

VICINITY MAP SCALE: 1"=2000'

LEGEND:

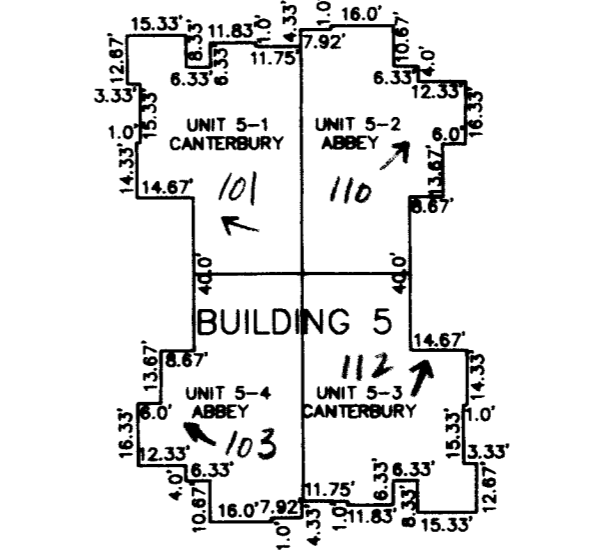
- DENOTES PIN SET
○ DENOTES PIN, PIPE, OR MONUMENT FOUND

PHASE VI AREA = 26,833 SQ.FT. OR 0.616 ACRE.
ADDITIONAL AREA = 275,026 SQ.FT. OR 6.313 ACRES.
TOTAL AREA = 668,590 S.F. OR 15.349 ACRES.

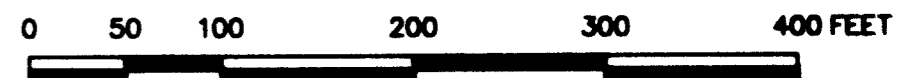
EXHIBIT 'C'
PLAT OF THE
Villas at Yorktown
A CONDOMINIUM
PHASE VI

NELSON DISTRICT - COUNTY OF YORK, VIRGINIA
DECEMBER 5, 2009

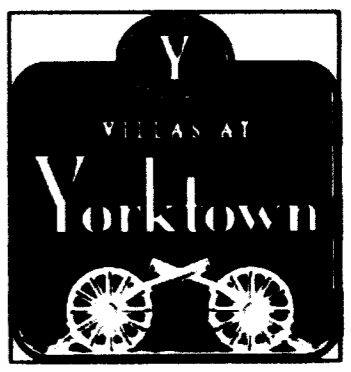
C.E. Newbaker
SURVEYING & PLANNING, INC.
P.O. BOX 1298
YORKTOWN, VA. 23692
PH: 757-240-2562
FAX: 757-926-4880



NOTE: ALL BUILDING DIMENSIONS SHOWN HEREON ARE EXTERIOR DIMENSIONS AND ARE IN FEET.
SCALE: 1" = 50'



SCALE: 1" = 100'
SHEET 1 OF 5



THE PLATTING OF THE CONDOMINIUM SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

VILLAS AT YORKTOWN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
BY: VILLA DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, MEMBER
BY: VILLA CONSTRUCTION, LLC, MANAGER

BY: Cowles M. Spencer, Sr., Manager DATE: MAY 12, 2010

STATE OF VIRGINIA, COUNTY OR CITY OF ORL, TO WIT:

I, Dana L. Monroe, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 12 DAY OF May, 2010

Dana L. Monroe, NOTARY PUBLIC, REGISTRATION NO. 7291832

MY COMMISSION EXPIRES: February 28, 2013



CITIZENS AND FARMERS BANK
INSTR. #050000378; DECEMBER 28, 2004

SIGNED: Bonnie S. Smith, Trustee DATE: 5-14-10

STATE OF VIRGINIA, COUNTY OR CITY OF Newport News, TO WIT:

I, Kusty Snider, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 14 DAY OF May, 2010

Kusty Snider, NOTARY PUBLIC, REGISTRATION NO. 307953

MY COMMISSION EXPIRES: 10/31/13

SURVEYOR'S CERTIFICATE

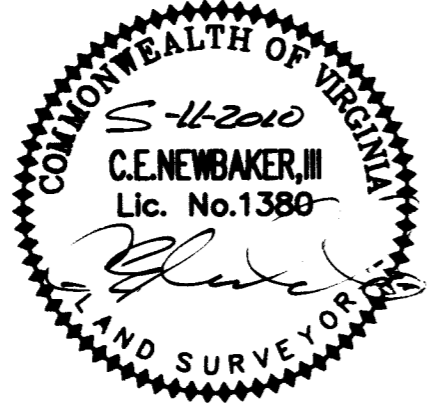
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS CONDOMINIUM PLAT IS IN THE NAME OF VILLAS AT YORKTOWN, LLC AND WAS ACQUIRED FROM VILLA DEVELOPMENT, L.L.C. BY DEED DATED AUGUST 31, 2007 AND RECORDED AS INSTRUMENT NUMBER 070021765 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 30, 2010.

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, L.S.# 1380 DATE: 5-11-2010



WATER: EACH CONDOMINIUM IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH CONDOMINIUM IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VIRGINIA.

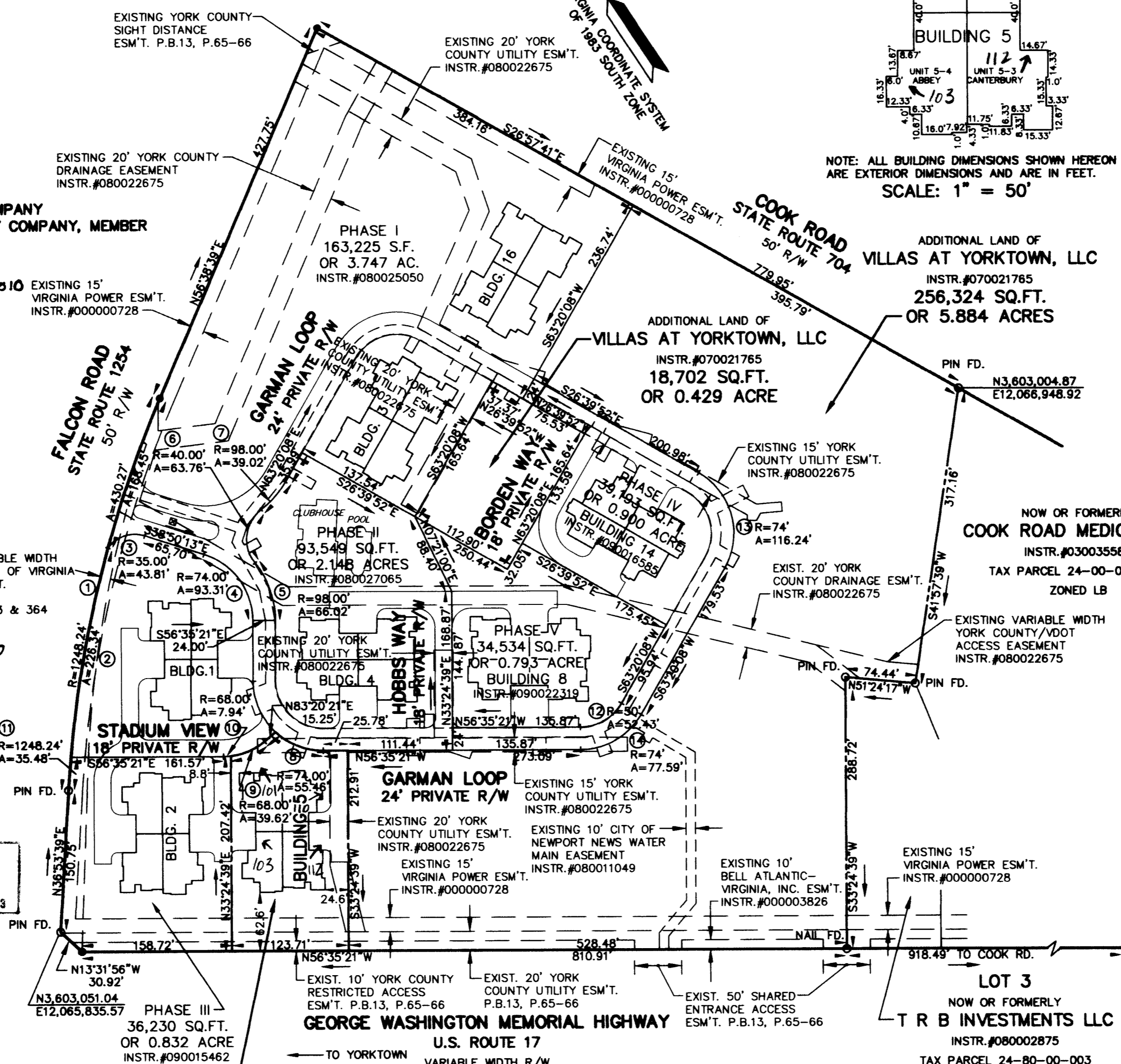


Table with 7 columns: NO., RADIUS, DELTA, ARC, TANGENT, CHORD, CHORD BRG. It lists 14 data points for circular curves.

- NOTES:
1. PROPERTY IS NOT IN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
2. PROPERTY IS ZONED PD, (PLANNED DEVELOPMENT).
3. FLOOD NOTE: THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, MAP NUMBER 5119C0205C DATED JUNE 16, 2008.
4. 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 ACT.

APPROVED: YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena, DATE: 5/14/10
PLAT APPROVING AGENT

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 4th DAY OF May, 2010, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 100008010.
TESTE: Dawn S. Mendibur, CLERK

BY: Gina Zugden, D.C.

PROPERTY IS ASSESSOR'S PARCEL NUMBER: 24-00-00-025; GPIN: Q09A-1611-3208