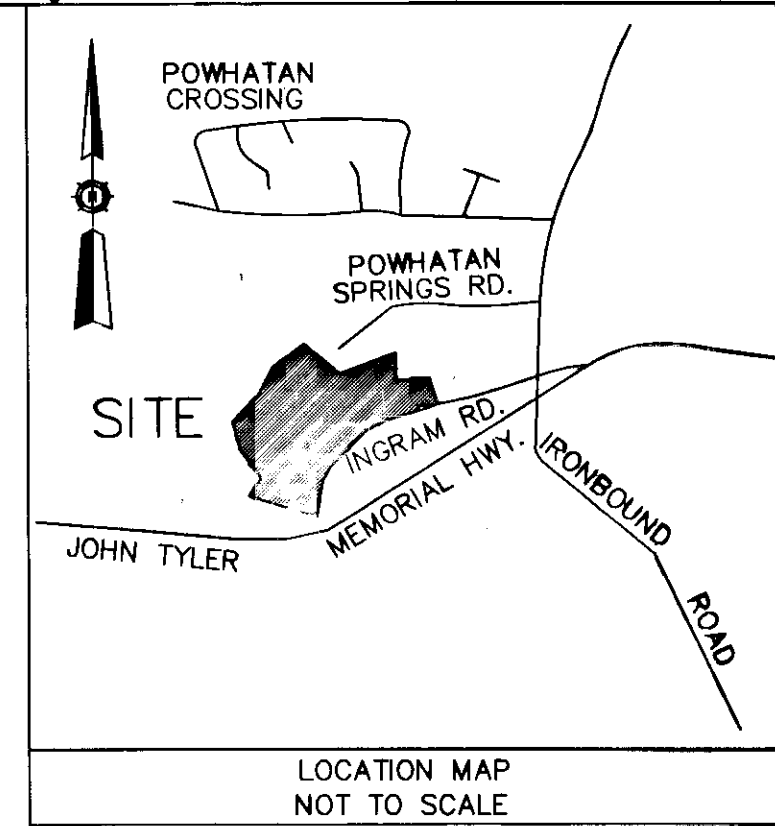


140012256

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 = 1.2± ACRES PER 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 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.
- 8. TAX PARCEL ID#:
SOURCE OF TITLE: DOC#



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

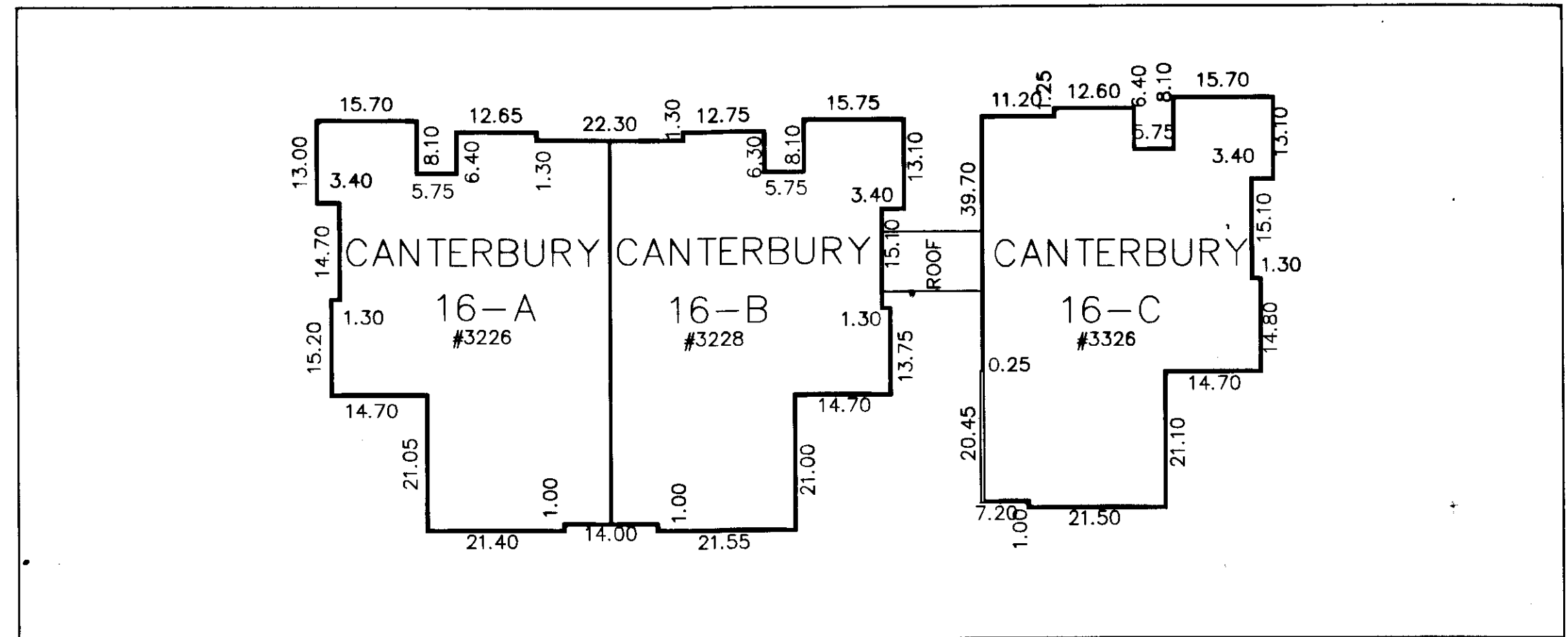
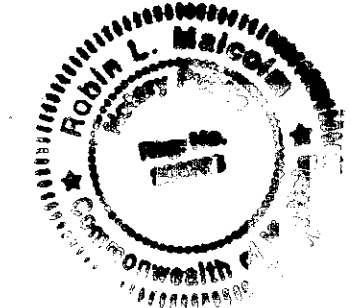
BY: Cowles M. Spencer DATE: 7/29/14
COWLES M. SPENCER, MEMBER

STATE OF Virginia
CITY/COUNTY OF York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Robin L. Malcolm NOTARY PUBLIC, THIS 29 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



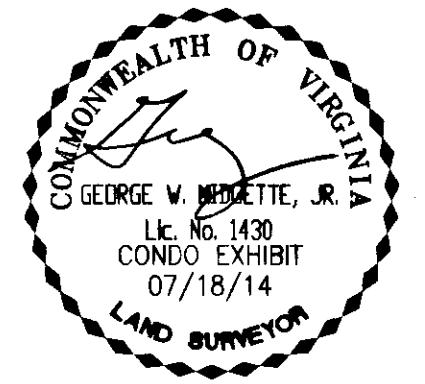
ALL DIMENSIONS ARE EXTERIOR AND ARE IN FEET

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 55-79.58(A) OF THE CODE OF VIRGINIA OF 1950 AS AMENDED AND ALL UNITS SHOWN HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

George V. Madette, Jr. 1430 JULY 18, 2014
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 30th DAY OF July, 2014 AT 12:09 PM.

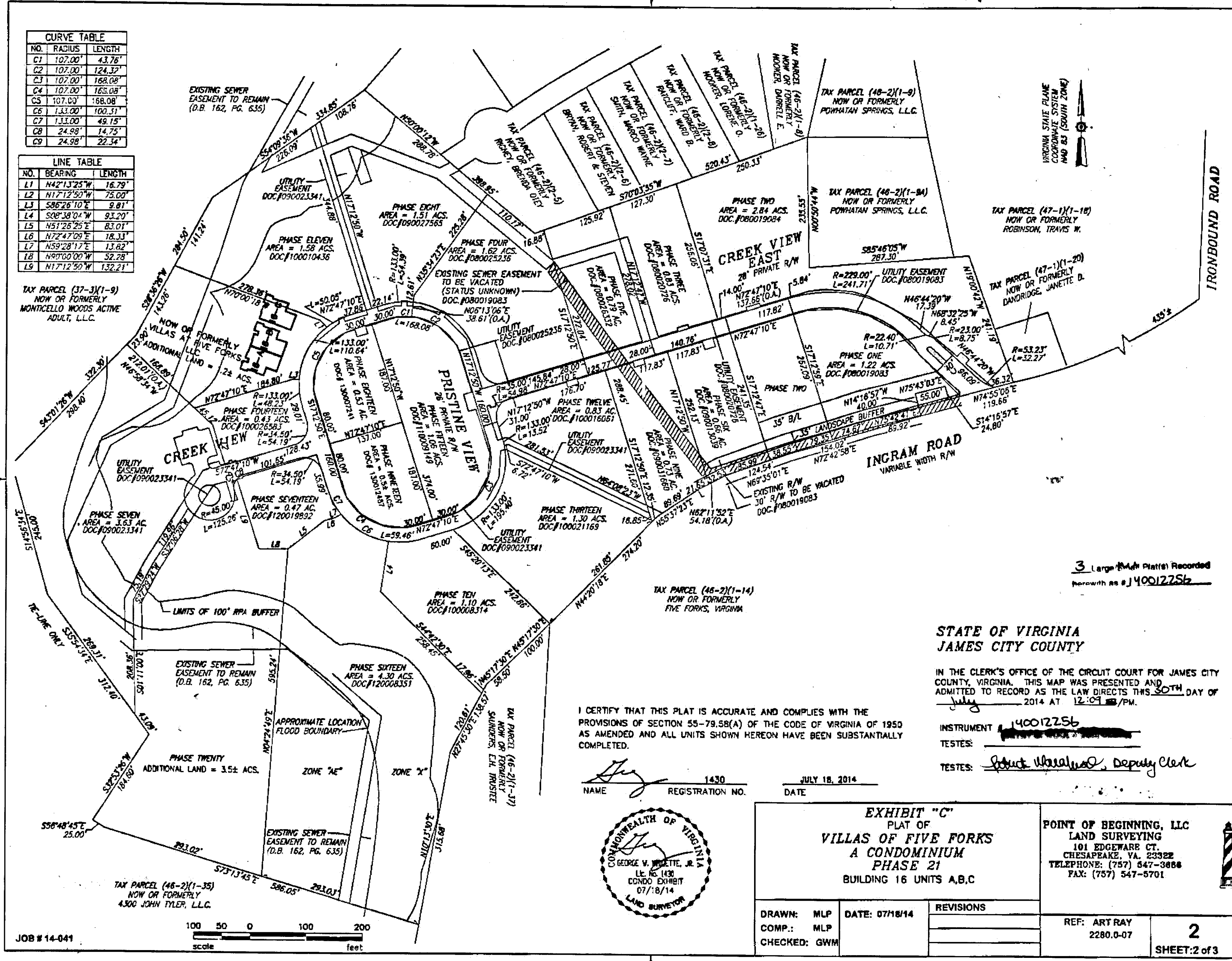
INSTRUMENT # 140012256
TESTES: Robert W. Wallace, Deputy Clerk

3 Large ~~Map~~ Plat(s) Recorded
herewith as # 140012256

EXHIBIT "C" PLAT OF VILLAS OF FIVE FORKS A CONDOMINIUM PHASE 21 BUILDING 16 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 COMP.: MLP CHECKED: GWM	DATE: 07/18/14
			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	S06°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	N97°00'00"W	52.28'
L9	N17°12'50"W	132.21'



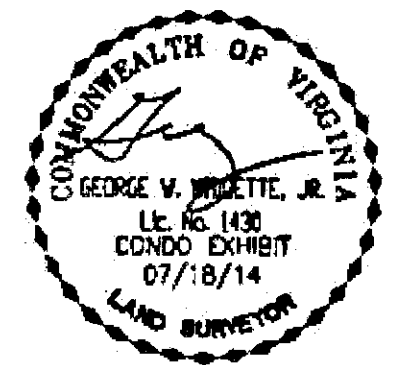
3 Large (A-M) Plat(s) Recorded
 herewith as # 140012256

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 30TH DAY OF July 2014 AT 12:09 PM.

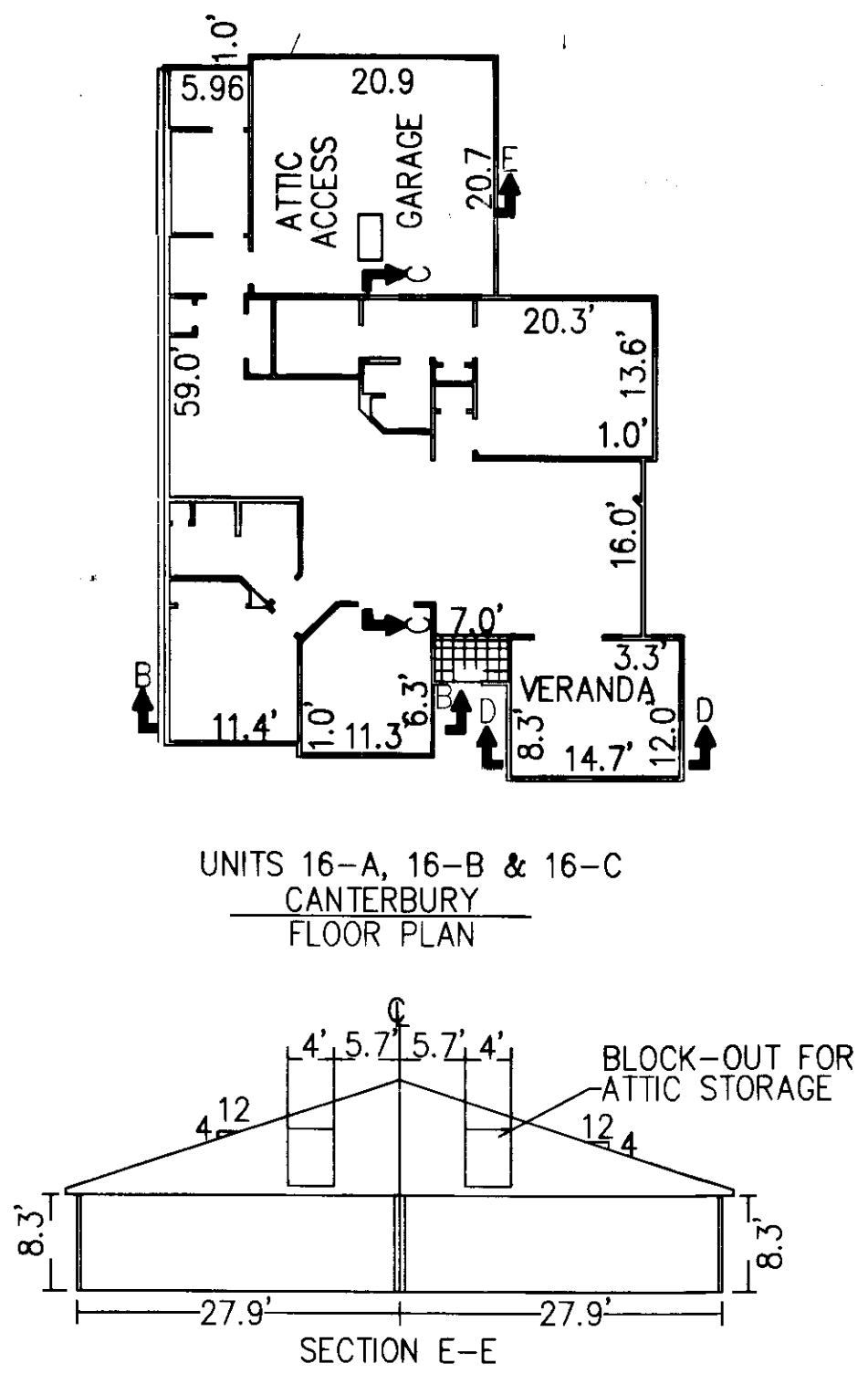
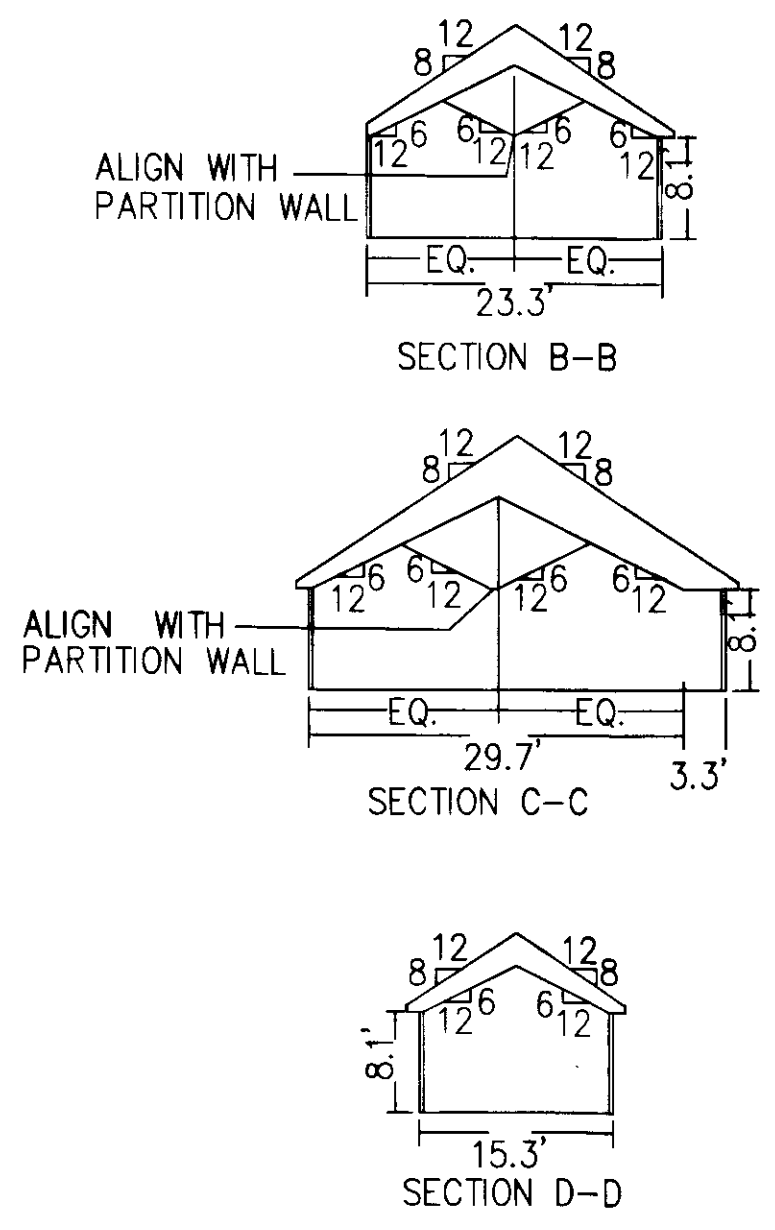
I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(A) OF THE CODE OF VIRGINIA OF 1950 AS AMENDED AND ALL UNITS SHOWN HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

NAME: *George V. Whittle, Jr.* 1430 REGISTRATION NO. DATE: JULY 18, 2014



INSTRUMENT: 140012256
 TESTES: *Robert Whittle, Deputy Clerk*

EXHIBIT "C" PLAT OF VILLAGES AT FIVE FORKS A CONDOMINIUM PHASE 21 BUILDING 16 UNITS A,B,C		POINT OF BEGINNING, LLC LAND SURVEYING 101 EDGEWARE CT. CHESAPEAKE, VA. 23322 TELEPHONE: (757) 547-3868 FAX: (757) 547-5701
DRAWN: MLP COMP.: MLP CHECKED: GWM	DATE: 07/18/14 REVISIONS: REF: ART RAY 2280.0-07 2 SHEET: 2 of 3	



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 30TH DAY OF July, 2014 AT 12:09 PM.

INSTRUMENT # 140012256
TESTES:
by: Jacob Qualrose, 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 [Signature] 1430 REGISTRATION NO. DATE JULY 18, 2014

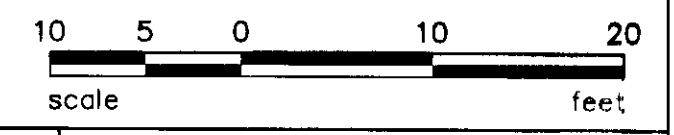
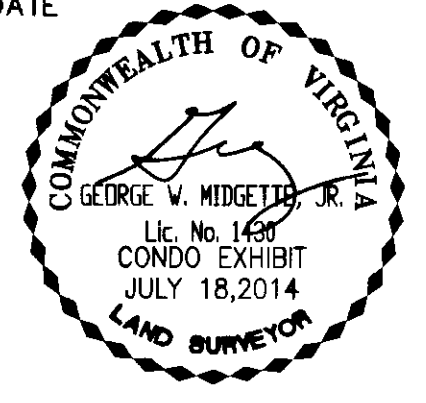


EXHIBIT "D" PLANS OF VILLAS AT FIVE FORKS A CONDOMINIUM PHASE 21 BUILDING 16, UNITS A,B,C JAMES CITY COUNTY, VIRGINIA		POINT OF BEGINNING, LLC LAND SURVEYING 101 EDGEWARE CT. CHESAPEAKE, VA. 23322 TELEPHONE: (757) 547-3686 FAX: (757) 547-5701	
		DRAWN: DHW COMP.: DHW CHECKED: GWM	DATE: 07/14/14 SCALE: 1"=10'
			3 SHEET: 3 of 3

3 Large Scale Plans Recorded
Instrument # 140012256