

130007241

NOTES:

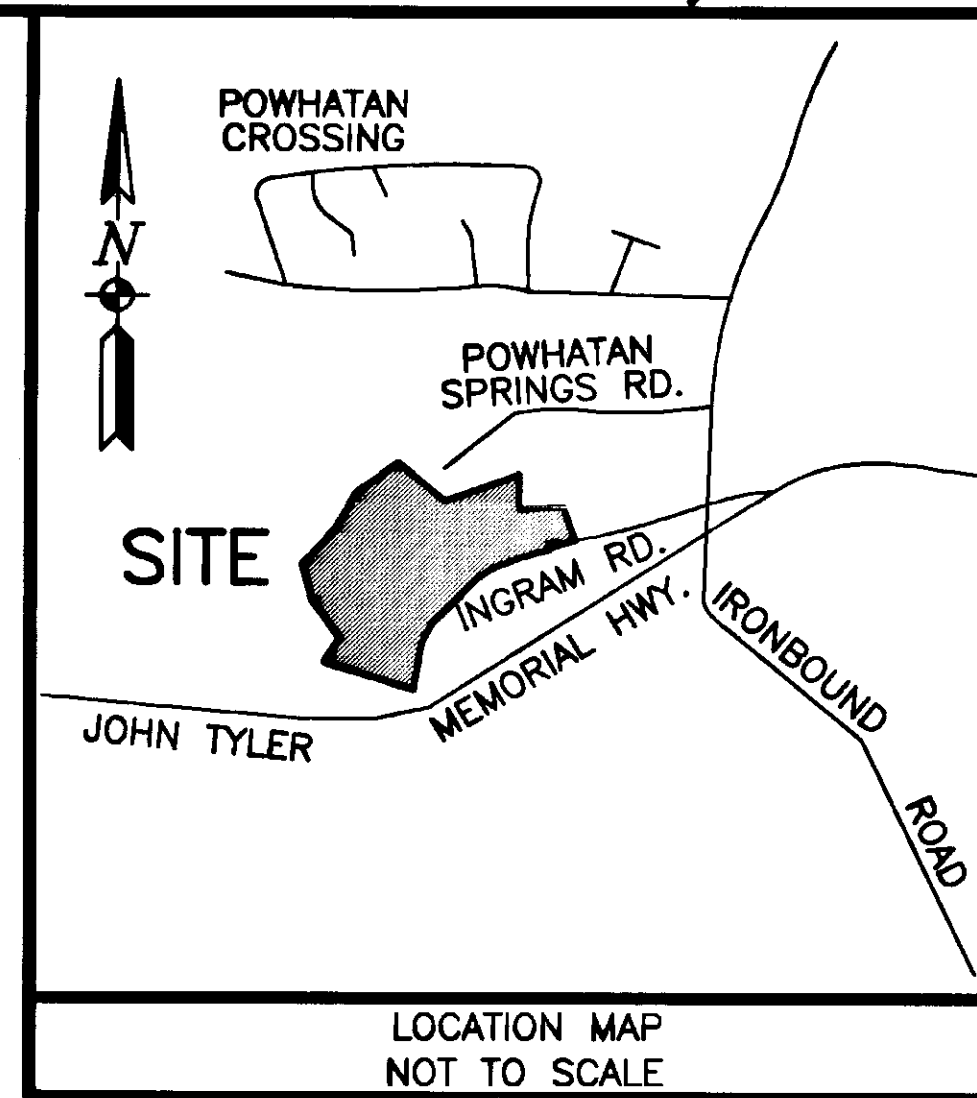
1. THE PROPERTY SHOWN ON THIS PLAT WILL BE SERVED BY PUBLIC SEWER AND WATER. MAINTENANCE WILL BE PROVIDED BY JAMES CITY COUNTY.
2. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN FLOOD ZONE 'X', AS SHOWN ON FLOOD MAP, FEMA COMMUNITY PANEL #51095C 0120 C, EFFECTIVE DATE: 9/28/07 DETERMINED BY 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 EIGHTEEN
AREA OF PROPERTY CREATED: 0.53 AC.
AREA OF ADDITIONAL LAND: 5.2± 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

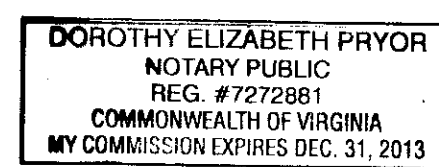
BY: Cowles M. Spencer DATE: 3/8/13
COWLES M. SPENCER, MEMBER

STATE OF Virginia
CITY/COUNTY OF Yorktown

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Dorothy Elizabeth Pryor, NOTARY PUBLIC, THIS 11 DAY OF March, 2013, 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: 7272881
MY COMMISSION EXPIRES: December 31, 2013

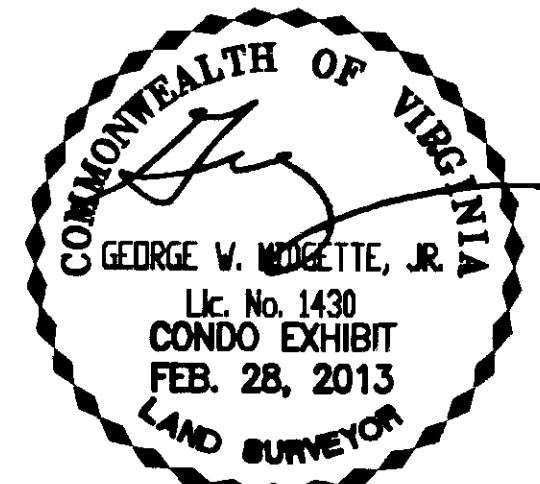


SURVEYORS CERTIFICATION

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.

[Signature] 1430
NAME REGISTRATION NO. DATE
FEBRUARY 28, 2013

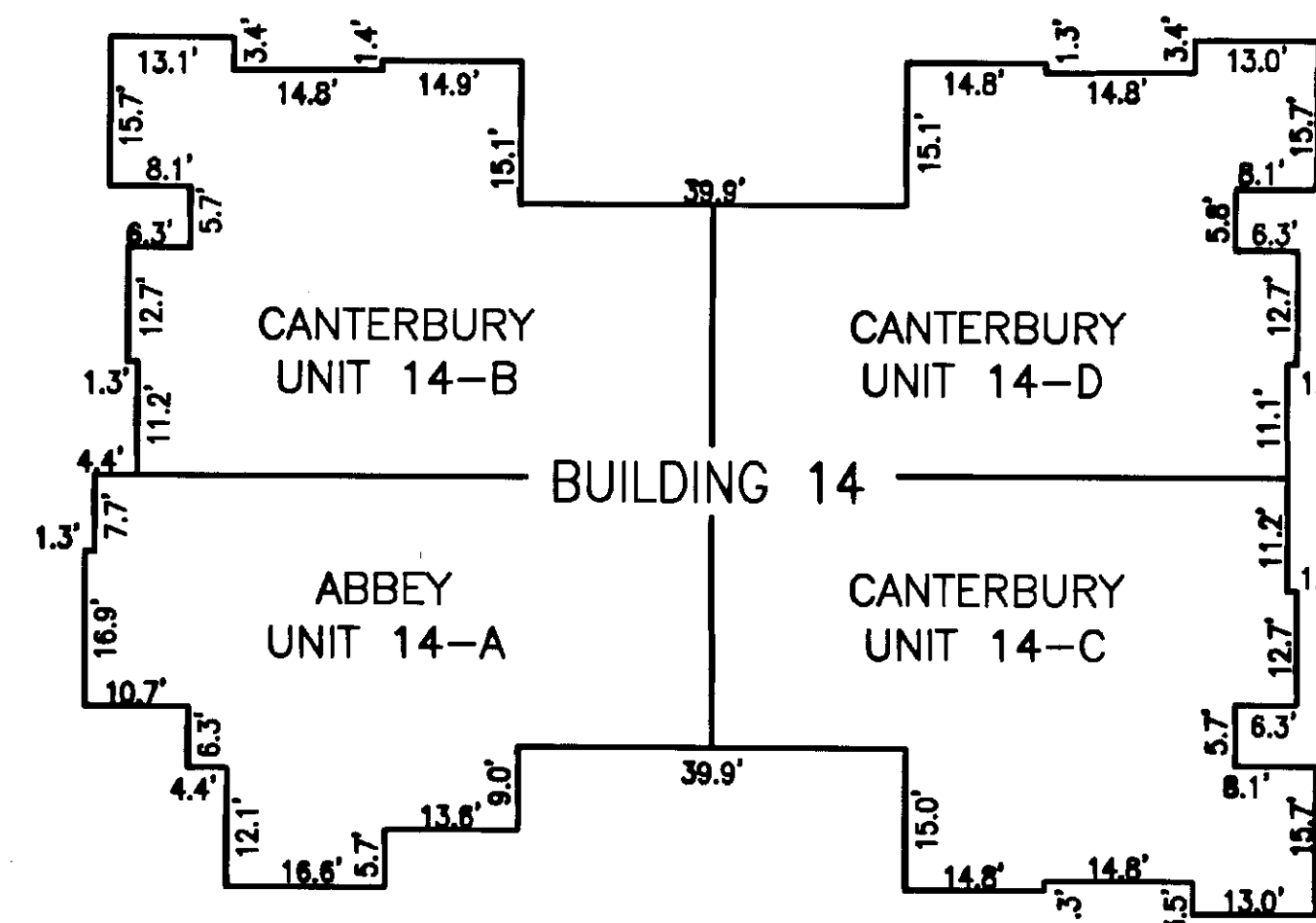


**STATE OF VIRGINIA
JAMES CITY COUNTY**

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 14TH DAY OF March, 2013 AT 8:48 AM/PM.

INSTRUMENT # 130007241
TESTES: BETTY S WOOLDRIDGE, CLERK
TESTES: [Signature] Deputy Clerk

3 Large Format Plats Recorded herewith as # 130007241

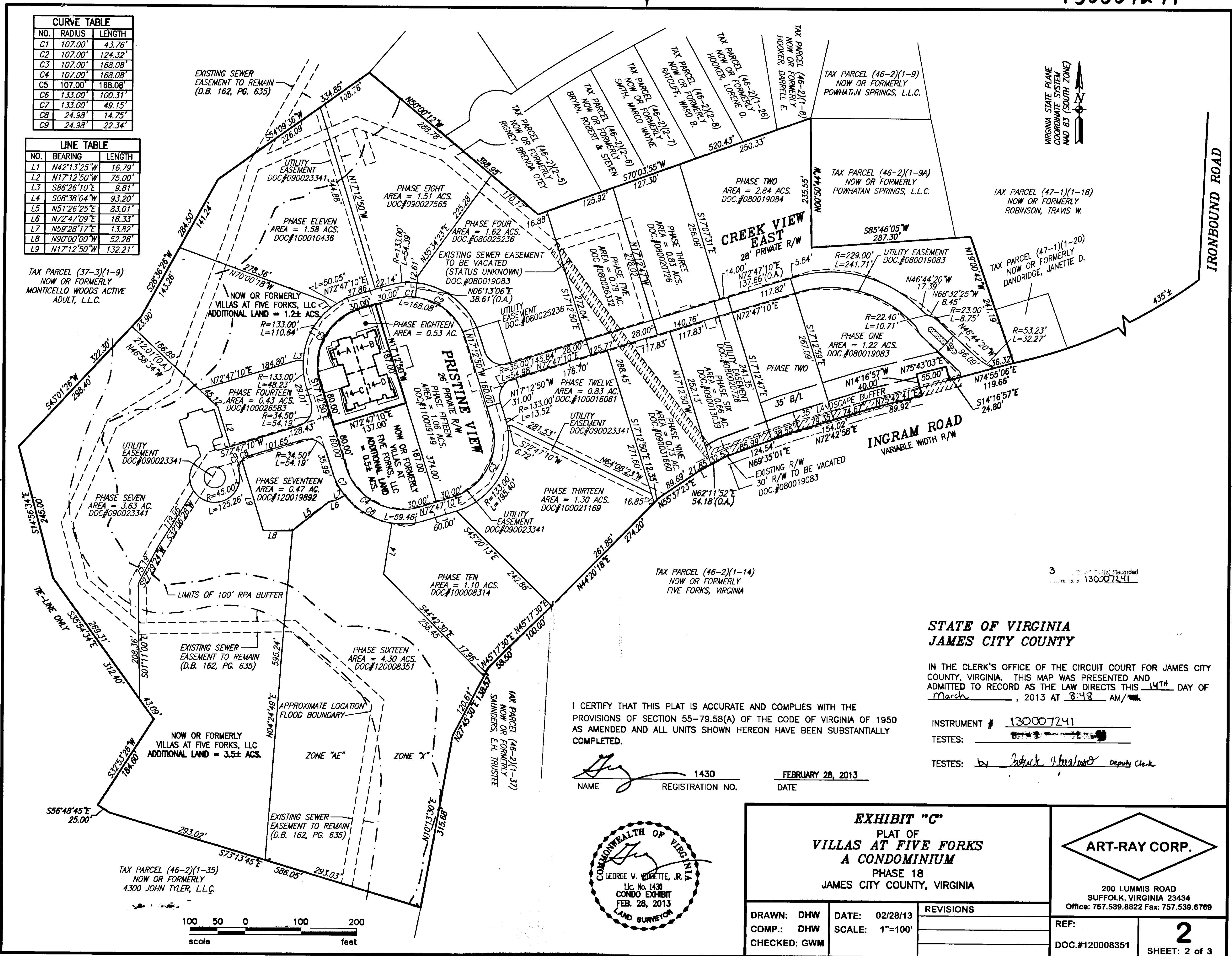


ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

EXHIBIT "C" PLAT OF VILLAS OF FIVE FORKS A CONDOMINIUM PHASE 18 JAMES CITY COUNTY, VIRGINIA		ART-RAY CORP. 200 LUMMIS ROAD SUFFOLK, VIRGINIA 23434 Office: 757.539.8822 Fax: 757.539.6769
DRAWN: DHW COMP.: DHW CHECKED: GWM	DATE: 02/28/13 REVISIONS	
REF: DOC.#120008351		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'
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'

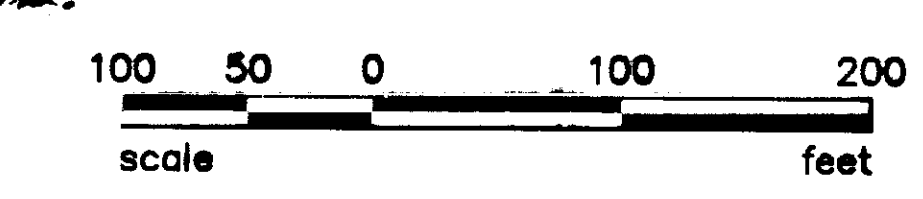


TAX PARCEL (37-3)(1-9)
NOW OR FORMERLY
MONTICELLO WOODS ACTIVE
ADULT, L.L.C.

TE-LINE ONLY
S55°54'34"E
289.31'

S56°48'45"E
25.00'

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



**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 14TH DAY OF March, 2013 AT 8:43 AM.

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
NAME REGISTRATION NO. DATE
FEBRUARY 28, 2013

INSTRUMENT # 130007241
TESTES: *[Signature]*
TESTES: *[Signature]* Deputy Clerk

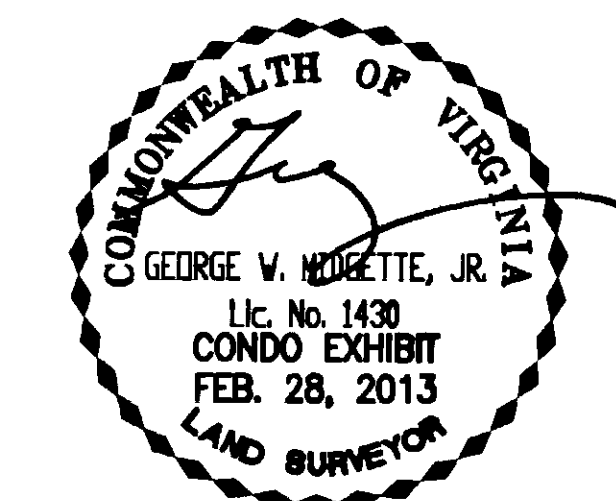


EXHIBIT "C"
PLAT OF
**VILLAS AT FIVE FORKS
A CONDOMINIUM**
PHASE 18
JAMES CITY COUNTY, VIRGINIA

DRAWN: DHW	DATE: 02/28/13	REVISIONS
COMP.: DHW	SCALE: 1"=100'	
CHECKED: GWM		

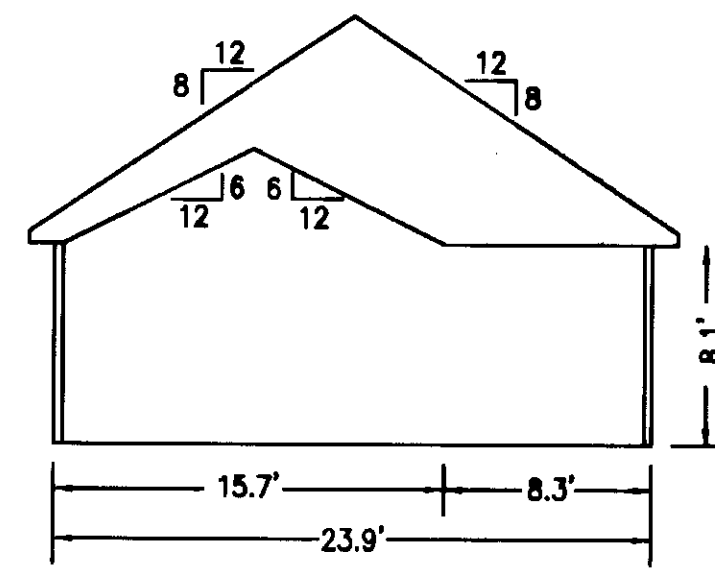
ART-RAY CORP.

200 LUMMIS ROAD
SUFFOLK, VIRGINIA 23434
Office: 757.539.8822 Fax: 757.539.8789

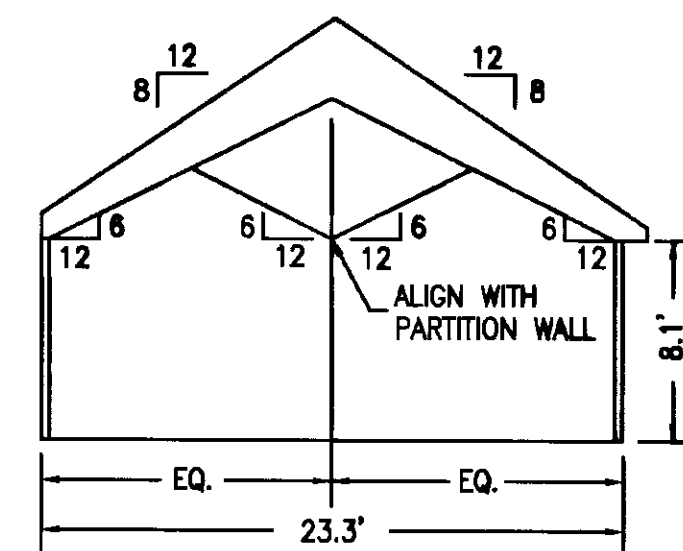
REF: **2**

DOC.#120008351 SHEET: 2 of 3

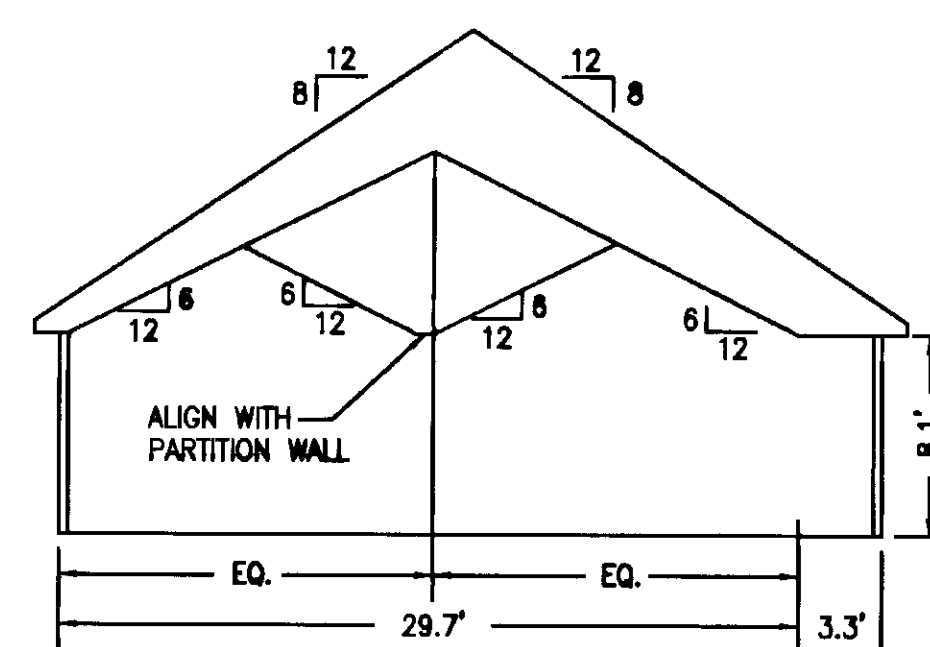
© 2008-07 pva.com and Land Surveyors 17.04.10



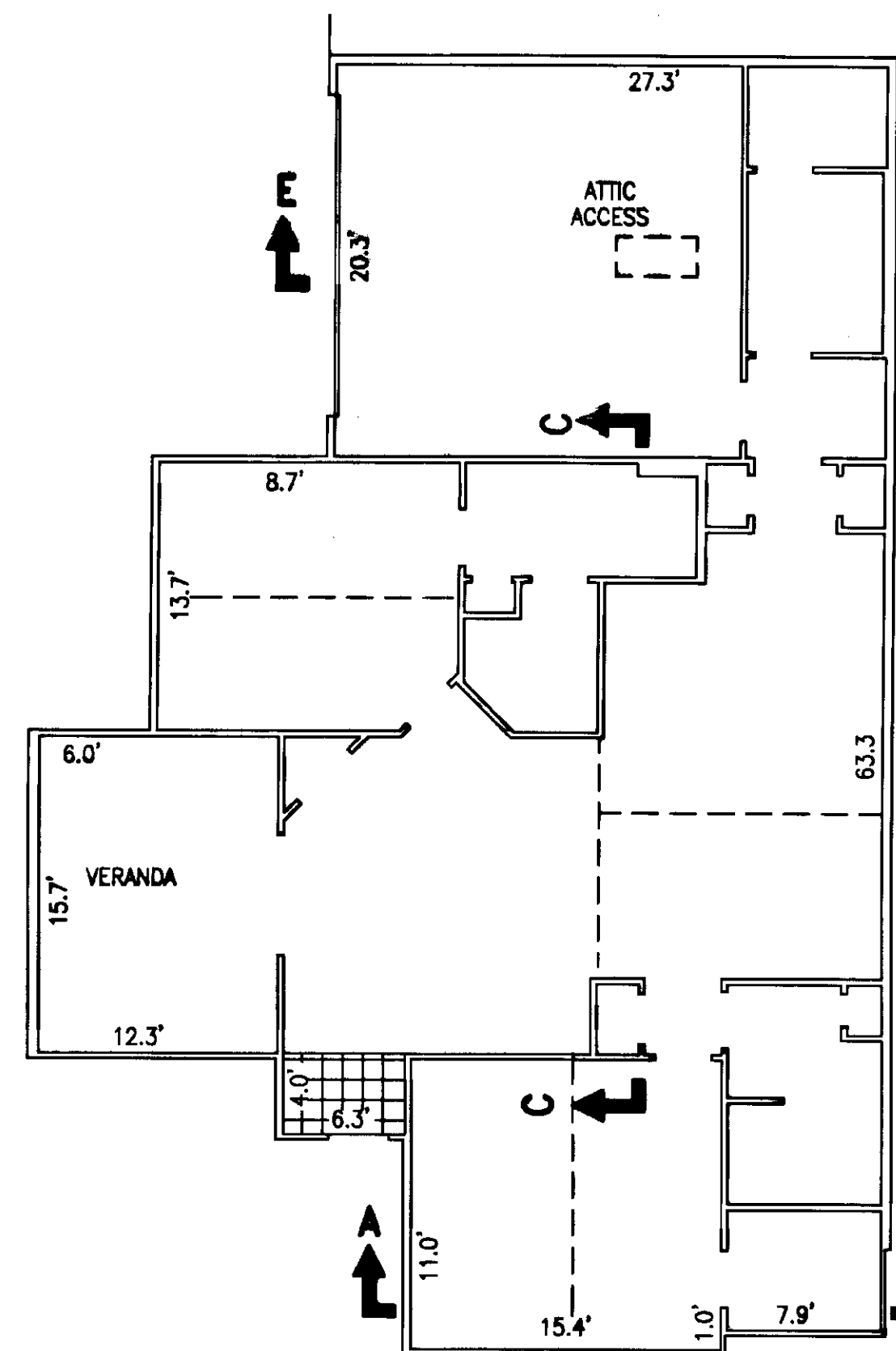
SECTION A-A



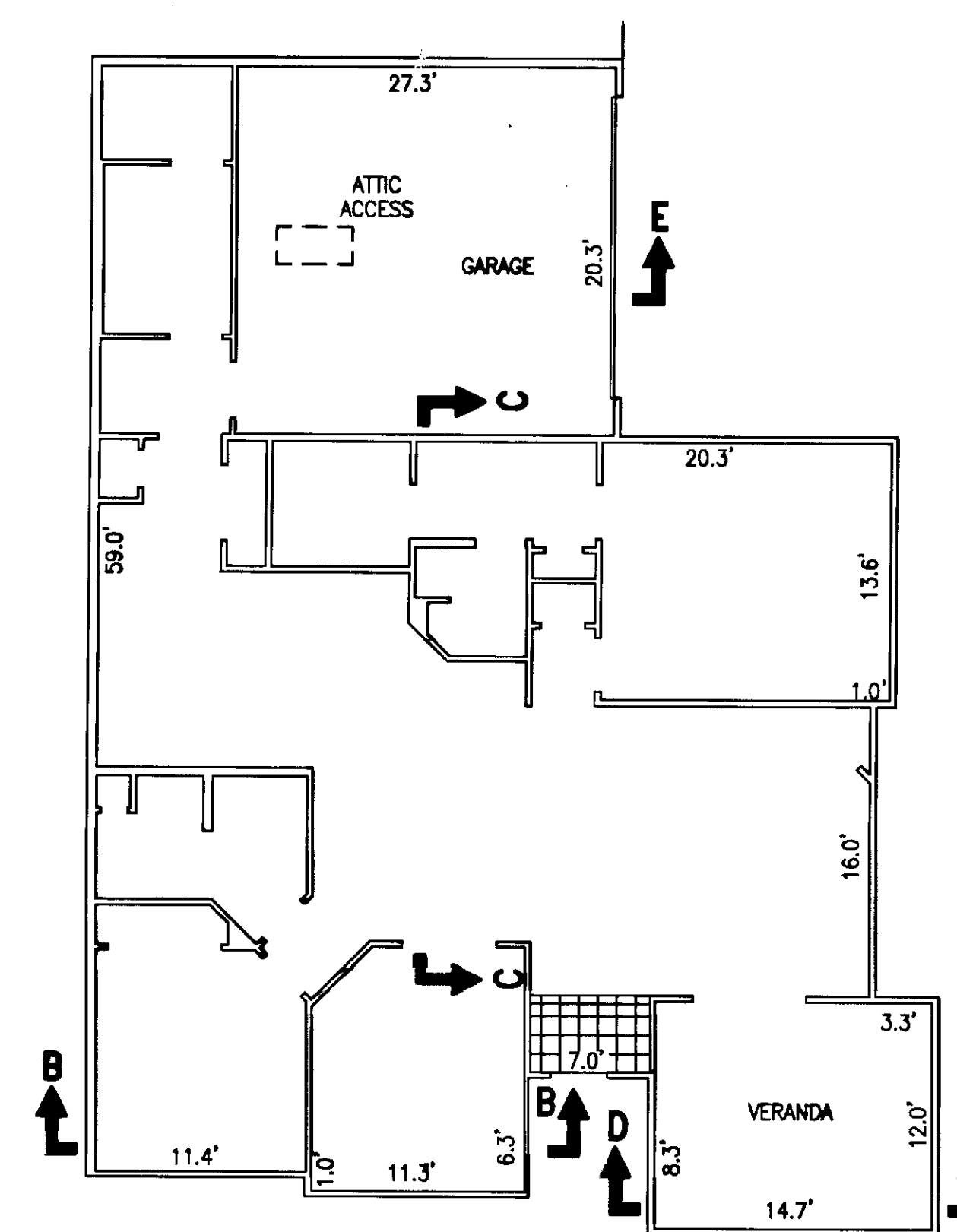
SECTION B-B



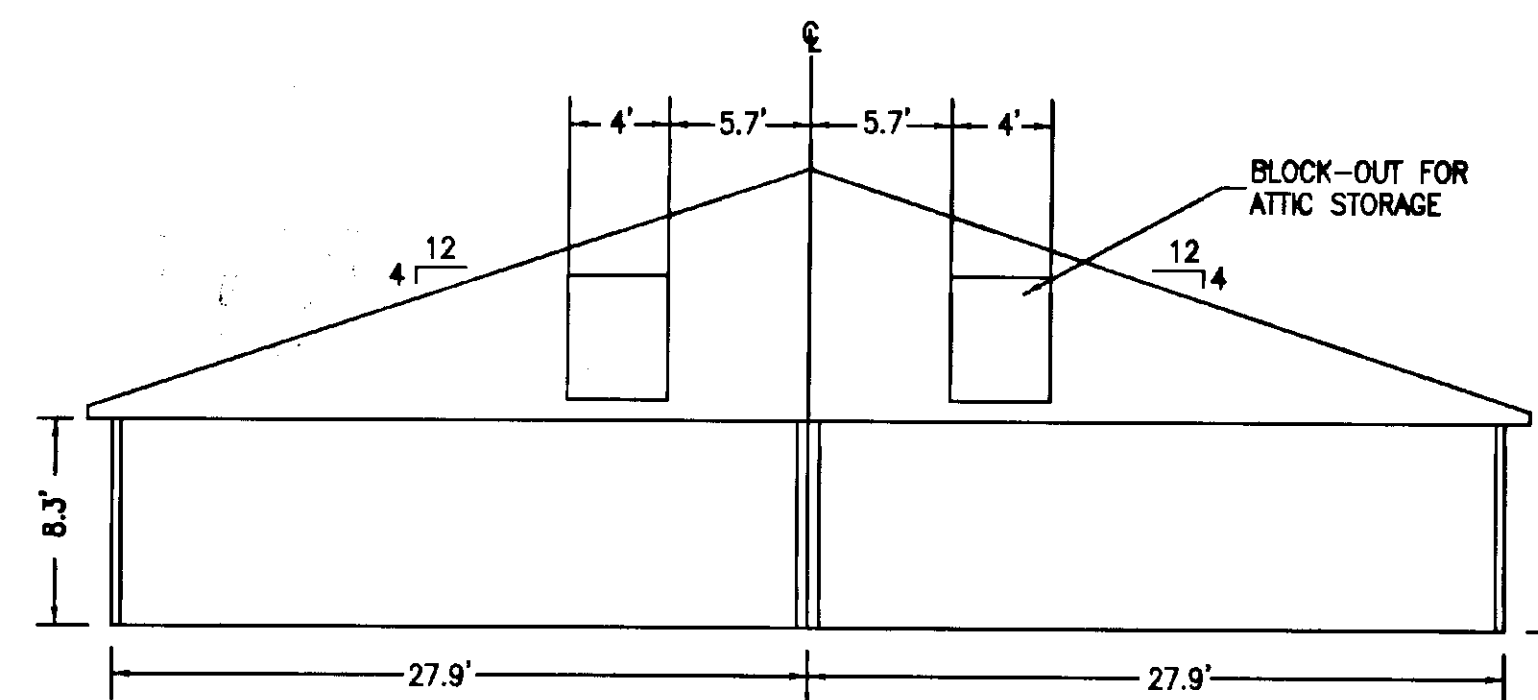
SECTION C-C



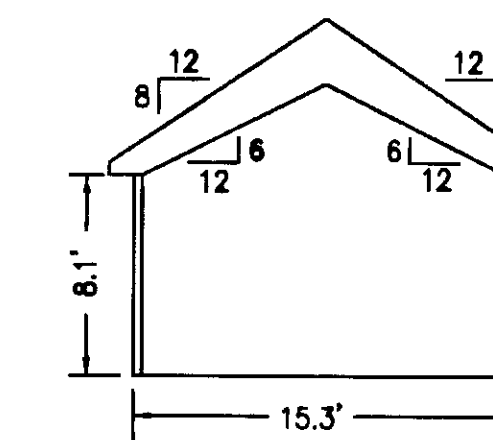
BUILDING 14-A
ABBAY
FLOOR PLAN



BUILDING 14-B, 14-C & 14-D
CANTERBURY
FLOOR PLAN



SECTION E-E



SECTION D-D

3 Large Maps (Prints) Recorded
herewith as # 130007241

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 14TH DAY OF March, 2013 AT 8:48 AM.

INSTRUMENT # 130007241

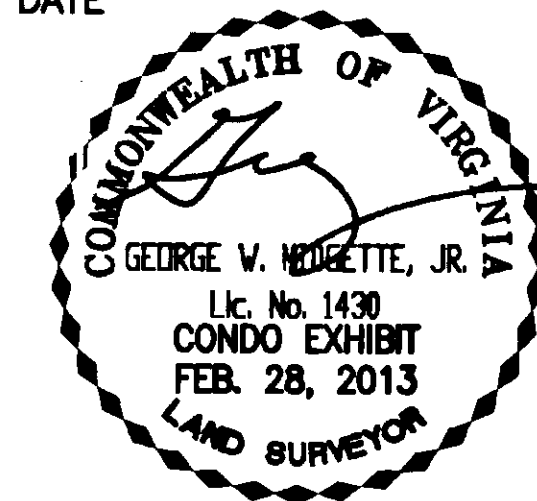
TESTES: _____

TESTES: Indrick Whalrus deputy clerk

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.

NAME George V. Hargette, Jr. REGISTRATION NO. 1430

DATE FEBRUARY 28, 2013



<p>EXHIBIT "D" PLANS OF VILLAS AT FIVE FORKS A CONDOMINIUM PHASE 18 JAMES CITY COUNTY, VIRGINIA</p>		<p>ART-RAY CORP.</p> <p>200 LUMMIS ROAD SUFFOLK, VIRGINIA 23434 Office: 757.539.8822 Fax: 757.539.6769</p>	
		<p>DRAWN: DHW COMP.: DHW CHECKED: GWM</p>	<p>DATE: 02/28/13 SCALE: 1"=10'</p>
<p>SHEET: 3 of 3</p>			<p>2280.0-07</p>