

VICINITY MAP
SCALE: 1" = 2,000'

OWNER'S CONSENT

THE PLATTING OF THE CONDOMINIUM SHOWN HEREON IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

VILLAS ON SHADY B., L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
BY: VILLA DEVELOPMENT, L.L.C., MEMBER
BY: VILLA CONSTRUCTION, L.L.C., MANAGER

BY: Cowles M. Spencer DATE: 2/3/06
COWLES M. SPENCER, MEMBER

STATE OF VIRGINIA, CITY/COUNTY OF POQUOSON
TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February, 2006, BY COWLES M. SPENCER, MEMBER OF VILLA DEVELOPMENT, L.L.C., VILLA CONSTRUCTION, L.L.C., MANAGER.

MY COMMISSION EXPIRES: August 31, 2007

T. C. Stevens
NOTARY PUBLIC

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 VILLAS ON SHADY B., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM NANNIE PEARL HAUTZ, SHIRLEY H. WALLACE, NAZZARENO H. SPURIO, II, A/K/A NAZZARENO HENRY SPURIO, JR. AND KATHERINE W. SPURIO, A/K/A KATHERINE ANNE WALLACE SPURIO, HUSBAND AND WIFE, JOSEPH EARL WALLACE AND REBECCA G. WALLACE, HUSBAND AND WIFE AND DAVID EARL WALLACE, A/K/A DAVID E. WALLACE AND MELINDA G. WALLACE, HUSBAND AND WIFE BY DEED DATED JULY 15, 2003 AND RECORDED IN INSTRUMENT NUMBER 030021817 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 31, 2006.

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: Kenton B. Patrick DATE: 01/31/06
KENTON B. PATRICK, L.S. #1045



PHASE VII AREA = 70,408 SQ.FT. OR 1.616 ACRES
ADDITIONAL AREA = 231,391 SQ.FT. OR 5.312 ACRES
TOTAL AREA = 1,133,522± SQ.FT. OR 26.022 ACRES

LEGEND:

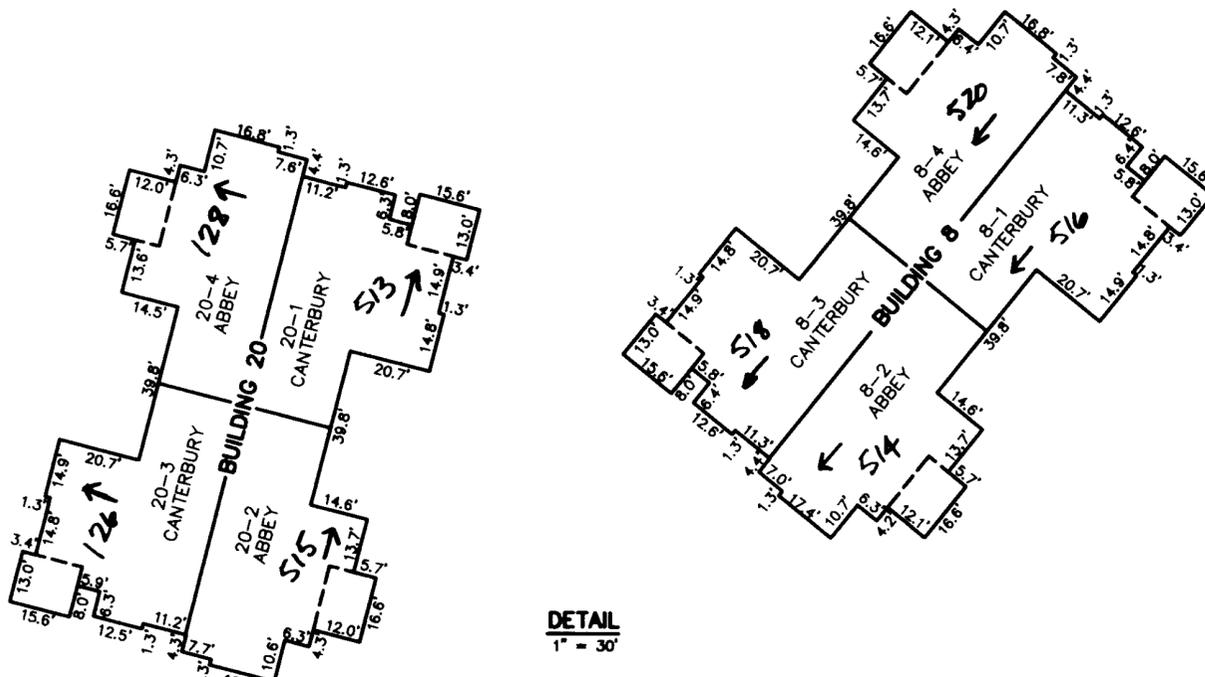
- DENOTES IRON PIN SET
- DENOTES PIN, PIPE, OR MONUMENT FOUND

NOTE:

PROPERTY LIES IN ZONE X (WHITE), (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AND ZONE AE (EL 9), (BASE FLOOD ELEVATIONS DETERMINED, AREAS OF 100 YEAR FLOOD PLAIN), AND ZONE X (GRAY), (AREAS OF 500 YEAR FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0043B, DECEMBER 16, 1988.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	35.00'	86°56'02"	53.10'	33.18'	48.16'	N67°42'51"E
2	401.00'	11°21'00"	79.44'	39.85'	79.31'	N29°55'20"E
3	231.00'	40°04'56"	161.60'	84.27'	158.32'	N55°38'18"E
4	225.00'	31°23'59"	123.31'	63.24'	121.77'	S88°37'15"E
5	75.00'	76°13'13"	99.77'	58.83'	92.58'	N68°58'08"E
6	49.00'	39°56'15"	34.15'	17.80'	33.47'	N10°53'29"E
7	118.00'	15°32'44"	32.03'	16.11'	31.92'	N51°22'56"W
8	68.00'	57°42'20"	68.49'	37.46'	65.63'	N18°03'20"W
9	10.00'	83°43'05"	14.61'	8.96'	13.35'	N31°03'43"W
10	199.00'	31°24'02"	109.06'	55.94'	107.70'	N88°37'14"W
11	199.00'	40°04'58"	139.22'	72.59'	136.39'	S55°38'19"W
12	399.00'	11°21'00"	79.04'	39.65'	78.91'	S29°55'20"W
13	35.00'	92°43'81"	56.64'	36.70'	50.65'	S22°06'42"E
14	10.00'	84°32'55"	14.76'	9.09'	13.45'	N65°05'30"E
15	118.00'	10°02'22"	20.68'	10.36'	20.65'	N22°05'55"E
16	118.00'	12°26'54"	25.64'	12.87'	25.59'	N44°08'16"E
17	299.00'	06°05'49"	31.82'	15.92'	31.80'	S40°50'01"E
18	75.00'	42°44'45"	55.95'	29.35'	54.67'	S22°30'33"E
19	19.00'	57°07'10"	18.94'	10.34'	18.17'	S29°41'45"E
20	10.00'	90°00'00"	15.71'	10.00'	14.14'	N59°19'14"W
21	19.00'	87°54'02"	29.15'	18.32'	26.37'	N33°20'51"E
22	125.00'	46°12'02"	100.79'	53.32'	98.09'	N12°29'50"E
23	68,878.94'	00°02'06"	42.11'	21.06'	42.11'	N68°49'49"W
24	100.00'	34°33'44"	60.32'	31.11'	59.41'	S71°41'01"E
25	10.00'	81°54'37"	14.30'	8.68'	13.11'	N50°04'52"E
26	10.00'	86°44'55"	15.14'	9.45'	13.74'	N06°59'16"E
27	325.00'	04°56'13"	28.00'	14.01'	27.99'	N33°55'06"W
28	125.00'	28°37'38"	62.45'	31.89'	61.81'	N49°54'38"E
29	19.00'	94°00'03"	31.17'	14.01'	27.79'	N17°13'26"E



DETAIL
1" = 30'

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

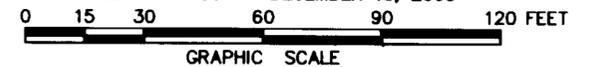


EXHIBIT "C"
PLAT OF
VILLAS ON SHADY BANKS
A CONDOMINIUM
PHASE VII

(PROP. REF.: D.B.54, P.107; D.B.968, PGS.532-550)
(INSTR. #050004943; INSTR. #030021817)

SHEET 1 OF 4

BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA
SCALE: 1" = 30' DECEMBER 15, 2005



JOHN E. SIRINE AND ASSOCIATES, LTD.
SURVEYORS • ENGINEERS • PLANNERS
4317 BONNEY ROAD
VIRGINIA BEACH, VIRGINIA 23452
TELE: (757) 486-4910 FAX: (757) 486-4607



THIS PROPERTY IS ZONED PD (PLANNED DEVELOPMENT)

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.

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.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Al. Maddalena
PLAT APPROVING AGENT

DATE: 2/8/06

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY-POQUOSON THE 9th DAY OF Feb, 2006, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT No. 9:27am 060003244.

TESTE: Lynn S. Jenkins
CLERK

BY: Trina Braden
DEPUTY CLERK

PROPERTY IS ASSESSOR'S PARCEL 38A2-01-00-005.
GPIN: W02C-0155-1805.