

120019892

NOTES:

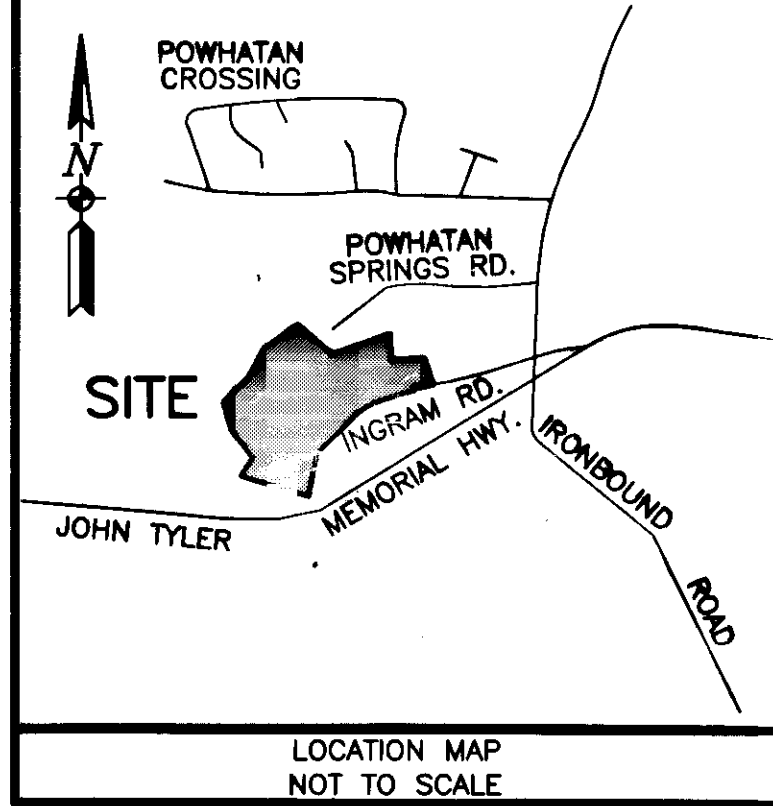
- 1. THE PROPERTY SHOWN ON THIS PLAT WILL BE SERVED BY PUBLIC SEWER AND WATER. MAINTENANCE WILL BE PROVIDED BY JAMES CITY COUNTY.
- 2. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN FLOOD ZONE 'X & AE', AS SHOWN ON FLOOD MAP, FEMA COMMUNITY PANEL #510201 0035 B, EFFECTIVE DATE: 2/8/91 DETERMINED 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 SEVENTEEN
AREA OF PROPERTY CREATED: 0.47 AC.
AREA OF ADDITIONAL LAND: 5.8± 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: September 19, 2012
COWLES M. SPENCER, MEMBER

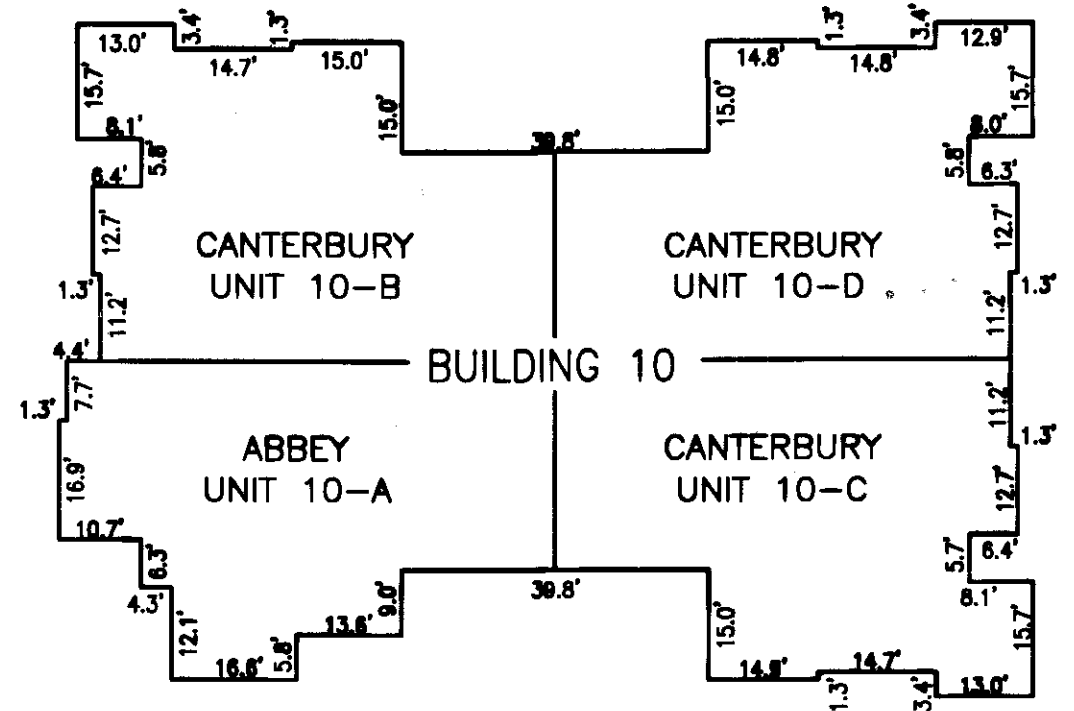
STATE OF Virginia
CITY/COUNTY OF Yorktown

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Dorothy Elizabeth Pryor NOTARY PUBLIC, THIS 19 DAY OF September, 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 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.

[Signature] 1430 SEPTEMBER 18, 2012
NAME REGISTRATION NO. DATE



3 Large/Small Plat(s) Recorded
Herewith as # 120019892

**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 20 DAY OF September, 2012 AT 10:44 AM/P.M.

INSTRUMENT # 120019892
TESTES: [Signatures]
TESTES: [Signatures]

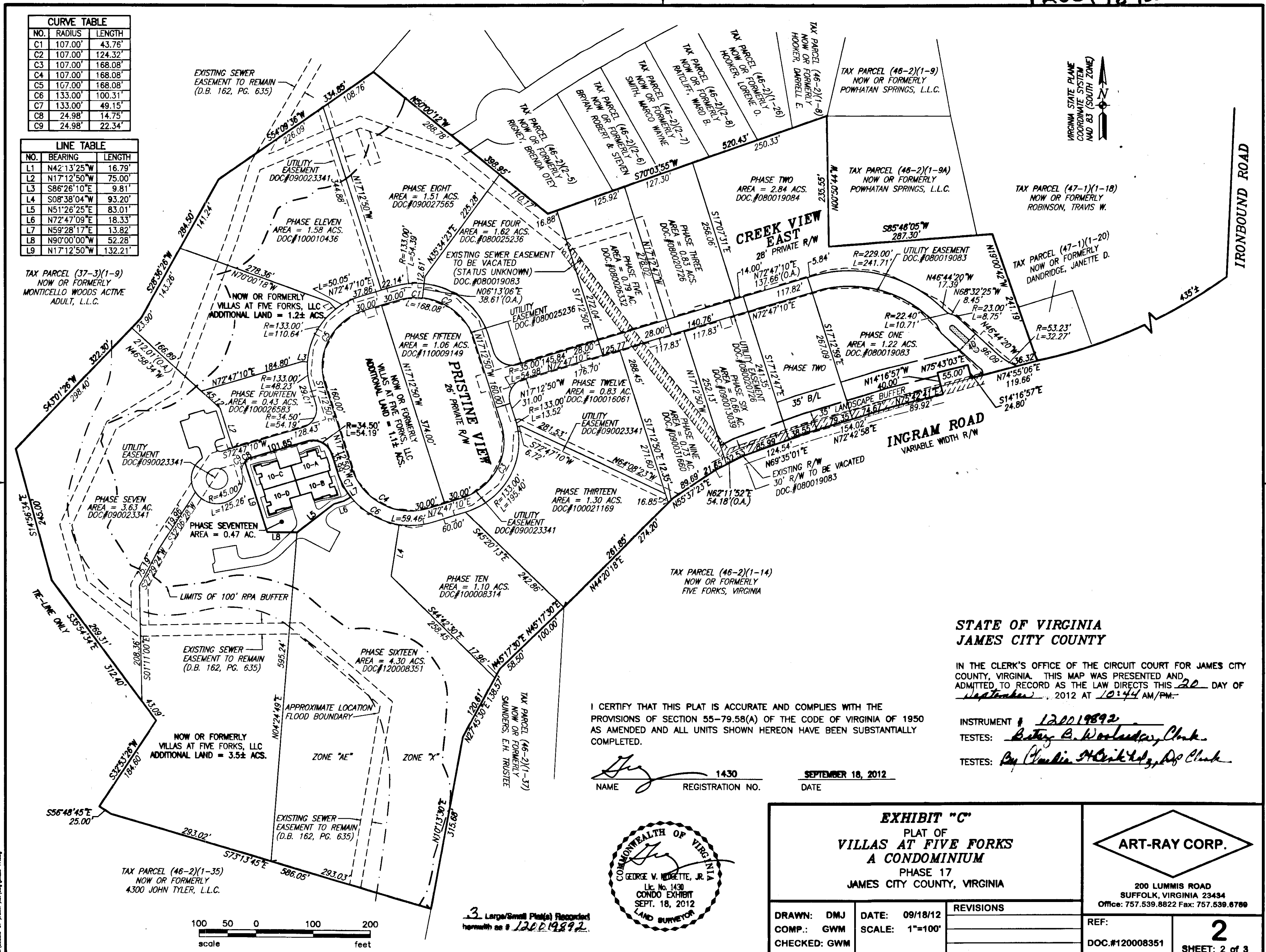
EXHIBIT "C" PLAT OF VILLAS OF FIVE FORKS A CONDOMINIUM PHASE 17 JAMES CITY COUNTY, VIRGINIA		ART-RAY CORP. 200 LUMMIS ROAD SUFFOLK, VIRGINIA 23434 Office: 757.539.8822 Fax: 757.539.6769
DRAWN: DMJ COMP.: GWM CHECKED: GWM	DATE: 09/18/12	
REF: DOC.#120008351		1 SHEET: 1 of 3

© 2280.0-07 (print) (rev) 09/08 17.dwg

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'
C8	24.98'	14.75'
C9	24.98'	22.34'

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'
L8	N90°00'00"W	52.28'
L9	N17°12'50"W	132.21'

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



**STATE OF VIRGINIA
JAMES CITY COUNTY**

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[Signature] 1430
NAME REGISTRATION NO. DATE
SEPTEMBER 18, 2012

INSTRUMENT # 120019892
TESTES: Betsy B. Worland, Clerk
TESTES: Ray Charles H. Clark, Jr., Dep. Clerk

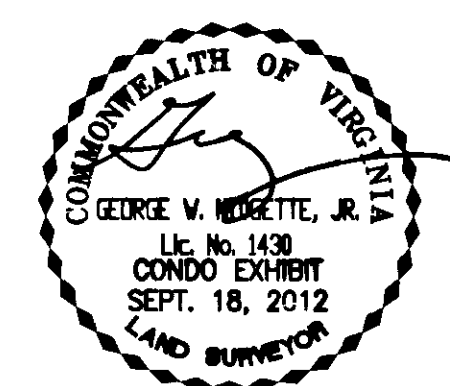
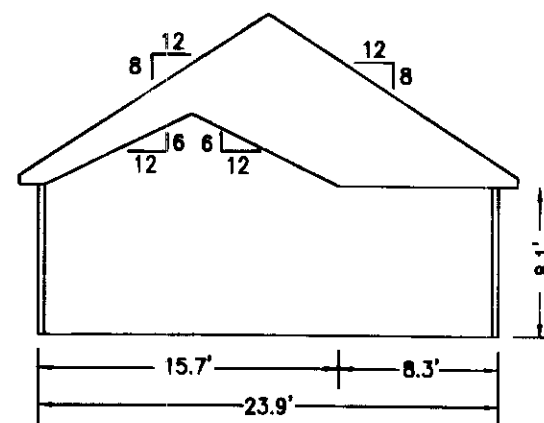


EXHIBIT "C"		ART-RAY CORP.
PLAT OF VILLAS AT FIVE FORKS A CONDOMINIUM PHASE 17 JAMES CITY COUNTY, VIRGINIA		
DRAWN: DMJ COMP.: GWM CHECKED: GWM	DATE: 09/18/12 SCALE: 1"=100'	200 LUMMIS ROAD SUFFOLK, VIRGINIA 23434 Office: 757.539.8822 Fax: 757.539.6766
REVISIONS		REF: 2 DOC.#120008351 SHEET: 2 of 3

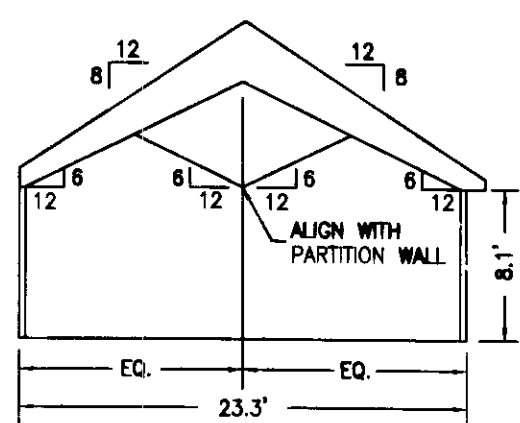


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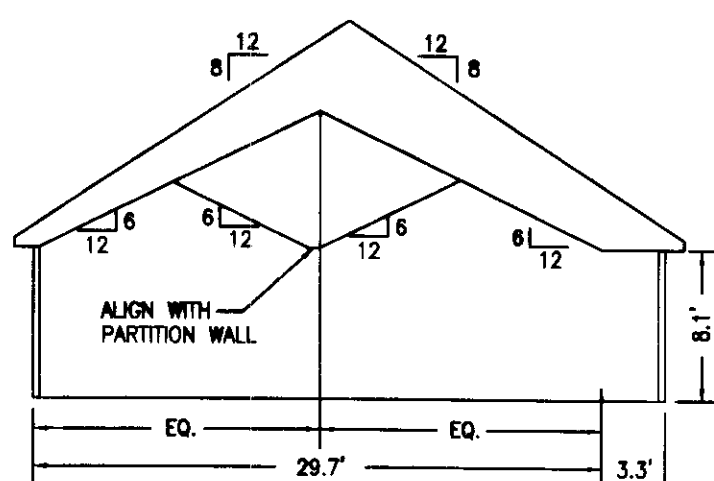
6/22/2010-07 17:48



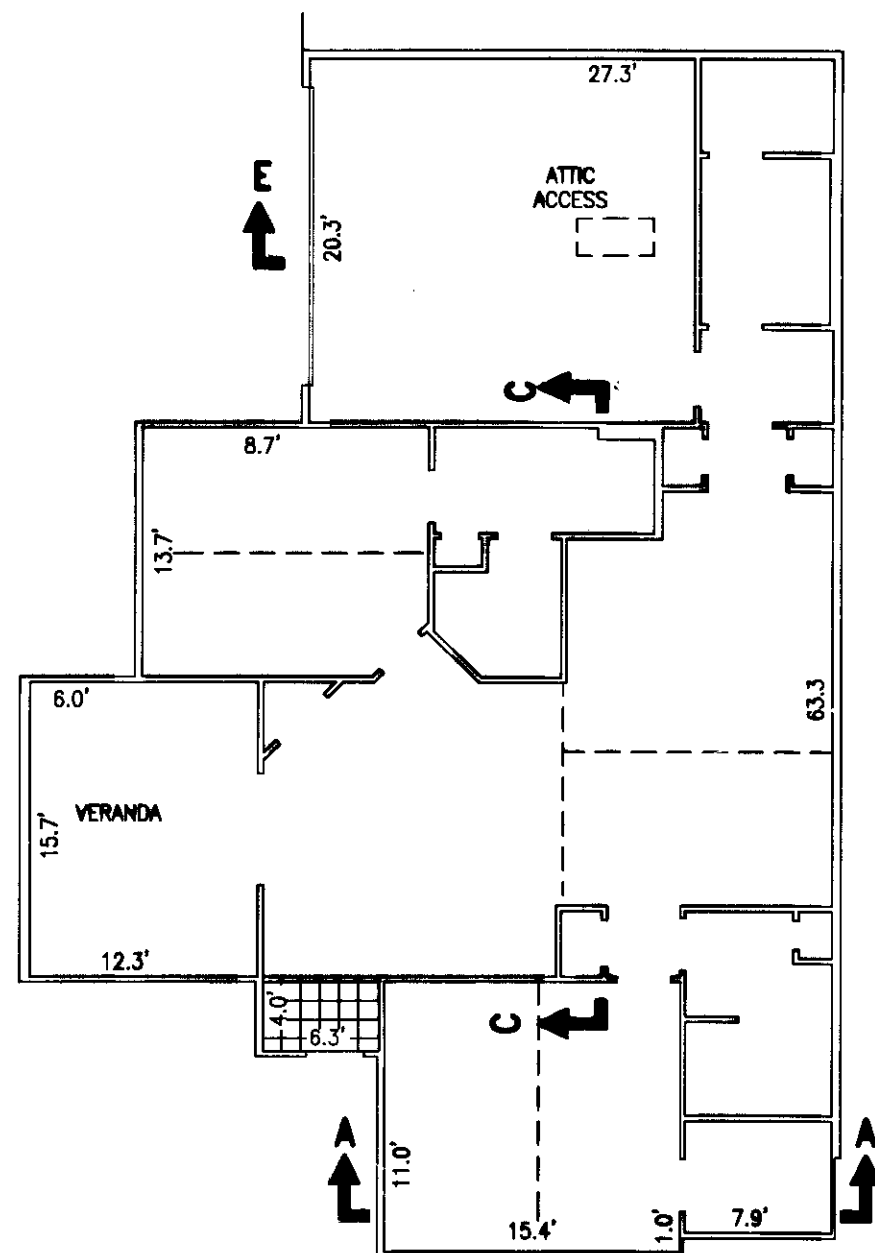
SECTION A-A



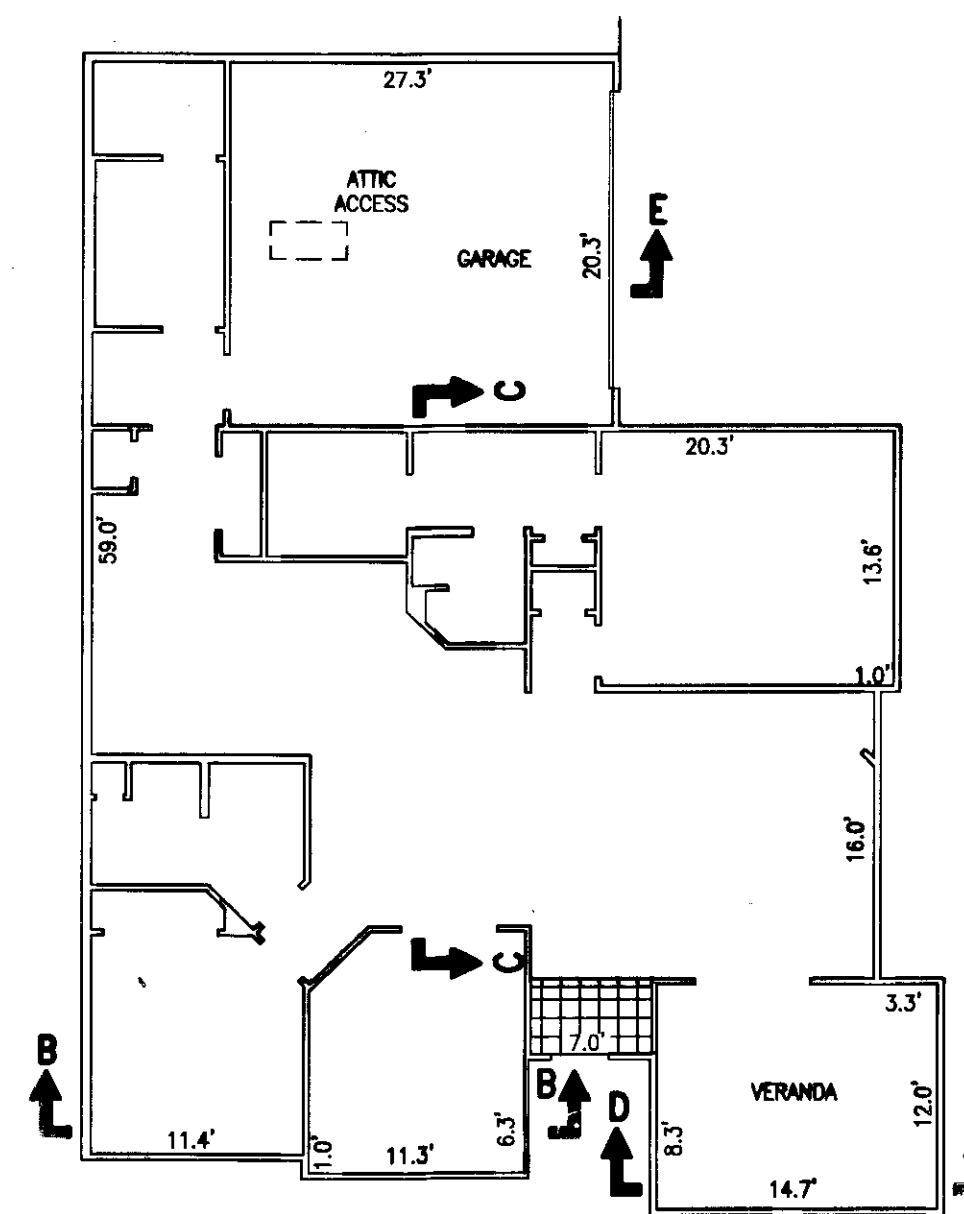
SECTION B-B



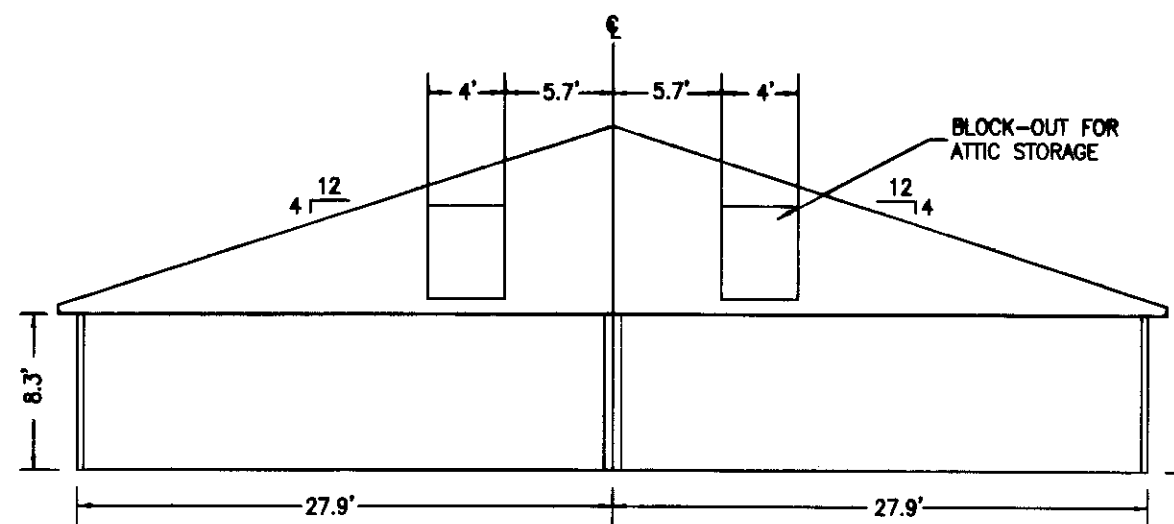
SECTION C-C



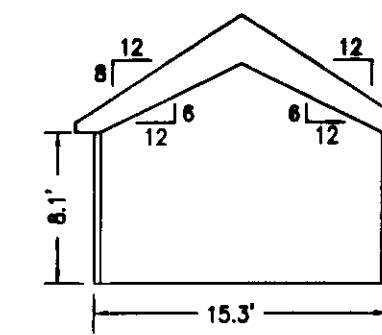
BUILDING 10-A
ABBAY
FLOOR PLAN



BUILDING 10-B, 10-C & 10-D
CANTERBURY
FLOOR PLAN

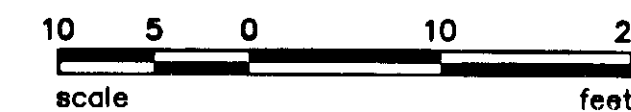


SECTION E-E



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.



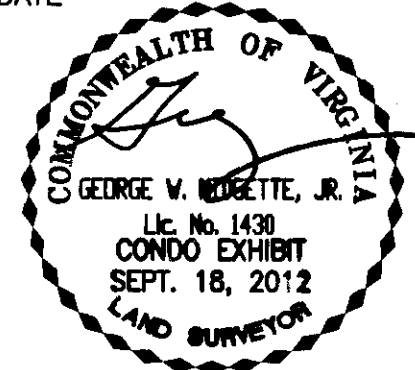
STATE OF VIRGINIA
JAMES CITY COUNTY

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INSTRUMENT # 120019892
TESTES: Betsy B. Woolridge, Clerk
TESTES: By Claudia H. Hinkley, Esq. Clerk

[Signature] 1430
NAME REGISTRATION NO.

SEPTEMBER 18, 2012
DATE



3 Large/Small Plates Recorded
hereunder as # 120019892

<p>EXHIBIT "D" PLANS OF VILLAS AT FIVE FORKS A CONDOMINIUM PHASE 17 JAMES CITY COUNTY, VIRGINIA</p>		<p>ART-RAY CORP. 200 LUMMIS ROAD SUFFOLK, VIRGINIA 23434 Office: 757.539.8822 Fax: 757.539.8769</p>	
		<p>3 SHEET: 3 of 3</p>	