

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: APR 16, 2005

COWLES M. SPENCER, MEMBER

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF April, 2005, BY COWLES M. SPENCER, MEMBER OF VILLA DEVELOPMENT, L.L.C., VILLA CONSTRUCTION, L.L.C., MANAGER.

MY COMMISSION EXPIRES: 6-30-05

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

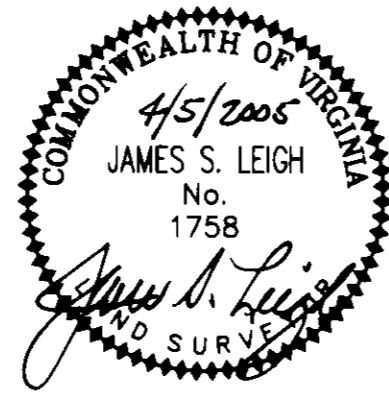
TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

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 DECEMBER 31, 2005.

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

SIGNED: James S. Leigh DATE: 4/5/2005
JAMES S. LEIGH, L.S. # 1758



PHASE I AREA = 1,770,888 SQ.FT. OR 40.654± ACRES
PHASE I WITHDRAWABLE AREA = 1,642,228± SQ.FT. OR 37.7± ACRES
PHASE I AREA EXCLUDING WITHDRAWABLE AREA = 128,660 SQ.FT. OR 2.954 ACRES
AREA OF RIGHT-OF-WAY DEDICATION = 5,181 SQ.FT. OR 0.119 ACRES
ADDITIONAL AREA = 1,004,863 SQ.FT. OR 23.068 ACRES
TOTAL AREA = 2,780,932± SQ.FT. OR 63.8± ACRES

LEGEND:

- DENOTES 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.

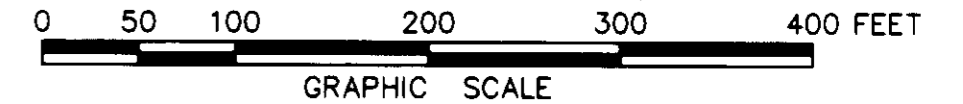


EXHIBIT "C"
PLAT OF
VILLAS ON SHADY BANKS
A CONDOMINIUM
PHASE I

(PROP. REF.: D.B.54, P.107; D.B.988, PGS.532-550)
(INSTR. #050004943; INSTR. #030021817)

SHEET 1 OF 6

BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA
SCALE: 1" = 100' FEBRUARY 1, 2005

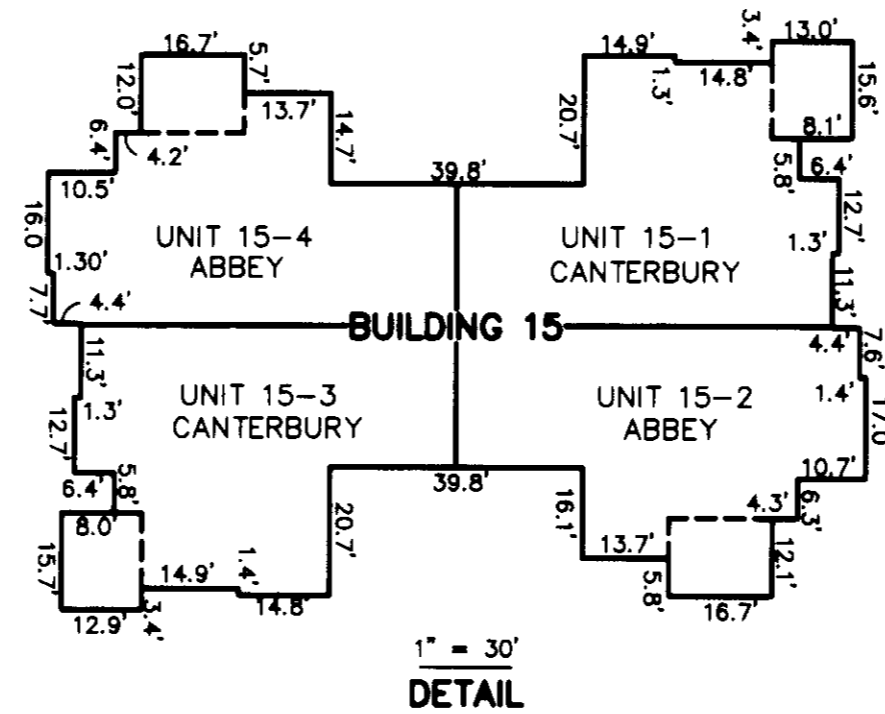
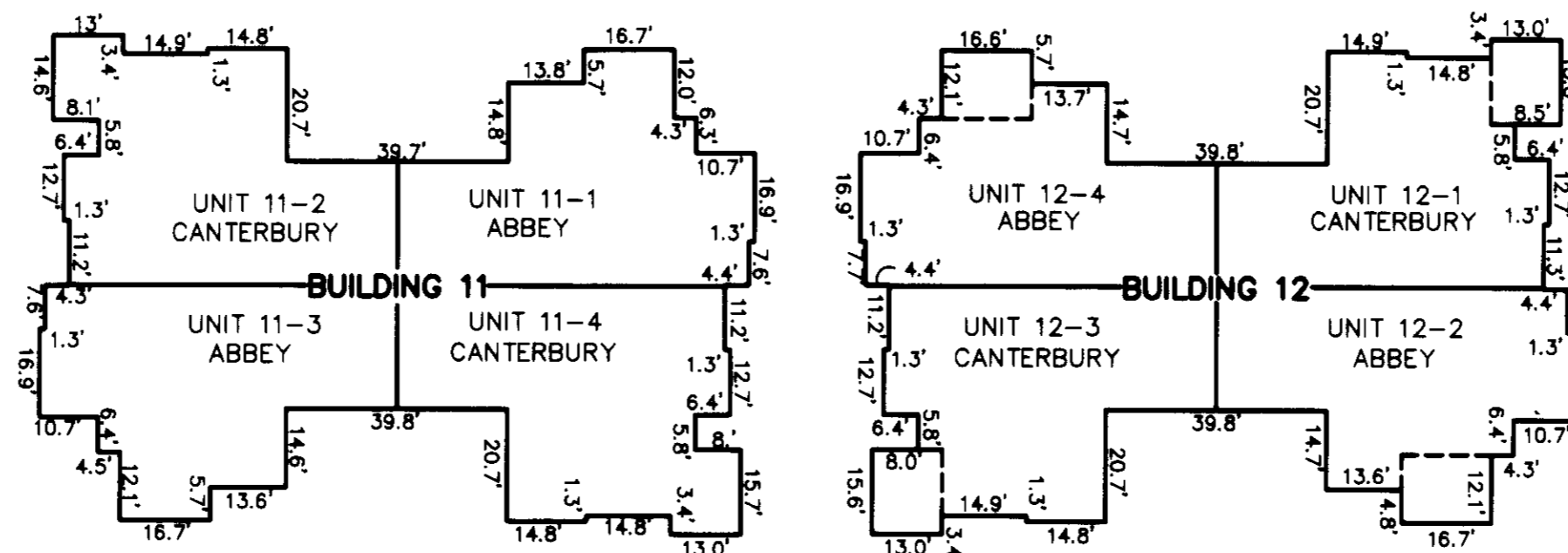


THE SIRINE GROUP, LTD.

SURVEYORS • ENGINEERS • PLANNERS
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
P.O. BOX, U.S. ROUTE 17
WHITE MARSH, VIRGINIA 23183
(804) 693-9548

CURVE TABLE - SHEET 2

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



1" = 30'
DETAIL

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

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 Trussell
PLAT APPROVING AGENT

DATE: 4/13/05

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY-POQUOSON THE 14 DAY OF April, 2005, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT No. 050001815 9:13am

TESTE: Lynn S. Jenkins
CLERK

BY: Christina Norman, D.C.
DEPUTY CLERK

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