

VICINITY MAP  
SCALE: 1" = 2,000'

**LEGEND:**  
 ○ DENOTES PIN, PIPE, OR MONUMENT FOUND  
 ● DENOTES IRON PINS SET

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'	N10°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

**EXHIBIT "C"**  
**PLAT OF**  
**VILLAS ON SHADY BANKS**  
**A CONDOMINIUM**  
**PHASE II**  
 (PROP. REF.: D.B.54, P.107; D.B.968, PGS.532-550)  
 (INSTR. #050004943; INSTR. #030021817)  
**SHEET 1 OF 3**  
**BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA**  
**SCALE: 1" = 100'** APRIL 19, 2005  
 0 50 100 200 300 400 FEET  
 GRAPHIC SCALE  
**THE SIRINE GROUP, LTD.**  
 SURVEYORS • ENGINEERS • PLANNERS  
 4794 GEORGE WASHINGTON MEMORIAL HIGHWAY  
 P.O. BOX 450, U.S. ROUTE 17  
 WHITE MARSH, VIRGINIA 23183  
 (804) 693-9548

**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: May 6, 2005  
 COWLES M. SPENCER, MEMBER

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF May, 2005, BY COWLES M. SPENCER, MEMBER OF VILLA DEVELOPMENT, L.L.C., VILLA CONSTRUCTION, L.L.C., MANAGER.

MY COMMISSION EXPIRES: 2-28-07  
Sharon Y. West  
 NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

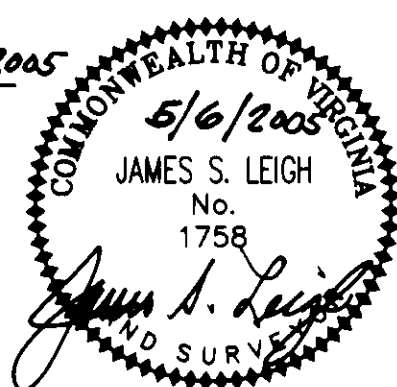
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'.

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.

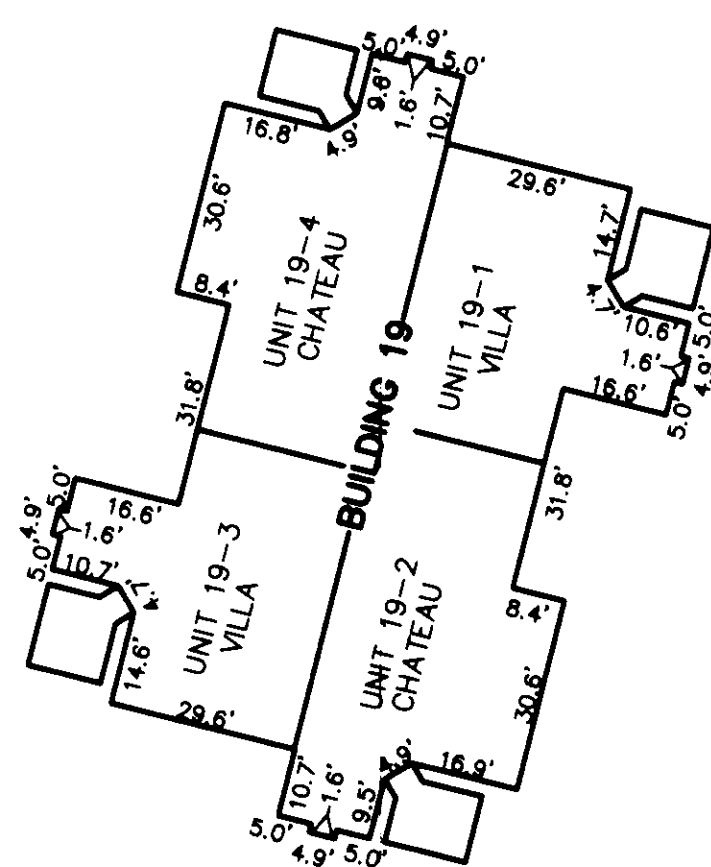
I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2005.

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

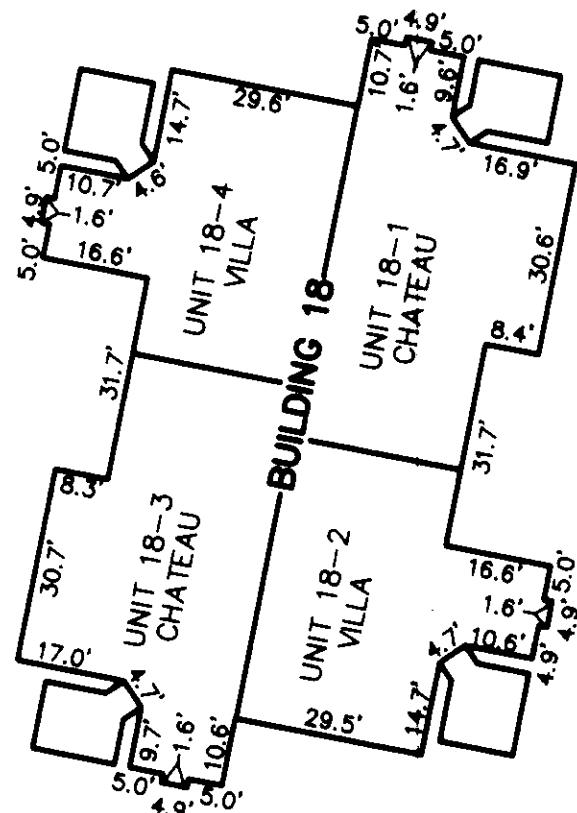
SIGNED: James S. Leigh DATE: 5/6/2005  
 JAMES S. LEIGH, L.S. # 1758



PHASE II AREA = 117,562 SQ.FT. OR 2.699 ACRES  
 ADDITIONAL AREA = 887,301 SQ.FT. OR 20.370 ACRES  
 TOTAL AREA = 1,133,522 SQ.FT. OR 26.022 ACRES

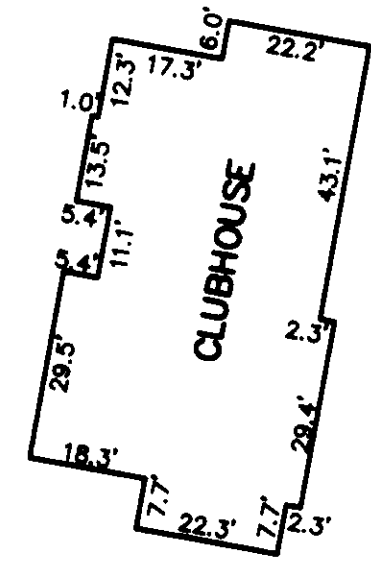


DETAIL  
1" = 30'



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

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.



CLUBHOUSE  
1" = 30'



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: 5/11/05

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY-POQUOSON THE 11<sup>th</sup> DAY OF May, 2005, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 05000618.

TESTE: Lynn S. Jenkins  
 CLERK

BY: Anchalee M. Chivumavil  
 DEPUTY CLERK

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

12:04 PM