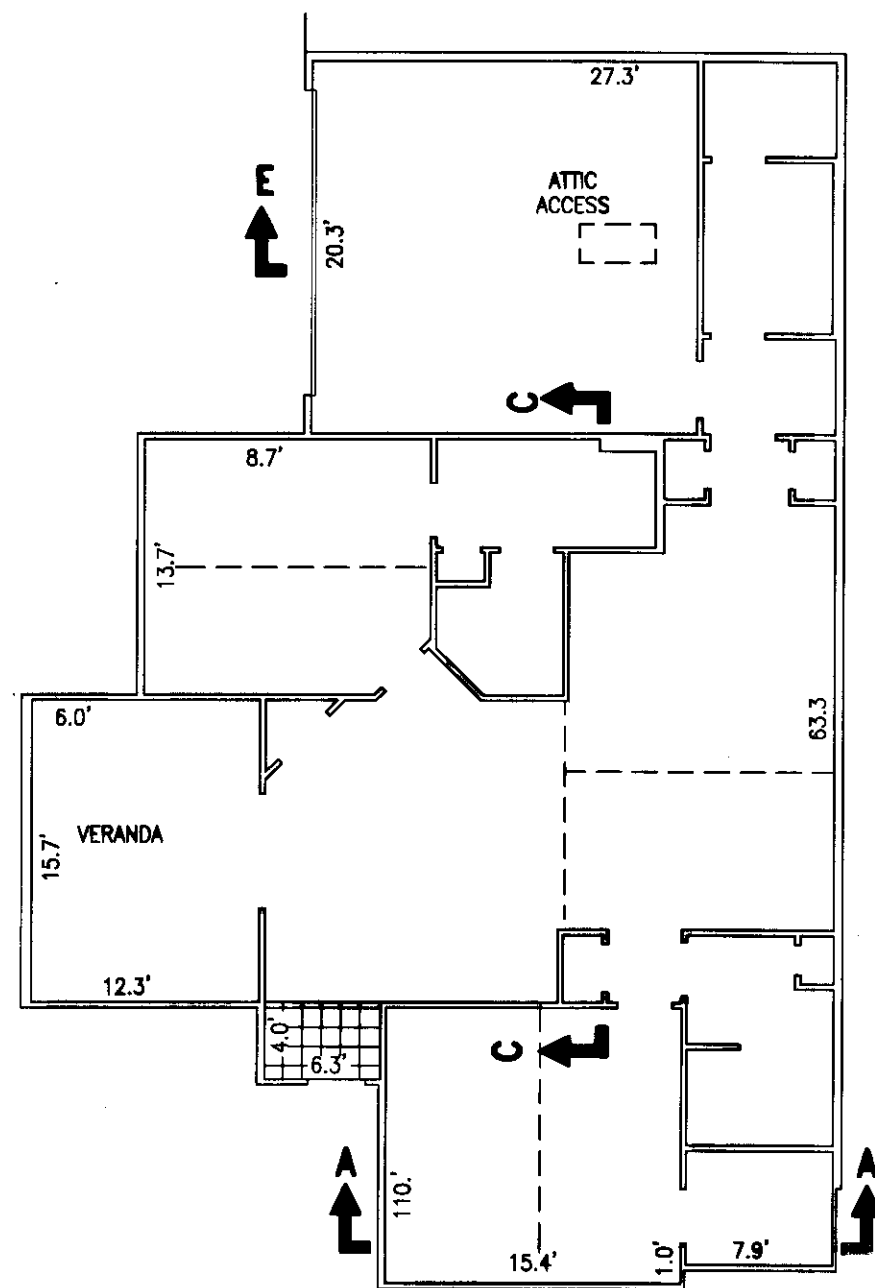
SECTION A-A



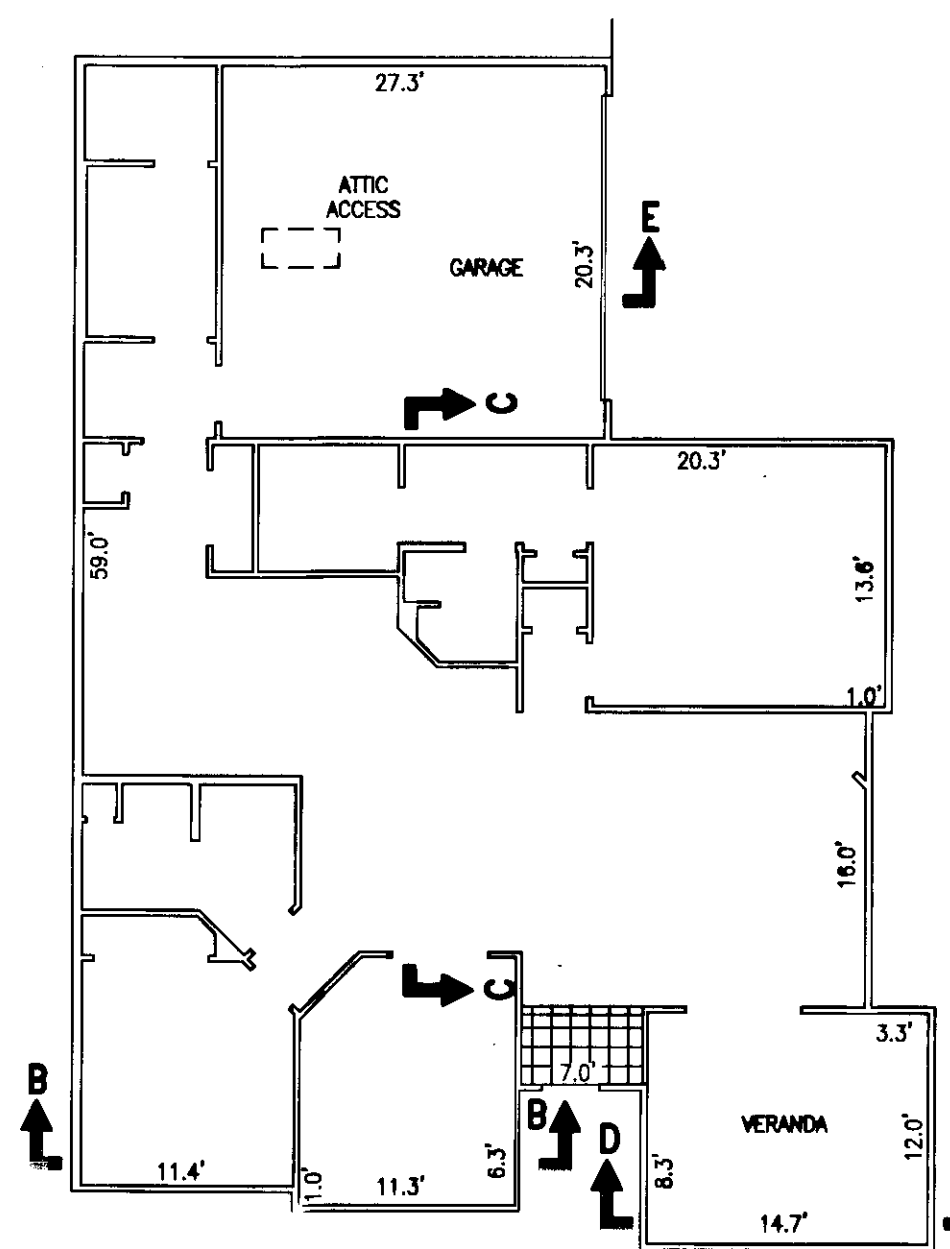
SECTION B-B



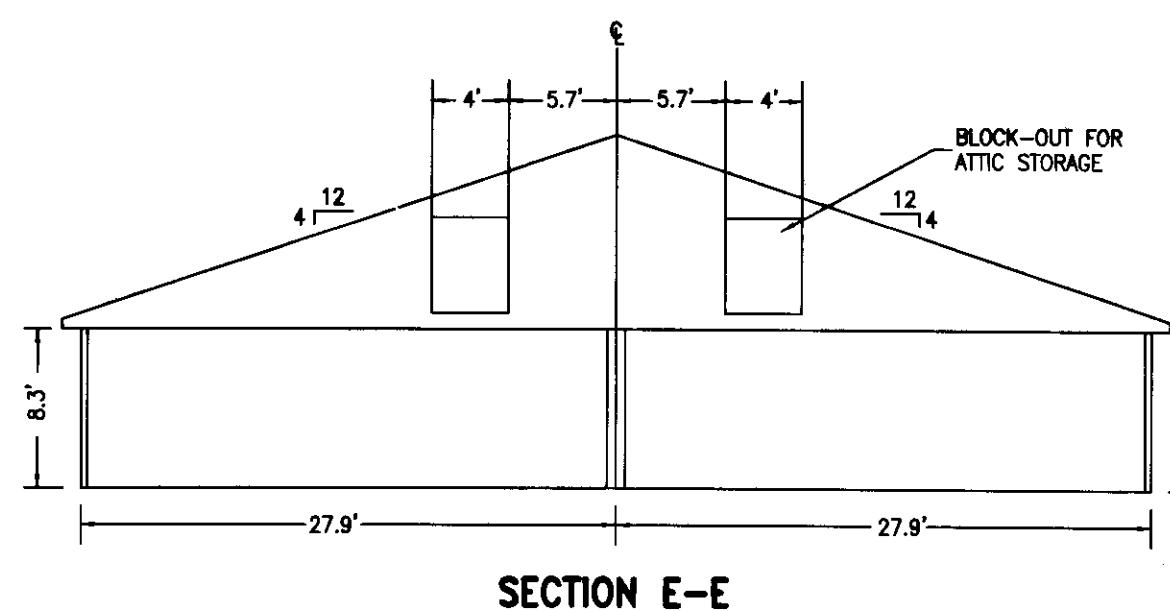
SECTION C-C



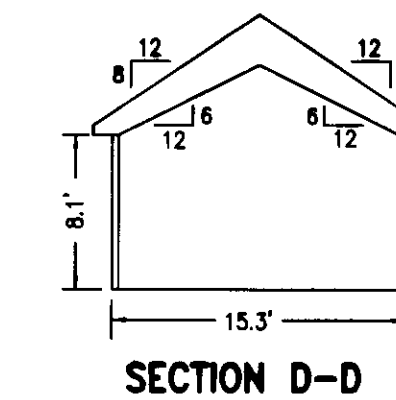
BUILDING 9-A
ABBAY
FLOOR PLAN



BUILDING 9-B, 9-C & 9-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.

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TESTES: Robin Chandler deputy clerk

G.R. Jenkins 001236
NAME REGISTRATION NO.

MARCH 27, 2012
DATE

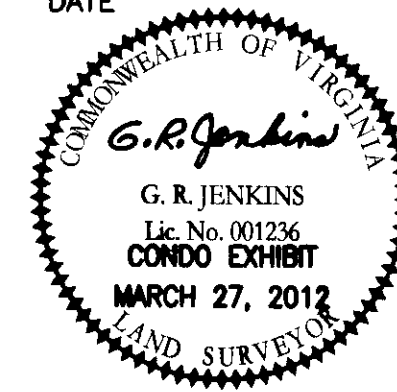


EXHIBIT "D"
PLANS OF
VILLAS AT FIVE FORKS
A CONDOMINIUM
PHASE 16
JAMES CITY COUNTY, VIRGINIA

ART-RAY CORP.
SURVEYING
200 LUMMIS ROAD
SUFFOLK, VIRGINIA 23434
Office: 757.539.8822 Fax: 757.539.6766

DRAWN: DMJ
COMP.: GRJ
CHECKED: GRJ

DATE: 03/27/12
SCALE: 1"=10'

REVISIONS

REF:
DOC.#110009149

3
SHEET: 3 of 3