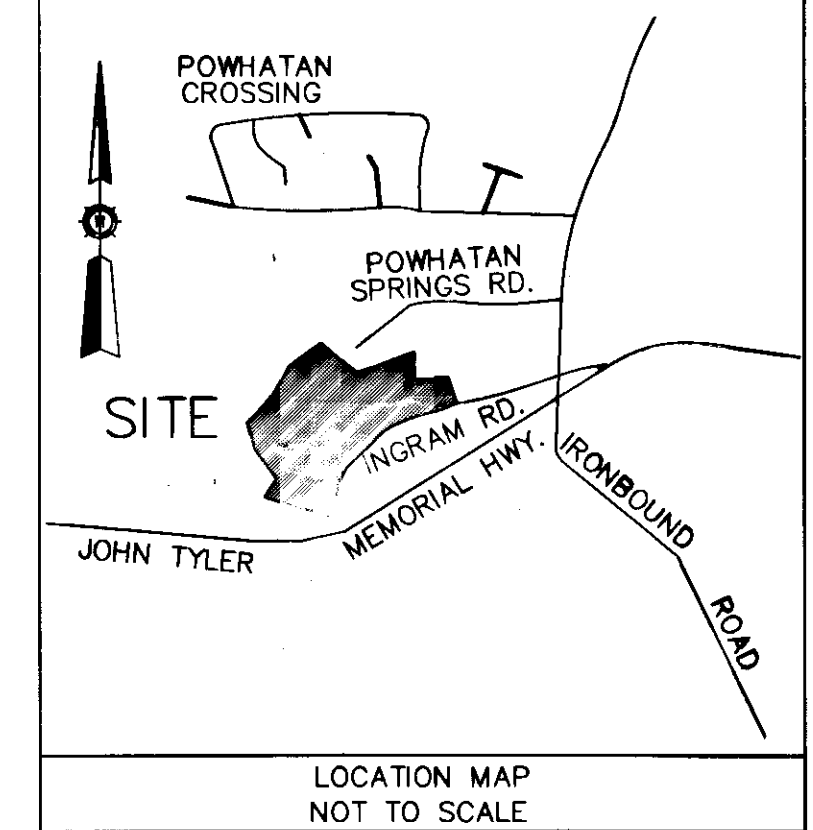


**NOTES:**

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 #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. VILLAS AT FIVE FORKS, LLC  
SUBMITTED LAND = 3.5± ACRES  
ADDITIONAL LAND = 1.2± ACRES
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 PROMD BY AES, CONSULTING ENGINEERS TOTAL AREA OF PROPERTY: 30.7± ACS. (CALC. TO TIE-LINE). THE BUILDING WERE STAKED BY ART-RAY CORPORATION. ALL PROPERTY LINES AND BUILDING LOCATIONS WERE BY OTHERS AND NOT BY POINT OF BEGINNING, LLC. THE LOCATION OF THE BUILDING AS SHOWN WAS TAKEN FROM THE PROJECT COORDINATES.



**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

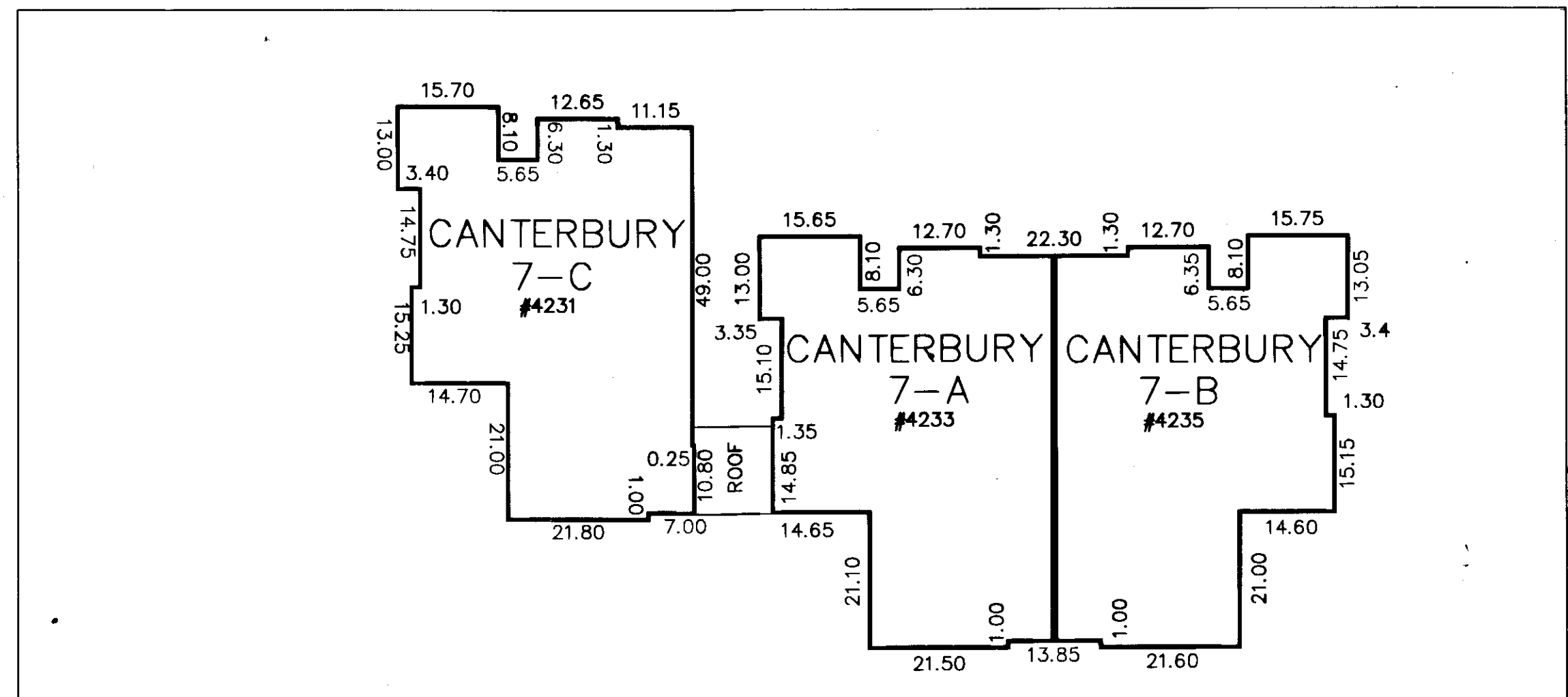
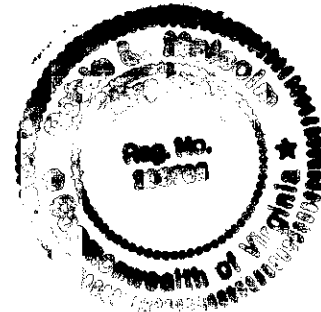
BY: Cowles M. Spencer DATE: 7/17/14  
COWLES M. SPENCER, MEMBER

STATE OF Virginia  
CITY/COUNTY OF Newport News

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Robin L. Malcolm NOTARY PUBLIC, THIS 17th DAY OF July, 2014, 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.

Robin L. Malcolm  
NOTARY PUBLIC

REGISTRATION NUMBER: 208766  
MY COMMISSION EXPIRES: April 30, 2016



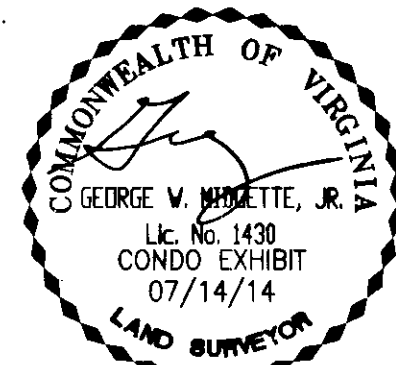
ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

**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 55-79.5B(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: JULY 14, 2014



**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 18th DAY OF July, 2014 AT 9:19 AM/PM.

INSTRUMENT # 140011580  
TESTES: GIBBY B. WOOLIDGE, CLERK

TESTES: Chmy Storey DC

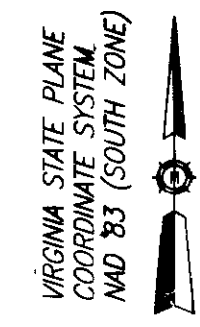
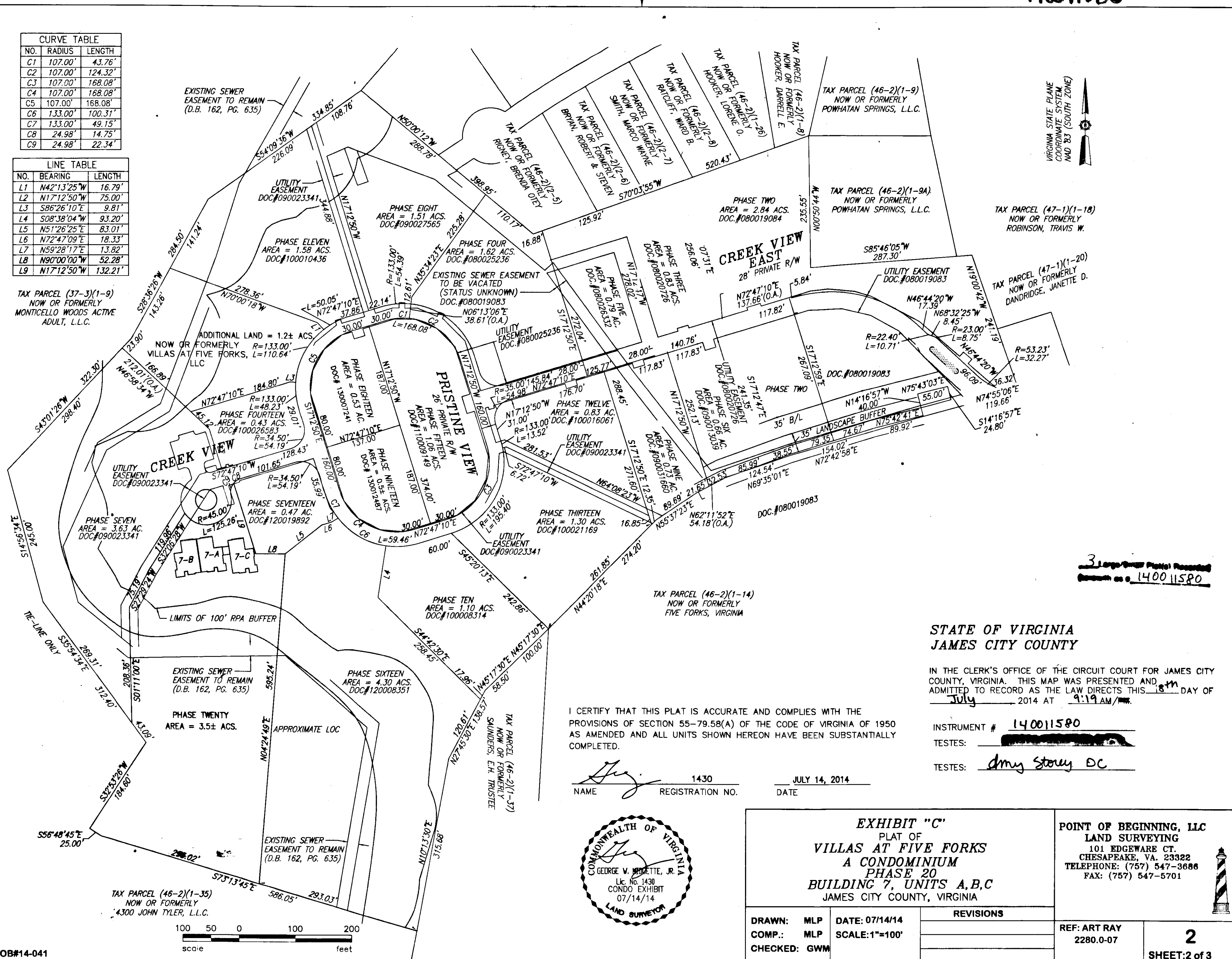
3 Large/Small Plat(s) Recorded  
herewith as # 140011580

<b>EXHIBIT "C"</b> PLAT OF <b>VILLAS AT FIVE FORKS A CONDOMINIUM PHASE 20 BUILDING 7, UNITS A,B,C JAMES CITY COUNTY, VIRGINIA</b>		<b>POINT OF BEGINNING, LLC LAND SURVEYING</b> 101 EDGEWARE CT. CHESAPEAKE, VA. 23322 TELEPHONE: (757) 547-3666 FAX: (757) 547-5701	
<b>DRAWN:</b> MLP	<b>DATE:</b> 07/14/14	<b>REVISIONS</b>	
<b>COMP.:</b> MLP			
<b>CHECKED:</b> GWM		<b>REF:</b> ART RAY 2280.0-07	<b>1</b> 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.



3 Large-Scale Photo Recordings  
Shown on 140011580

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 18th DAY OF July 2014 AT 9:19 AM.

INSTRUMENT # 140011580  
TESTES: [Signature]  
TESTES: dmy Stouy DC

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 JULY 14, 2014  
NAME REGISTRATION NO. DATE

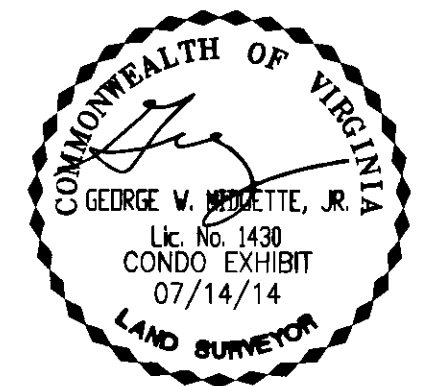
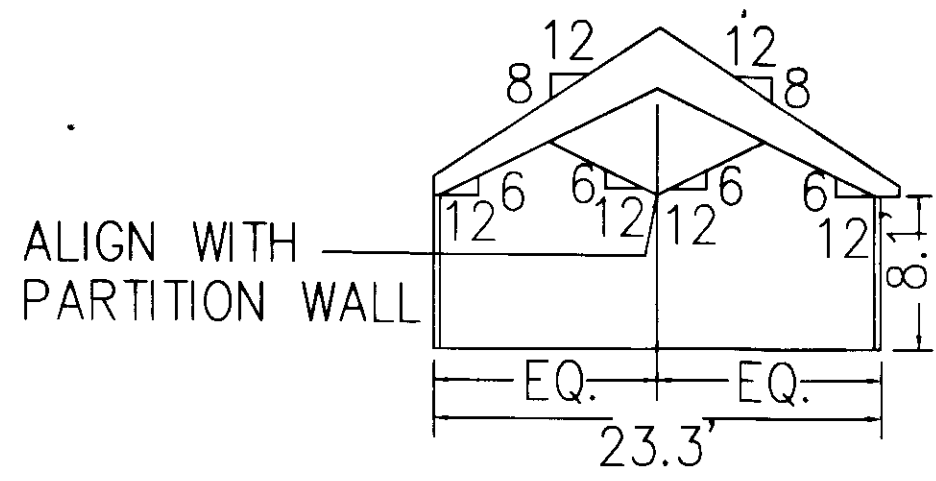


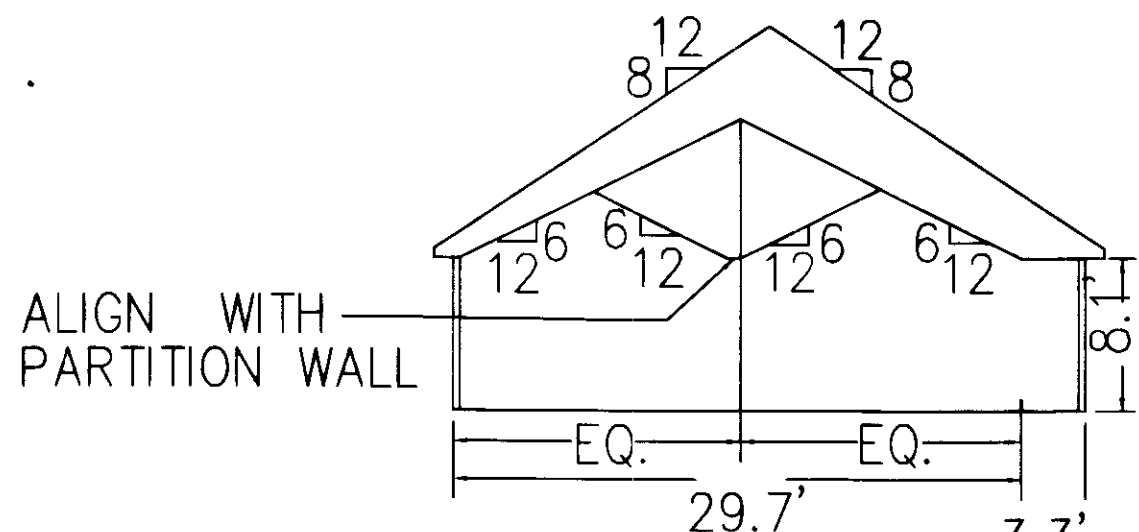
EXHIBIT "C"  
PLAT OF  
VILLAS AT FIVE FORKS  
A CONDOMINIUM  
PHASE 20  
BUILDING 7, UNITS A,B,C  
JAMES CITY COUNTY, VIRGINIA

POINT OF BEGINNING, LLC  
LAND SURVEYING  
101 EDGEWARE CT.  
CHESAPEAKE, VA. 23322  
TELEPHONE: (757) 547-3686  
FAX: (757) 547-5701

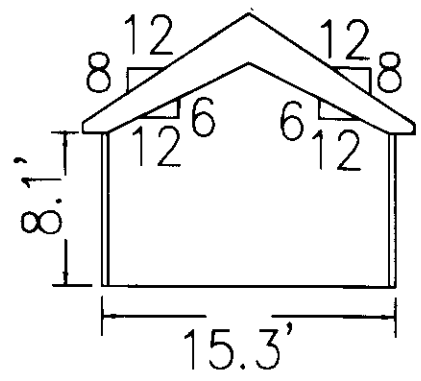
DRAWN: MLP	DATE: 07/14/14	REVISIONS	REF: ART RAY
COMP.: MLP	SCALE: 1"=100'		2280.0-07
CHECKED: GWM			2
			SHEET: 2 of 3



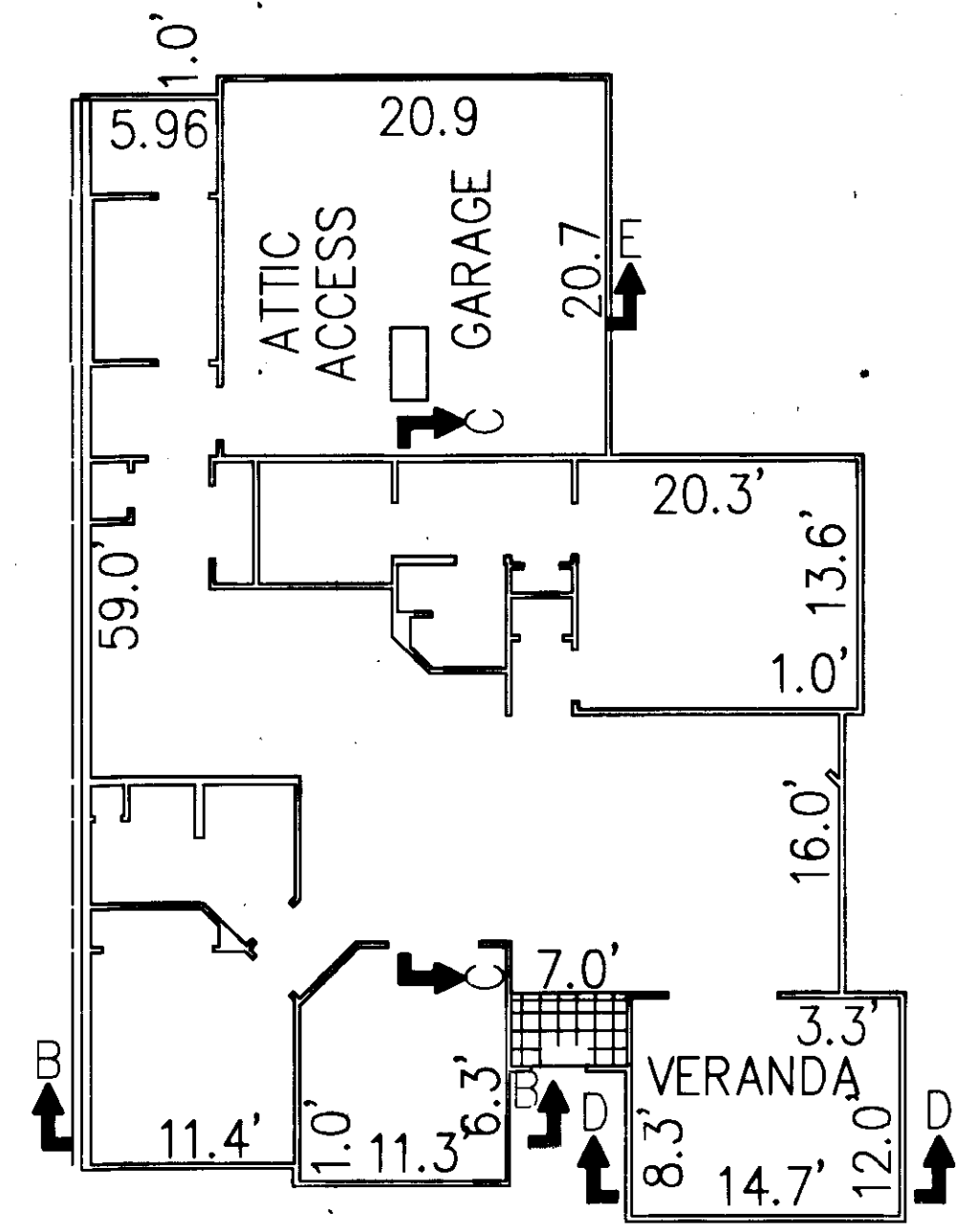
SECTION B-B



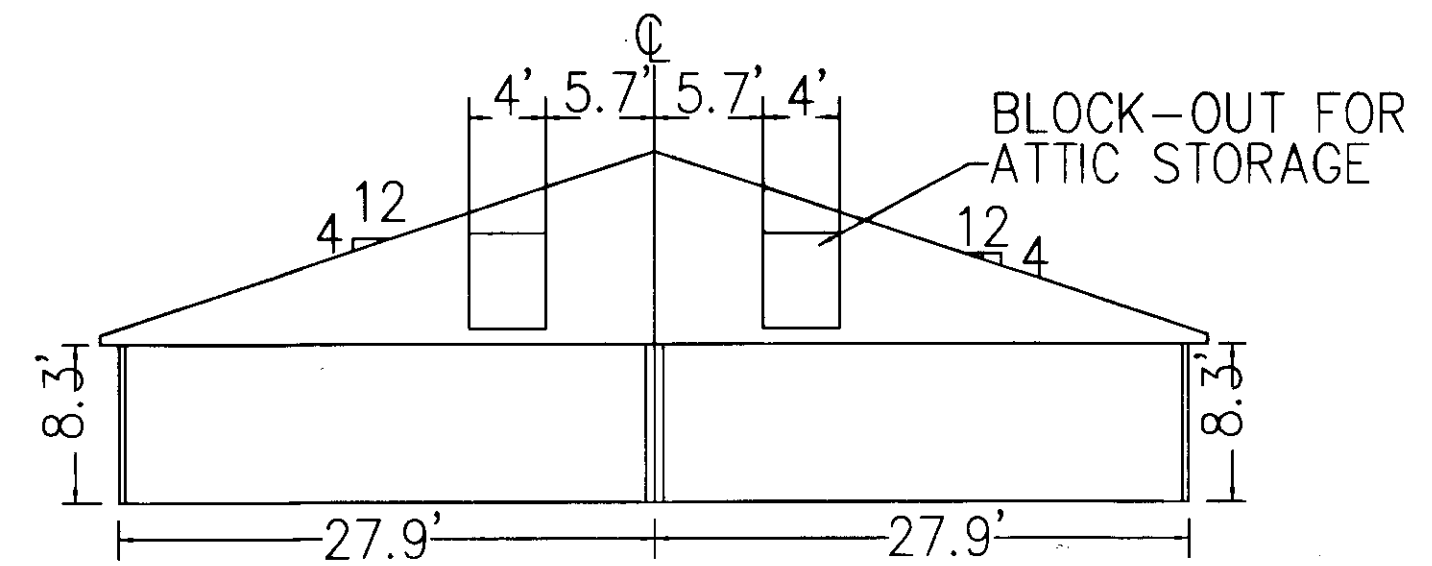
SECTION C-C



SECTION D-D



BUILDING 7-A, 7-B & 7-C  
CANTERBURY  
FLOOR PLAN



SECTION E-E

~~3~~ ~~140011580~~

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 17<sup>th</sup> DAY OF July, 2014 AT 9:19 AM/PM.

INSTRUMENT # 140011580  
TESTES: [REDACTED]  
TESTES: dmy story DC

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.

[Signature] 1430  
NAME REGISTRATION NO.

JULY 14, 2014  
DATE

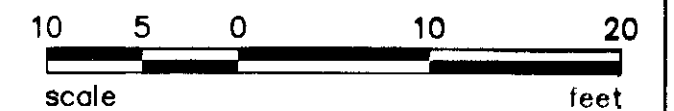
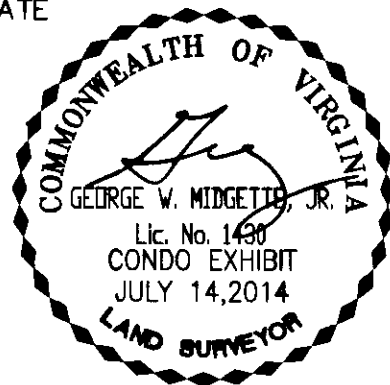


EXHIBIT "D" PLANS OF VILLAS AT FIVE FORKS A CONDOMINIUM PHASE 20 BUILDING 7, UNITS A,B,C JAMES CITY COUNTY, VIRGINIA		POINT OF BEGINNING, LLC LAND SURVEYING 101 EDGEWARE CT. CHESAPEAKE, VA. 23322 TELEPHONE: (757) 547-3686 FAX: (757) 547-5701	
		DRAWN: DHW COMP.: DHW CHECKED: GWM	DATE: 07/14/14 SCALE: 1"=10'
JOB#14-041			3 SHEET: 3 of 3