

**EXHIBIT "C"**  
**PLAT OF**  
**RAINBROOK VILLAS**  
**A CONDOMINIUM**  
**PHASE XIII (P.B.13, P.184)**  
**SHEET 1 OF 3**

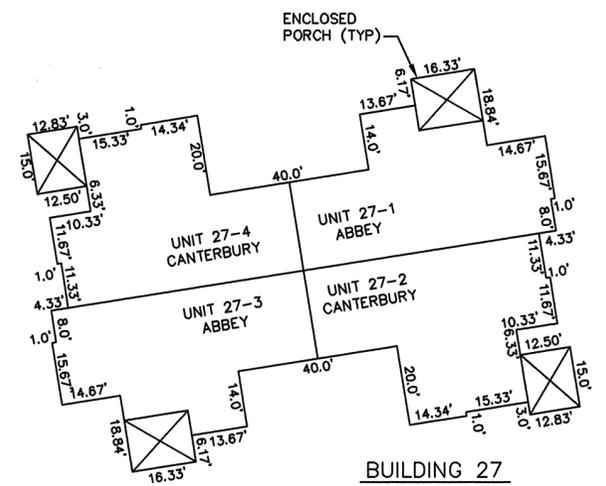
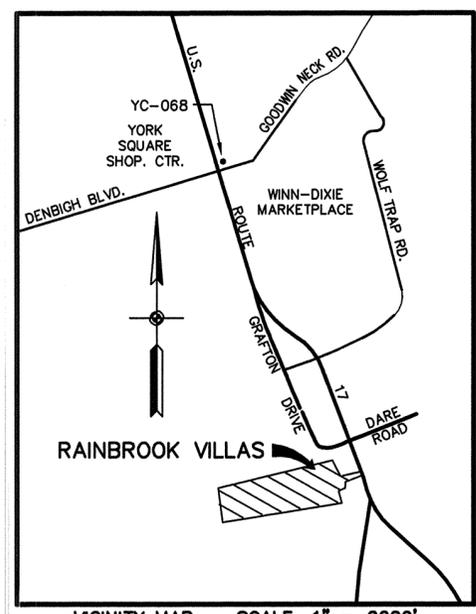
**GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA**  
**SCALE: 1" = 100'** NOVEMBER 27, 2001  
 0 50 100 200 300 400 FEET  
 GRAPHIC SCALE

**THE SIRINE GROUP, LTD.**  
 SURVEYORS • ENGINEERS • PLANNERS  
 4794 GEORGE WASHINGTON MEMORIAL HIGHWAY  
 U.S. ROUTE 17  
 P.O. BOX 450  
 WHITE MARSH, VIRGINIA 23183

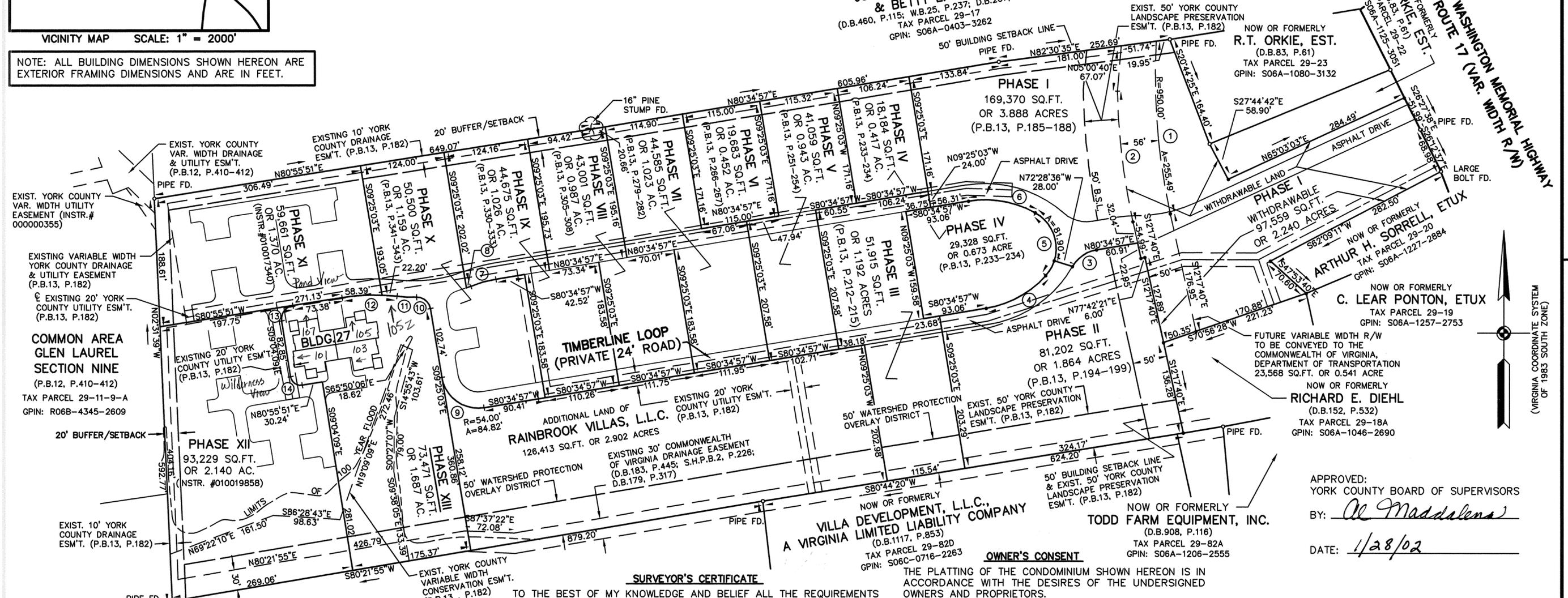
**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	950.00'	15°24'33"	255.49'	128.52'	254.72'	S04°35'23"E
2	1006.00'	11°02'41"	193.92'	97.26'	193.62'	N06°46'19"W
3	50.00'	50°45'18"	44.29'	23.72'	42.86'	N55°12'18"E
4	150.00'	38°43'45"	101.39'	52.72'	99.47'	N61°13'04"E
5	60.00'	102°32'30"	107.38'	74.81'	93.61'	N09°25'03"W
6	150.00'	38°43'45"	101.39'	52.72'	99.47'	N80°03'10"W
7	176.00'	12°28'12"	38.31'	19.23'	38.23'	N74°20'51"E
8	224.00'	01°45'06"	6.85'	3.42'	6.85'	N68°59'18"E
9	54.00'	90°00'00"	84.82'	54.00'	76.37'	N54°25'03"W
10	20.00'	81°37'46"	28.49'	17.27'	26.14'	N50°13'56"W
11	224.00'	07°22'12"	28.81'	14.43'	28.79'	N87°21'43"W
12	300.00'	15°23'32"	80.59'	40.54'	80.35'	S88°37'37"W
13	20.00'	90°00'00"	31.42'	20.00'	28.28'	S35°55'51"W
14	15.00'	90°00'00"	23.56'	15.00'	21.21'	S54°04'09"E

NOTE: BUILDING 27 LIES IN ZONE X, WHITE, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0036B, 12/16/88 AND COMM. NO. 510182 0037B, 12/16/88.



NOTE: ALL BUILDING DIMENSIONS SHOWN HEREON ARE EXTERIOR FRAMING DIMENSIONS AND ARE IN FEET.



**UTILITY NOTES:**  
 WATER: EACH UNIT WITHIN THIS CONDOMINIUM IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.  
 SEWER: EACH UNIT WITHIN THIS CONDOMINIUM IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK AND H.R.S.D.  
 PHASE XIII AREA = 73,471 SQ.FT. OR 1.687 ACRES  
 ADDITIONAL AREA = 126,413 SQ.FT. OR 2.902 ACRES  
 TOTAL AREA = 946,276 SQ.FT. OR 21.723 ACRES  
 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.

**CITY OF NEWPORT NEWS**  
 (D.B.591, P.385)  
 TAX PARCEL 23-00-00-014  
 GPIN: R06C-1589-2324  
**COMMONWEALTH OF VIRGINIA**  
 C.E. NEWBAKER, III  
 No. 1380  
 LAND SURVEYOR

**SURVEYOR'S CERTIFICATE**  
 TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.  
 THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THE LIMITS OF THIS CONDOMINIUM IS IN THE NAME OF RAINBROOK VILLAS, L.L.C., AS RECORDED IN THE CERTIFICATE OF AMENDMENT DATED AUGUST 13, 1999, RECORDED IN DEED BOOK 1126, PAGE 324 AND WAS ACQUIRED FROM ROBERT E. BENDL AND GLORIA M. BENDL BY DEED DATED MAY 19, 1999 AND RECORDED IN DEED BOOK 1099, PAGE 72 AND FROM VILLA DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 9, 1999 AND RECORDED IN DEED BOOK 1099, PAGE 70 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DEC. 31, 2001. 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.  
 SIGNED: *C.E. Newbaker, III* 1-28-2002  
 C.E. NEWBAKER, III, L.S. # 1380

**OWNER'S CONSENT**  
 THE PLATTING OF THE CONDOMINIUM SHOWN HEREON IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.  
 RAINBROOK VILLAS, L.L.C.,  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: *William M. Spenser, Sr.* DATE: 1/28/02  
 MEMBER  
 COMMONWEALTH OF VIRGINIA  
 COUNTY OF YORK, TO WIT:  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF JANUARY, 2002, BY *William M. Spenser, Sr.* MEMBER OF VILLA DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, SOLE MEMBER OF RAINBROOK VILLAS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY.  
 MY COMMISSION EXPIRES: 6-30-05  
 NOTARY PUBLIC

APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: *Al Maddalena*  
 DATE: 1/28/02  
 STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE 29 DAY OF January, 2002, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS INSTRUMENT NUMBER 020001463 1:17 pm.  
 TESTE: *Lynn S. Jenkins*  
 CLERK  
 BY: *Susan O. Randall*  
 DEPUTY CLERK  
 PROPERTY IS ASSESSOR'S PARCEL 29-00-00-018  
 GPIN: R06B-4882-2693