

NOTE:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 42, PG. 51 OR AS
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. IMPROVEMENTS NOT SHOWN OTHER THAN NEW BRICK BUILDINGS.
4. UNDERGROUND UTILITIES WERE NOT LOCATED.
5. OWNER GRANTS MAINTENANCE/ACCESS EASEMENT FOR STORMWATER POND TO JAMES CITY COUNTY ALONG/WITHIN EXISTING 20' JCSA UTILITY EASEMENT.
6. ALL IMPROVEMENTS FROM EXTERIOR WALLS OF BUILDING TO PROPERTY LINES ARE TO BE KNOWN AS COMMON ELEMENTS (INCLUDING CURB & GUTTER, PAVING, SIDEWALKS, SEWER & WATER LINES, LANDSCAPING, ETC.) EXCEPT FOR THOSE IMPROVEMENT DEEMED TO BE LIMITED COMMON ELEMENTS.
7. ALL PROPERTY & LAND RESIDUE NOT IDENTIFIED AS WITHIN THE BUILDING DIMENSIONS IS DEEMED TO BE COMMON AREA.
8. ALL PARTY WALLS IN BUILDING A1 ARE LIMITED COMMON ELEMENTS AS WELL AS CEILING/FLOOR IN BUILDING B2 BETWEEN UNIT 100 AND UNIT 200.
9. BUILDING SQUARE FOOTAGE PROVIDED BY OWNER.
10. WALLS SHOWN OUTSIDE OF UNIT DIMENSIONS ARE COMMON ELEMENTS.
11. MECHANICAL UNITS, DECKS & PORCHES ARE LIMITED COMMON ELEMENTS.

SETBACK LINES (Per Site Plan)  
 FRONT = 50'  
 SIDE YARD = 20'  
 SIDE & REAR YARD = 35'  
 (Adjoining Residential)

ADDRESS:  
 3917 Midlands Road  
 James City County, VA



NO.	DELTA	CHORD	DIRECTION	TAN	RADIUS	ARC	CHORD
C1	43°11'00"	N 44°26'18" W	23.74	60.00	46.22	44.16	
C2	08°41'14"	N 27°10'24" W	4.56	60.00	9.10	9.09	

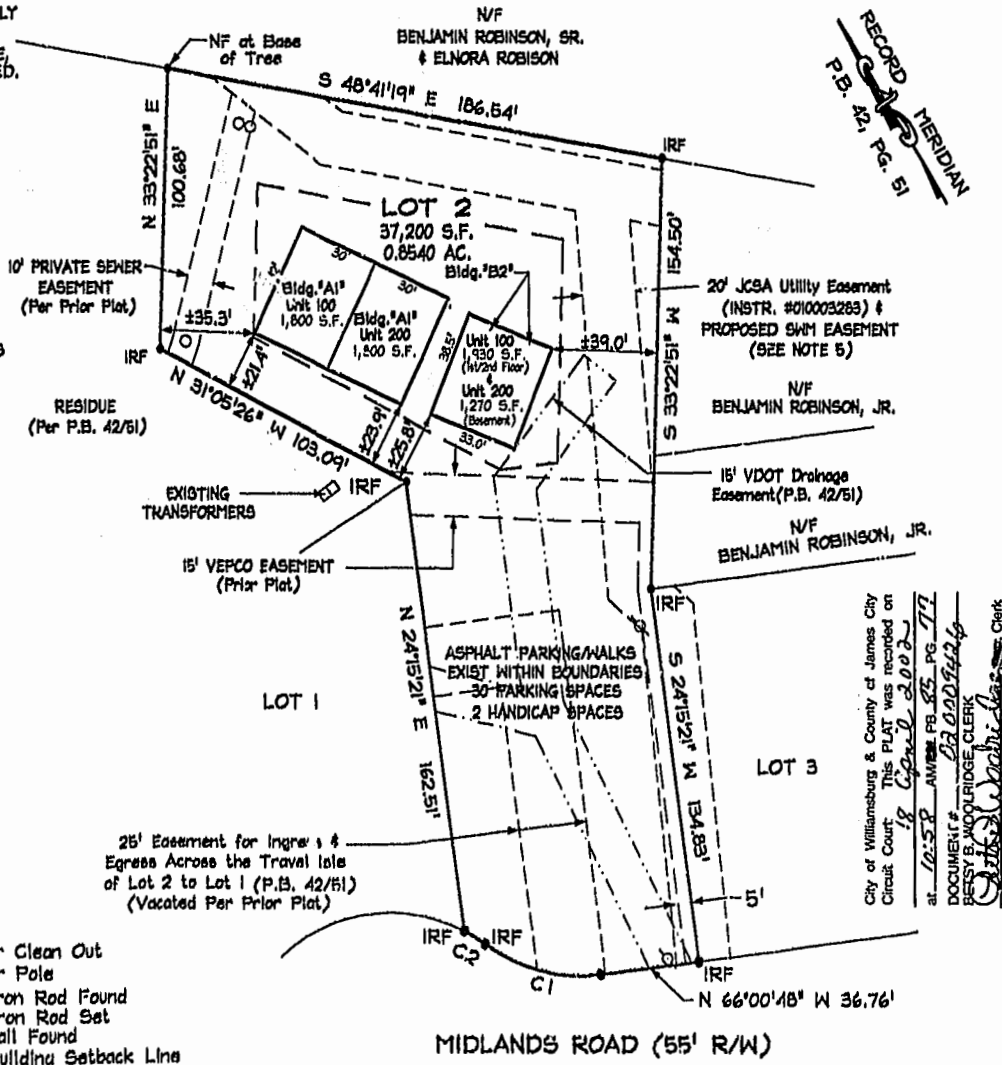
PLAT SHOWING  
**MIDTOWN OFFICE CONDOMINIUMS**  
 (LOT 2, SECTION 1, MIDLANDS)  
 For:  
**ANDY M. & PEGGY K. PIPLICO**  
 Berkeley District, James City County, Virginia

**LandTech Resources, Inc.**  
 Surveying • Mapping • GPS  
 5610-E Mooretown Road, Williamsburg, Virginia 23166  
 Telephone: 757-565-1677 Fax: 757-565-0782  
 Web: landtechresources.com

REFERENCES:  
 P.B. 42/51  
 DATE: 4-16-02

SCALE: 1"=40'  
 JOB# 01-0132  
 CAD File  
 01-0132.dwg

- LEGEND**
- Sewer Clean Out
  - ⊕ Power Pole
  - IRF = Iron Rod Found
  - IR5 = Iron Rod Set
  - NF = Nail Found
  - — Building Setback Line



RECORD MERIDIAN  
 P.B. 42, PG. 51

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 18 April 2002  
 at 10:58 AM, FB 85, PG. 77  
 DOCUMENT# 02.000942.6  
 PIPLICO, ANDY M. & PEGGY K.  
 Surveyor