

VICINITY MAP SCALE: 1"=2000'

LEGEND:

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

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: October 28, 2008
 COWLES M. SPENCER, SR., MANAGER

STATE OF VIRGINIA, COUNTY OR CITY OF York, TO WIT:
 I, Georganne Schira, 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 28th DAY OF October, 2008
Georganne Schira
 NOTARY PUBLIC REGISTRATION NO. 203407

MY COMMISSION EXPIRES: 9/30/2012

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

SIGNED: Bonnie S. Smith DATE: 10-28-08
 BONNIE S. SMITH, TRUSTEE

STATE OF VIRGINIA, COUNTY OR CITY OF York, TO WIT:
 I, Georganne Schira, 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 28th DAY OF October, 2008
Georganne Schira
 NOTARY PUBLIC REGISTRATION NO. 203407

MY COMMISSION EXPIRES: 9/30/2012

SURVEYOR'S CERTIFICATE

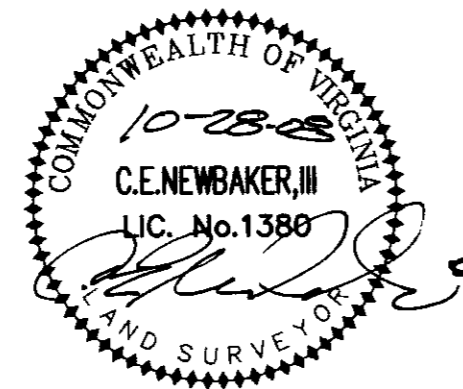
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'.

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, 2008.

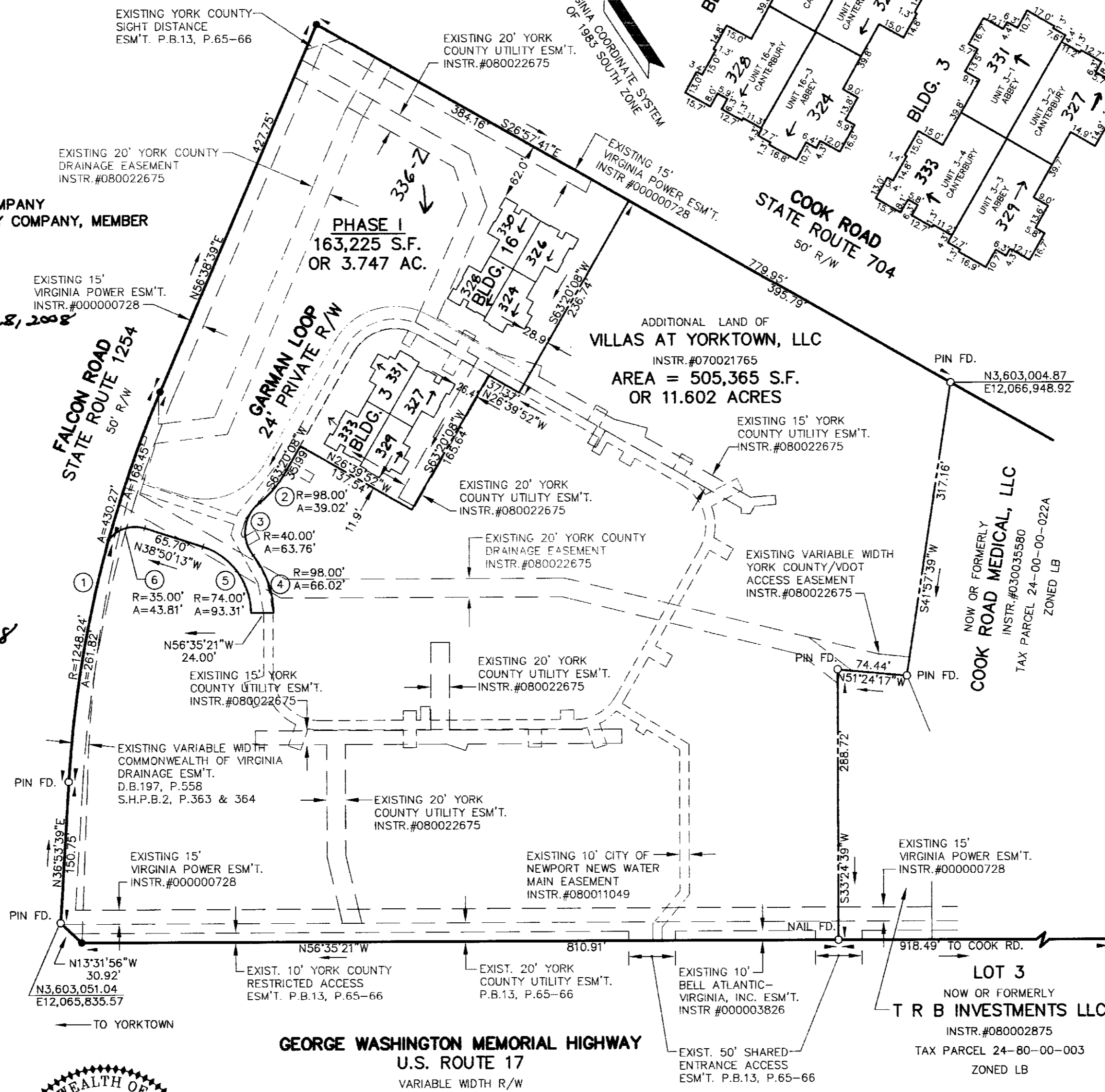
I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(a) OF THE CODE OF VIRGINIA OF 1950 AS AMENDED AND ALL UNITS SHOWN HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED: C.E. Newbaker, III DATE: 10-28-08
 C.E. NEWBAKER, III L.S.# 1380



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.



PHASE I AREA = 163,225 S.F. OR 3.747 ACRES.
 ADDITIONAL AREA = 505,365 S.F. OR 11.602 ACRES.
 TOTAL AREA = 668,590 S.F. OR 15.349 ACRES.

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	98.00'	22°48'39"	39.02'	19.77'	38.76'	S74°44'27"W
3	40.00'	91°20'07"	63.76'	40.94'	57.22'	S40°28'43"W
4	98.00'	38°35'59"	66.02'	34.32'	64.78'	S14°06'39"W
5	74.00'	72°14'52"	93.31'	54.01'	87.25'	N02°42'47"W
6	35.00'	71°43'13"	43.81'	25.30'	41.01'	N74°41'50"W

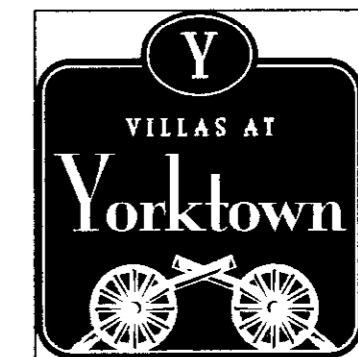
EXHIBIT "C"
PLAT OF THE
Villas at Yorktown
A CONDOMINIUM
PHASE I

NELSON DISTRICT - COUNTY OF YORK, VIRGINIA
 OCTOBER 14, 2008

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 7



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 IS LOCATED IN ZONE X, (WHITE) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO.510182 0032B DATED DECEMBER 16, 1988.
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: 10/30/08
 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 3rd DAY OF November, 2008, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER LR080025050

TESTE: Lynn S. Mendibur
 CLERK 2:18 pm

BY: Valerie S. Baldwin D.E.

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