

VICINITY MAP SCALE: 1"=2000'

**LEGEND:**

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

PHASE XIV AREA = 35,457 SQ.FT. OR 0.814 AC.  
 ADDITIONAL AREA = 0 SQ.FT. OR 0 AC.  
 TOTAL AREA = 668,590 S.F. OR 15.349 ACRES.

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. DATE: 7/18/13  
 COWLES M. SPENCER, SR., MANAGER

STATE OF VIRGINIA, COUNTY OR CITY OF York, TO WIT:  
Oronda Colwell, 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 18 DAY OF July, 2013  
[Signature] NOTARY PUBLIC REGISTRATION NO. 7099000

MY COMMISSION EXPIRES: Jan 31, 2017

[Signature] REGISTRATION NO. 7099000

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

SIGNED: [Signature] DATE: 7-18-13  
 BONNIE S. SMITH, TRUSTEE

STATE OF VIRGINIA, COUNTY OR CITY OF Newport News, TO WIT:  
Christine Denise Starnes, 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 18th DAY OF July, 2013  
Christine Denise Starnes 7504595 NOTARY PUBLIC REGISTRATION NO. 7504595

MY COMMISSION EXPIRES: January 31, 2015

[Signature] REGISTRATION NO. 7016

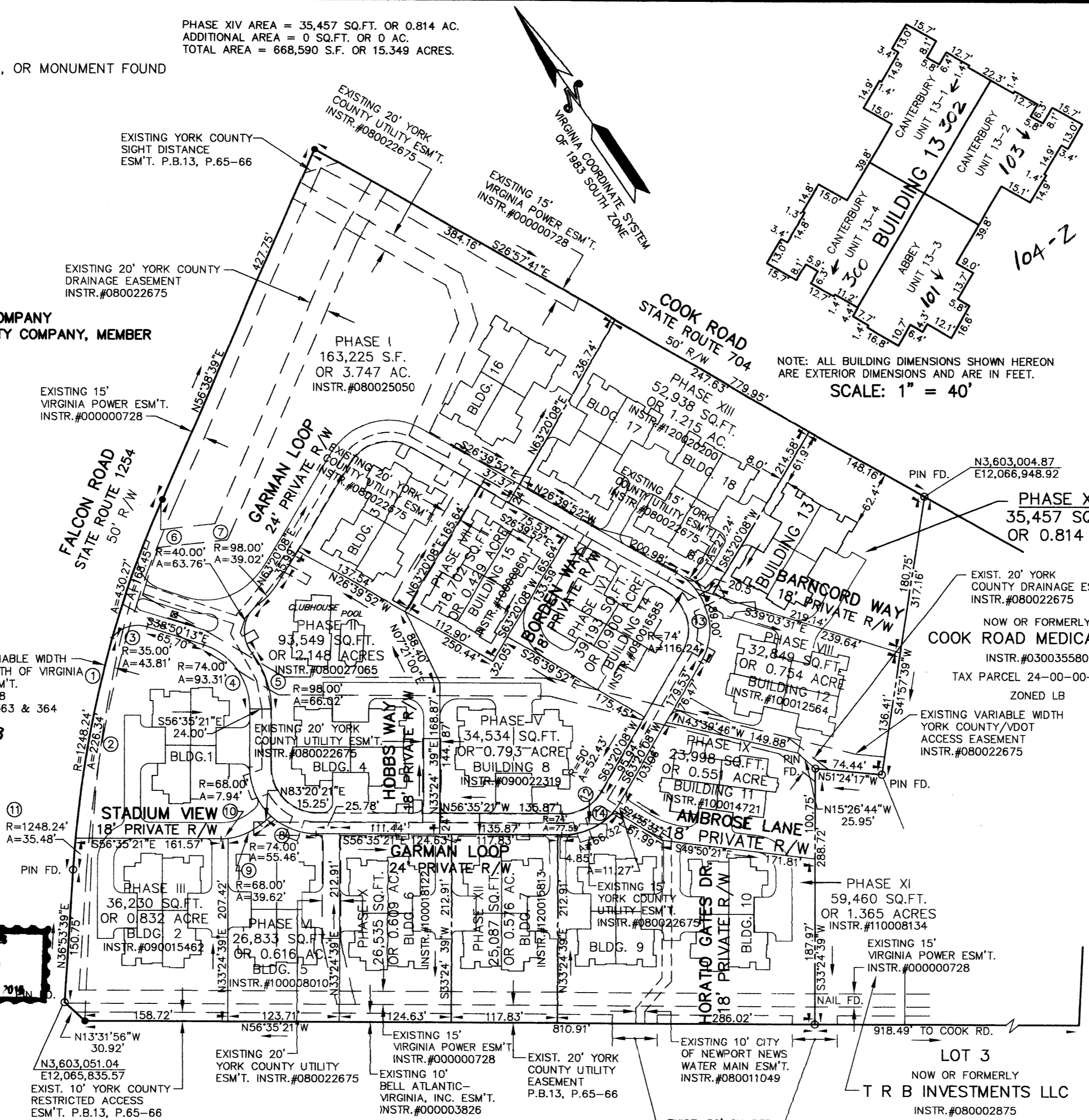
**SURVEYOR'S CERTIFICATE**  
 TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'.

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 DECEMBER 31, 2013.

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: [Signature] DATE: 7-18-2013  
 C.E. NEWBAKER, III L.S.# 1380

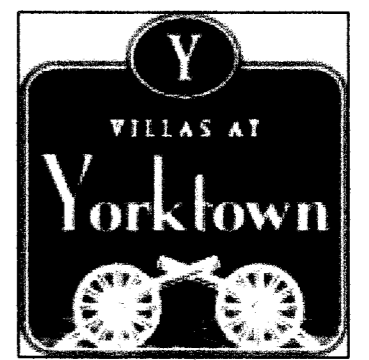


**EXHIBIT "C"**  
**PLAT OF THE**  
*Villas at Yorktown*  
**A CONDOMINIUM**  
**PHASE XIV**  
 NELSON DISTRICT - COUNTY OF YORK, VIRGINIA  
 JUNE 19, 2013

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

0 50 100 200 300 400 FEET

SCALE: 1" = 100'  
 SHEET 1 OF 5



- 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 51199C0205C DATED JUNE 16, 2009.
  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: [Signature] DATE: 7/19/13  
 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 18th DAY OF July, 2013, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 13221125.

TESTE: [Signature] CLERK

BY: [Signature]

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

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	1248.24'	19°45'00"	430.27'	217.29'	428.14'	N46°46'09"E
2	1248.24'	10°23'22"	226.34'	113.48'	226.03'	N43°43'03"E
3	35.00'	71°43'13"	43.81'	25.30'	41.01'	S74°41'50"E
4	74.00'	72°14'52"	93.31'	54.01'	87.25'	S02°42'47"E
5	98.00'	38°35'59"	66.02'	34.32'	64.78'	N14°06'39"E
6	40.00'	91°20'07"	63.76'	40.94'	57.22'	N40°28'43"E
7	98.00'	22°48'39"	39.02'	19.77'	38.76'	N74°44'27"E
8	74.00'	42°56'33"	55.46'	29.11'	54.17'	S35°07'05"E
9	68.00'	33°22'41"	39.62'	20.39'	39.06'	S79°58'18"E
10	68.00'	06°41'37"	7.94'	3.98'	7.94'	S59°56'10"E
11	1248.24'	01°37'43"	35.48'	17.74'	35.48'	N37°42'30"E
12	50.00'	60°04'31"	52.43'	28.91'	50.06'	N86°37'37"W
13	74.00'	90°00'00"	116.24'	74.00'	104.65'	S18°20'08"W
14	74.00'	60°04'31"	77.59'	42.79'	74.08'	N86°37'37"W

