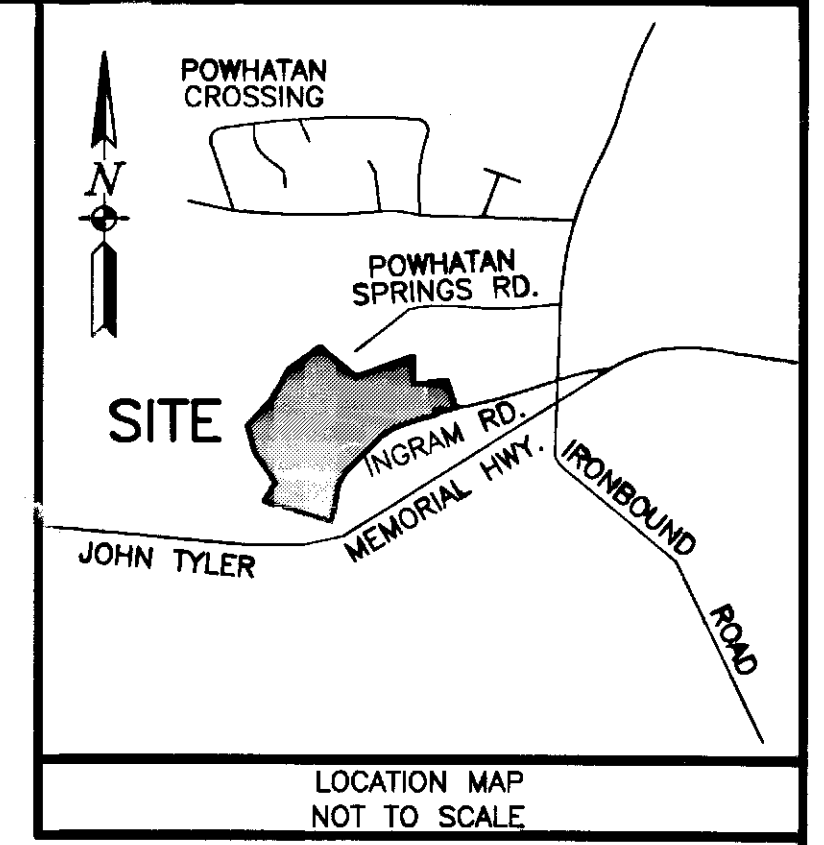


**NOTES:**

- 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 NINETEEN  
AREA OF PROPERTY CREATED: 0.53 AC.  
AREA OF ADDITIONAL LAND: 4.6± 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: 5/21/13  
COWLES M. SPENCER, MEMBER

STATE OF Virginia  
CITY/COUNTY OF Yorktown

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

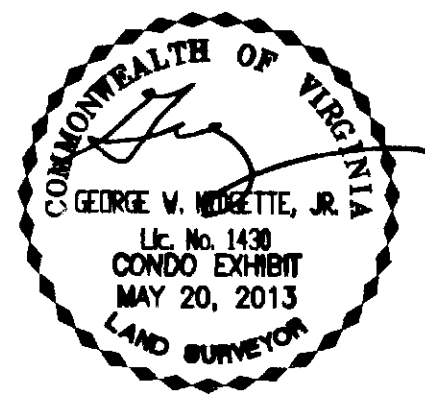
DOROTHY ELIZABETH PRYOR  
NOTARY PUBLIC  
REG. #7272881  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES DEC. 31, 2013

**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.

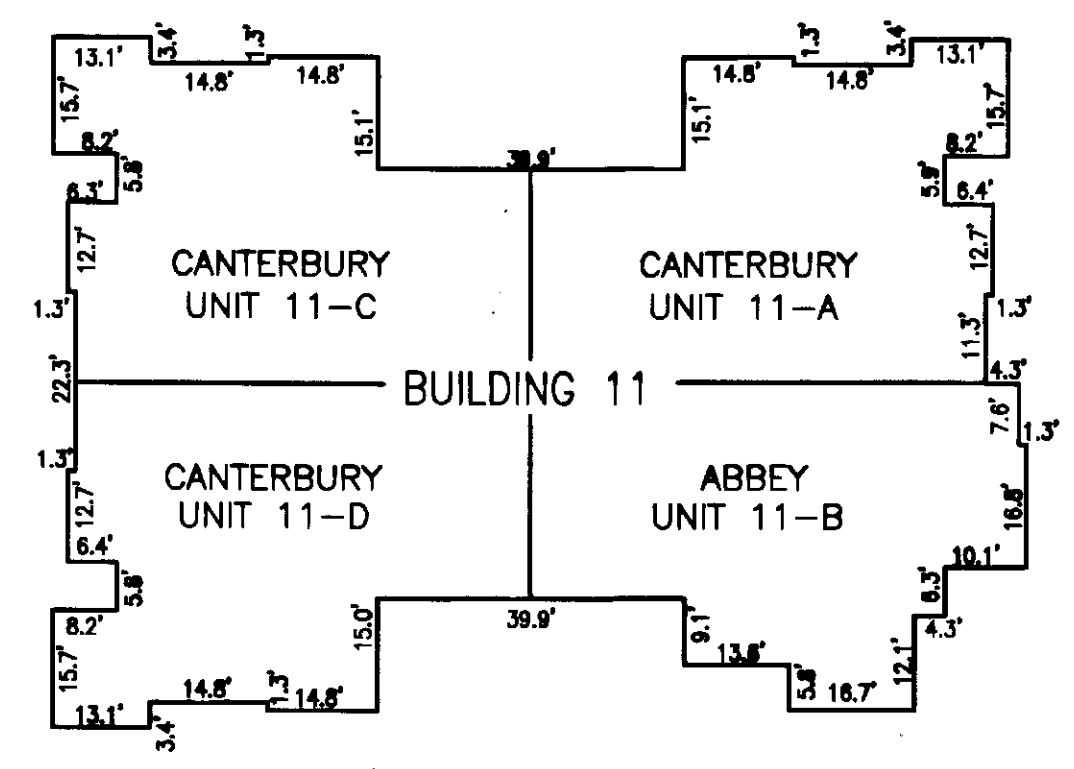
George V. Hissette, Jr. 1430  
NAME REGISTRATION NO. DATE MAY 20, 2013



**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 21<sup>st</sup> DAY OF May, 2013 AT 12:31 AM/PM.

INSTRUMENT # 130012487  
TESTES: Betsy B. Woodruff, Clerk  
TESTES: Ba. Claudia H. Woodruff, Clerk



ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

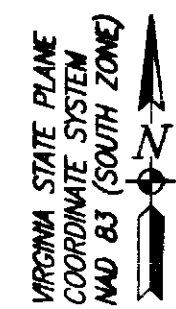
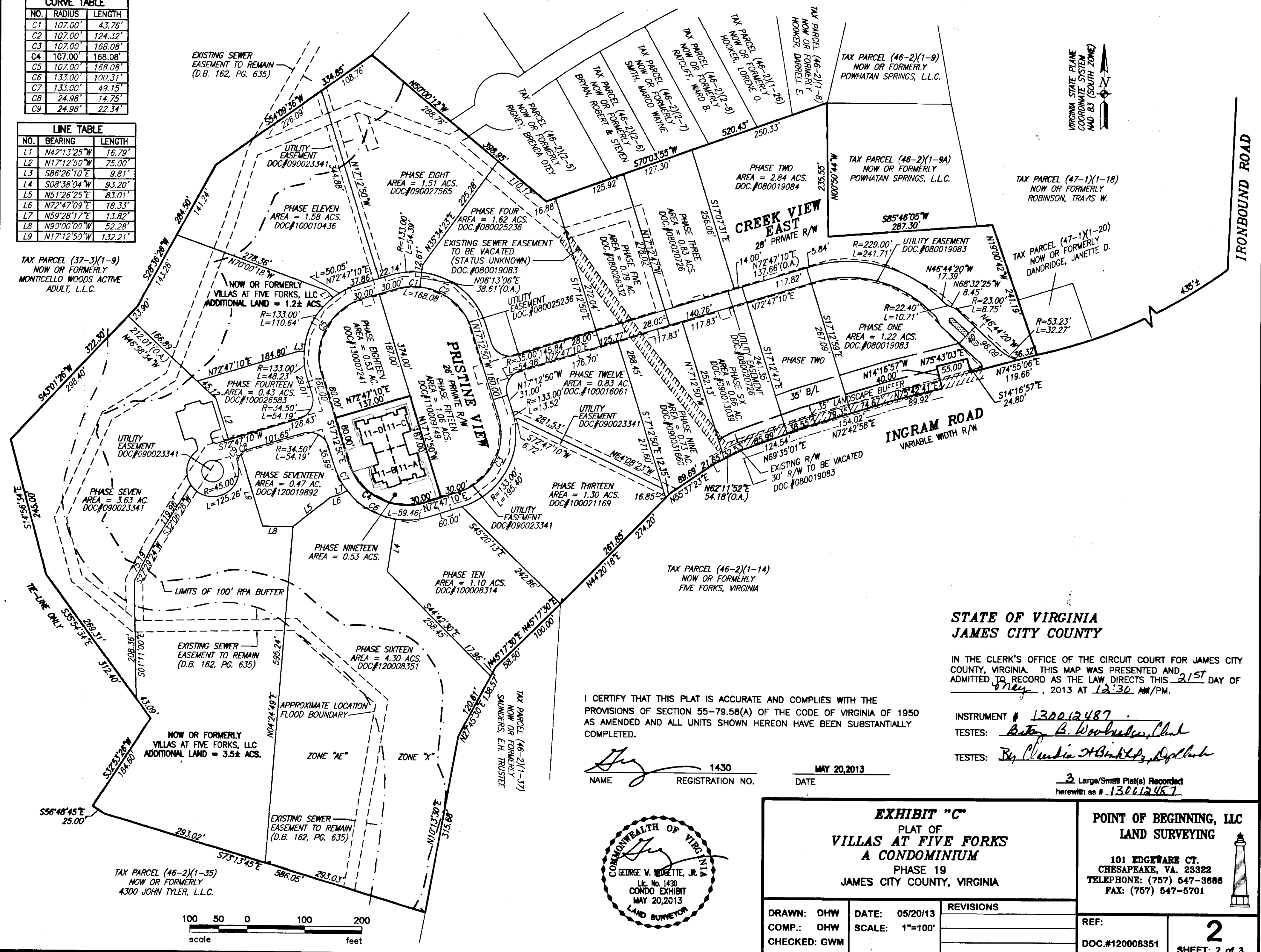
3 Large/Small Plat(s) Recorded  
Herewith as # 130012487

<b>EXHIBIT "C"</b> PLAT OF <b>VILLAS OF FIVE FORKS A CONDOMINIUM</b> PHASE 19 JAMES CITY COUNTY, VIRGINIA		<b>POINT OF BEGINNING, LLC LAND SURVEYING</b>  101 EDGEWARE CT. CHESAPEAKE, VA. 23322 TELEPHONE: (757) 547-3686 FAX: (757) 547-5701	
DRAWN: DHW COMP.: DHW CHECKED: GWM	DATE: 05/20/13	REVISIONS	REF: <b>1</b>
		DOC.#120008351	SHEET: 1 of 3

130012487

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.

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



**STATE OF VIRGINIA  
JAMES CITY COUNTY**

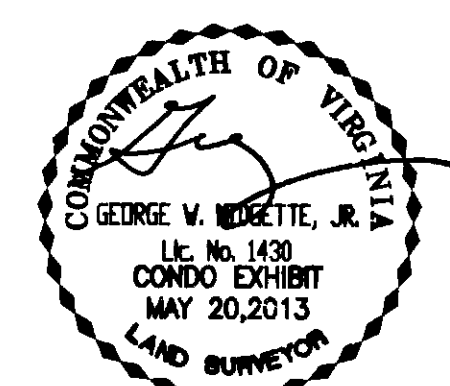
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 21<sup>ST</sup> DAY OF May, 2013 AT 12:30 AM/PM.

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.

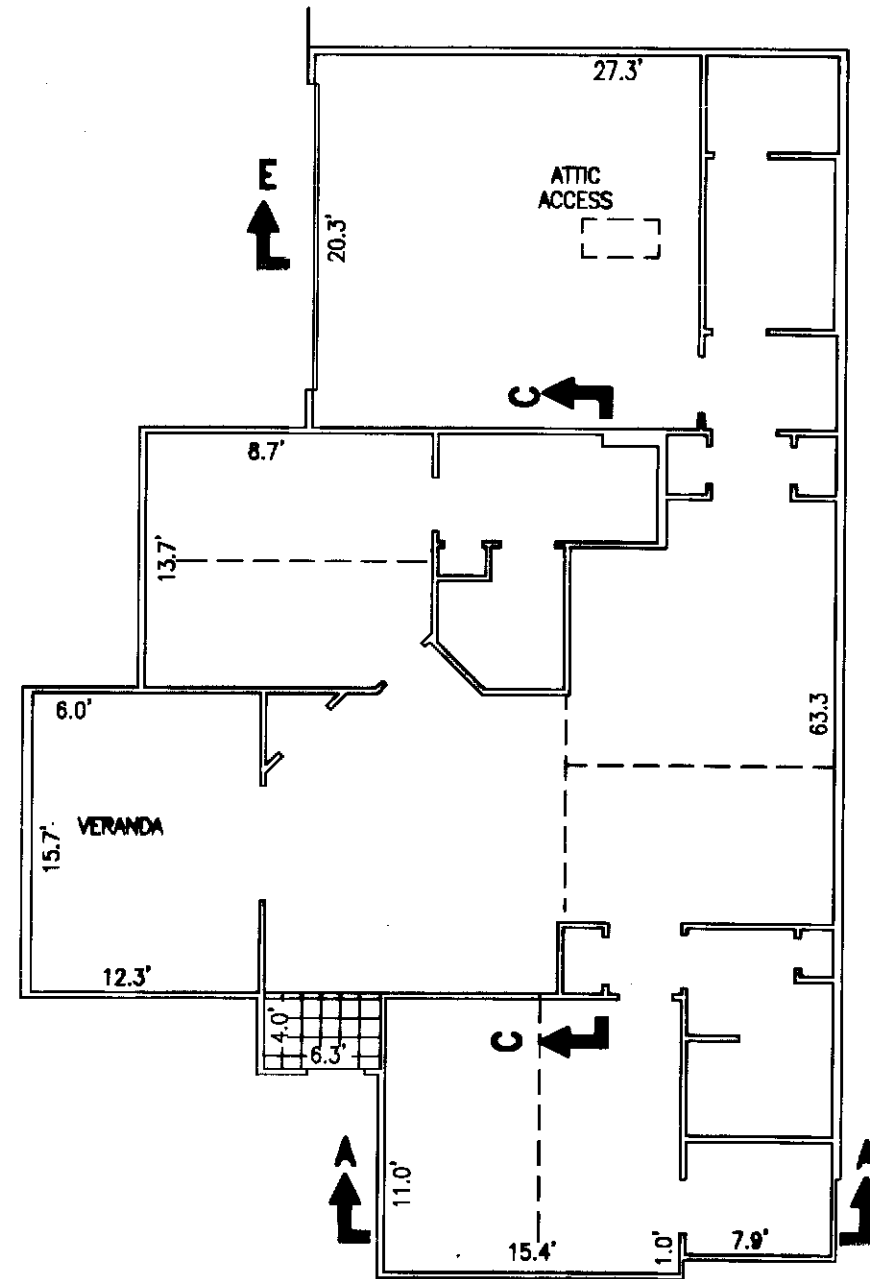
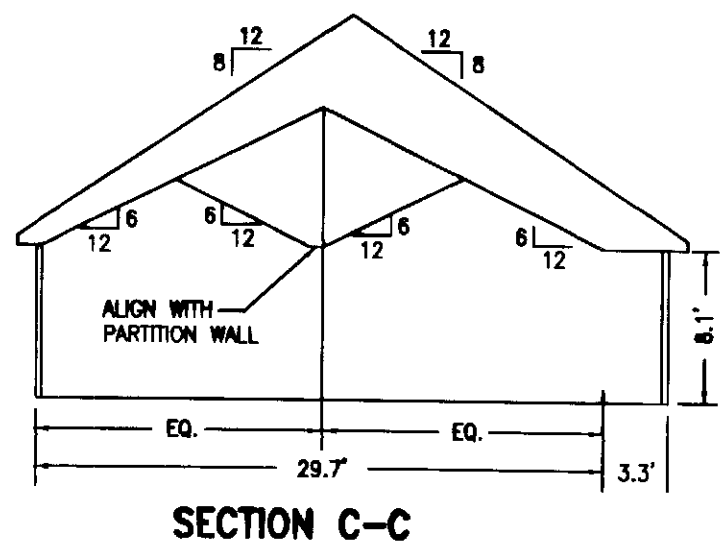
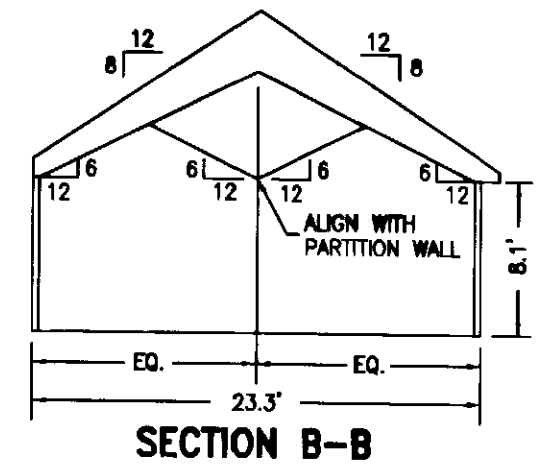
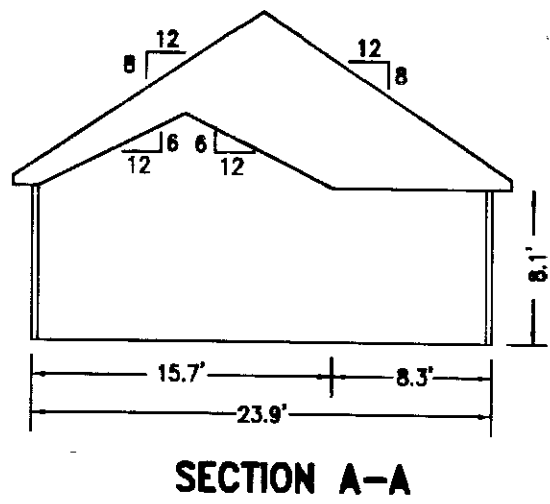
*[Signature]* 1430  
NAME REGISTRATION NO. DATE  
MAY 20, 2013

INSTRUMENT # 130012487  
TESTES: Betsy B. Woodruff, Clerk  
TESTES: By Claudia H. Binkley, Deed Clerk

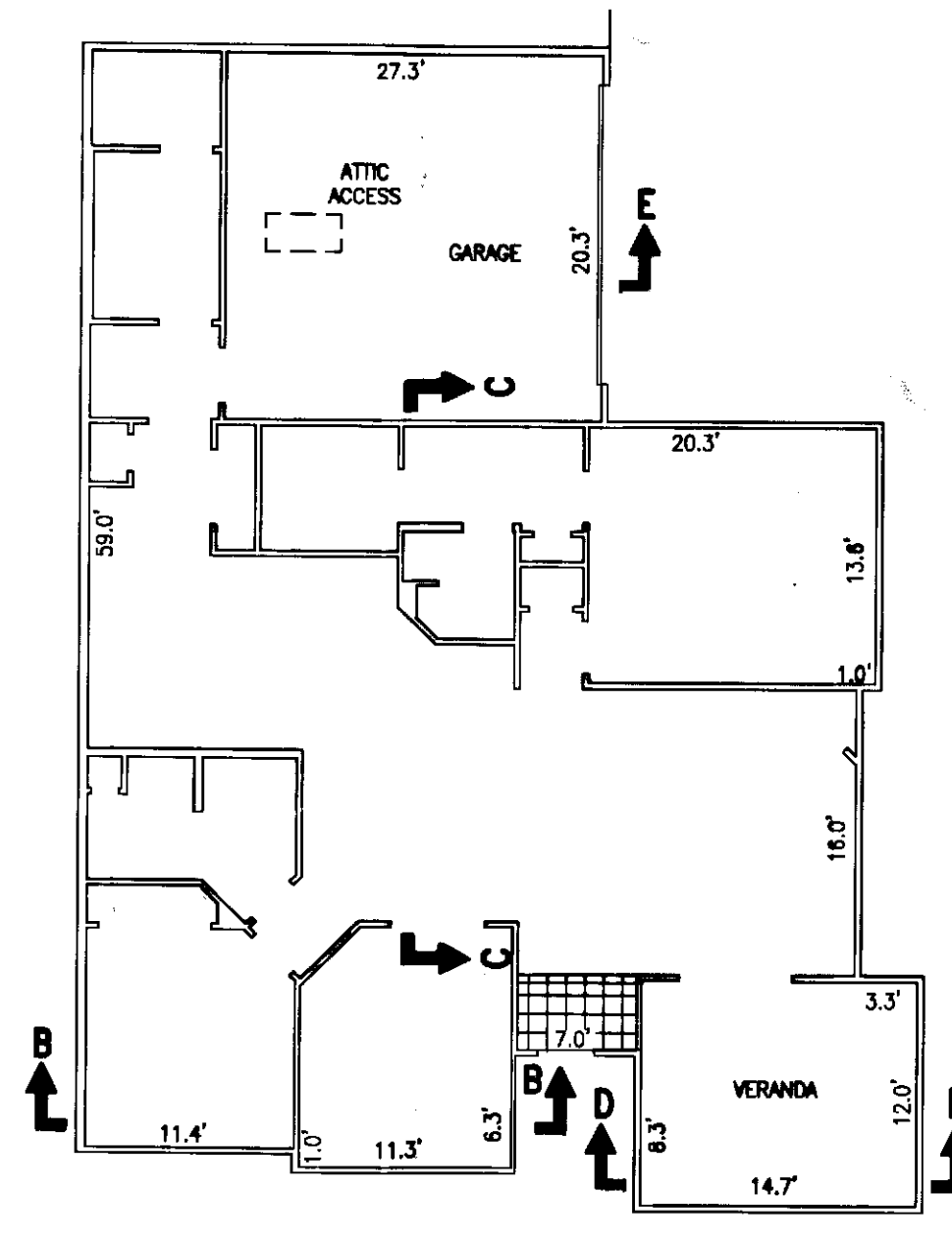
3 Large/Small Plat(s) Recorded  
herewith as # 130012487



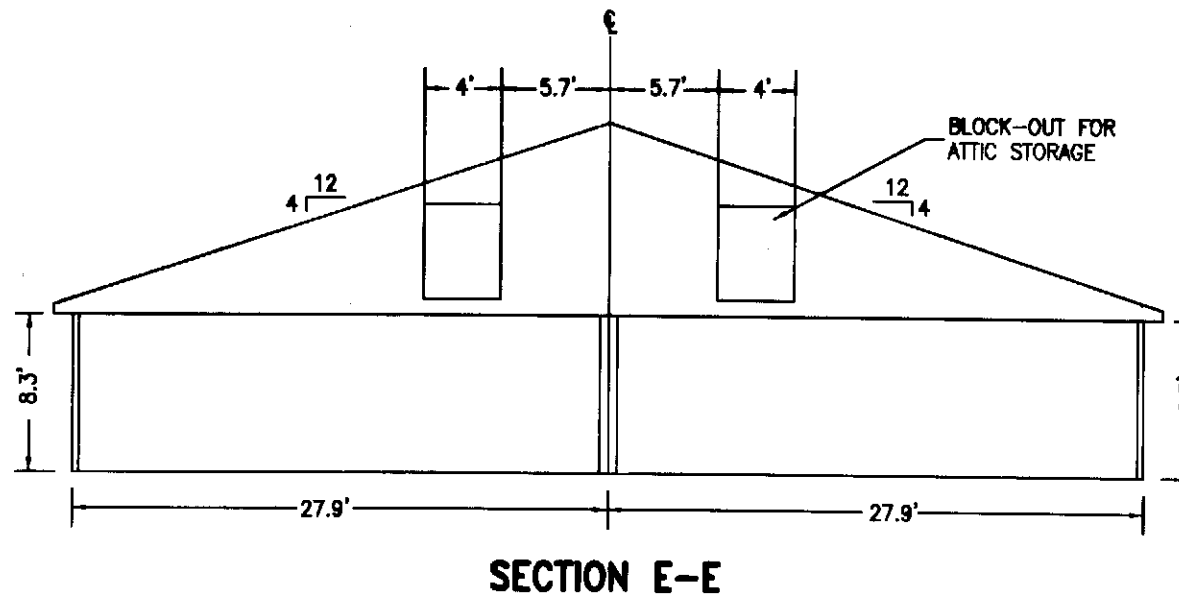
<p><b>EXHIBIT "C"</b> PLAT OF <b>VILLAS AT FIVE FORKS A CONDOMINIUM</b> PHASE 19 JAMES CITY COUNTY, VIRGINIA</p>		<p>POINT OF BEGINNING, LLC LAND SURVEYING</p> <p>101 EDGEWARE CT. CHESAPEAKE, VA. 23322 TELEPHONE: (757) 547-3686 FAX: (757) 547-5701</p>	
		<p>DRAWN: DHW COMP.: DHW CHECKED: GWM</p>	<p>DATE: 05/20/13 SCALE: 1"=100'</p>



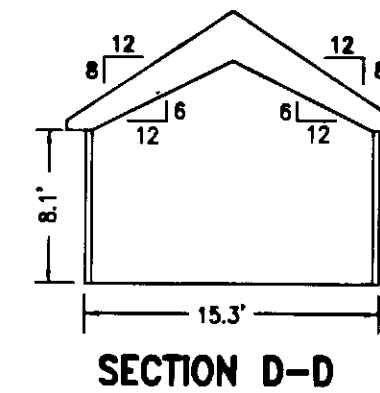
**BUILDING 11-B  
ABBAY  
FLOOR PLAN**



**BUILDING 11-A, 11-C & 11-D  
CANTERBURY  
FLOOR PLAN**



**SECTION E-E**



**SECTION D-D**

3 Large/Small Plat(s) Recorded  
herewith as # 130012487

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.

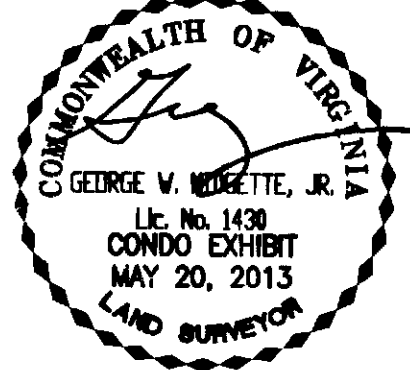
**STATE OF VIRGINIA  
JAMES CITY COUNTY**

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 21<sup>ST</sup> DAY OF May, 2013 AT 12:32 AM/PM.

INSTRUMENT # 130012487  
TESTES: Betty B. Washburn, Clerk  
TESTES: By Claudia H. Burkholz, D. Clerk

[Signature] 1430  
NAME REGISTRATION NO.

MAY 20, 2013  
DATE



<p><b>EXHIBIT "D"</b> PLANS OF <b>VILLAS AT FIVE FORKS A CONDOMINIUM</b> PHASE 19 JAMES CITY COUNTY, VIRGINIA</p>		<p><b>POINT OF BEGINNING, LLC LAND SURVEYING</b></p> <p>101 EDGEWARE CT. CHESAPEAKE, VA. 23322 TELEPHONE: (757) 547-3686 FAX: (757) 547-5701</p>	
		<p>DRAWN: DHW COMP.: DHW CHECKED: GWM</p>	<p>DATE: 05/20/13 SCALE: 1"=10'</p>
<p>PROJECT DATA PROVIDED BY ART-RAY CORPORATION 2280.0-07</p>			<p><b>3</b> SHEET: 3 of 3</p>