

LEGEND:

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

PHASE XIII AREA = 52,938 SQ.FT. OR 1.215 AC.  
 ADDITIONAL AREA = 35,457 SQ.FT. OR 0.814 AC.  
 TOTAL AREA = 668,590 S.F. OR 15.349 ACRES.

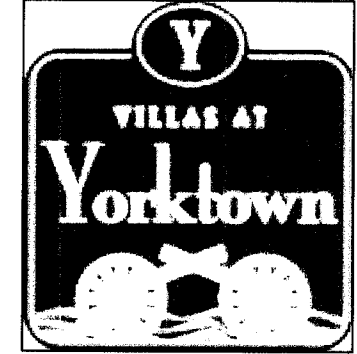
EXHIBIT "C"  
 PLAT OF THE  
 Villas at Yorktown  
 A CONDOMINIUM  
 PHASE XIII

NELSON DISTRICT - COUNTY OF YORK, VIRGINIA  
 NOVEMBER 1, 2012

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



SCALE: 1" = 100'  
 SHEET 1 OF 7



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: November 13, 2012  
 COWLES M. SPENCER, SR., MANAGER

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

I, Amanda 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 13th DAY OF November, 2012

Amanda Colwell  
 AMANDA COLWELL  
 NOTARY PUBLIC  
 REGISTRATION NO. 7089366  
 MY COMMISSION EXPIRES: 01/31/2013

CITIZENS AND FARMERS BANK  
 INSTR.#05000378; DECEMBER 28, 2004

SIGNED: Bonnie S. Smith DATE: November 13, 2012  
 BONNIE S. SMITH, TRUSTEE

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

I, Kristy Snyder, 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 13th DAY OF November, 2012

Kristy Snyder  
 KRISTY SNYDER  
 NOTARY PUBLIC  
 REGISTRATION NO. 367953  
 MY COMMISSION EXPIRES: 10/31/13

SURVEYOR'S CERTIFICATE

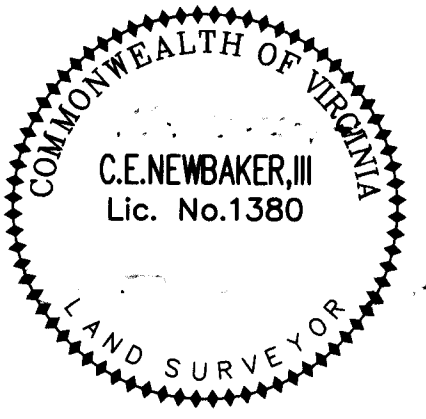
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'.

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 DECEMBER 31, 2012.

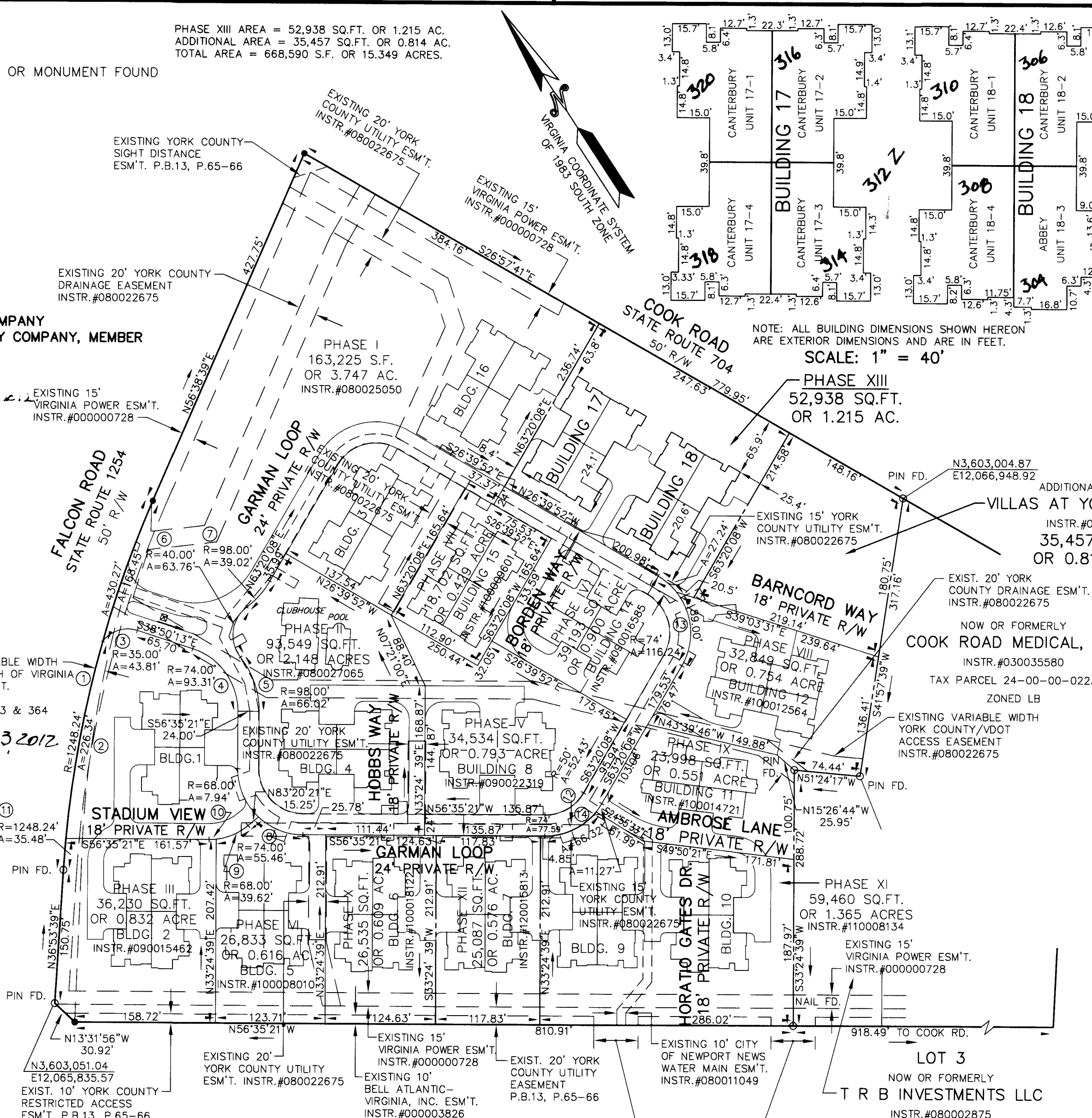
I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(a) OF THE CODE OF VIRGINIA OF 1950 AS AMENDED AND ALL UNITS SHOWN HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED: C.E. Newbaker, III DATE: 11/14/12  
 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.



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

SCALE: 1" = 40'

PHASE XIII  
 52,938 SQ.FT.  
 OR 1.215 AC.

ADDITIONAL LAND OF  
 VILLAS AT YORKTOWN, LLC  
 INSTR.#070021765  
 35,457 SQ.FT.  
 OR 0.814 ACRE

NOW OR FORMERLY  
 COOK ROAD MEDICAL, LLC  
 INSTR.#030035580  
 TAX PARCEL 24-00-00-022A  
 ZONED LB

NOTES:

- PROPERTY IS NOT IN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
- PROPERTY IS ZONED PD, (PLANNED DEVELOPMENT).
- 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.
- 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: U. Maddeles DATE: 11/14/12  
 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 13th DAY OF November, 2012, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 12002020c

TESTE: Kynn S. Mendihar  
 CLERK

BY: Diana Brogden, D.C.

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