

NOTES:

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.
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. UNDERGROUND UTILITIES WERE NOT LOCATED.
4. 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.
5. ALL PROPERTY & LAND RESIDUE NOT IDENTIFIED AS WITHIN THE BUILDING DIMENSIONS IS DEEMED TO BE COMMON AREA.
6. ALL PARTY WALLS IN BUILDING A1 ARE LIMITED COMMON ELEMENTS AS WELL AS CEILING/FLOOR IN BUILDING B2 BETWEEN UNIT 100 AND UNIT 200.
7. BUILDING SQUARE FOOTAGE PROVIDED BY OWNER.
8. WALLS SHOWN OUTSIDE OF UNIT DIMENSIONS ARE COMMON ELEMENTS.
9. MECHANICAL UNITS, DECKS, PORCHES & PATIO ARE LIMITED COMMON ELEMENTS.
10. BUILDING ELEVATIONS TAKEN FROM ARCHITECTURAL PLANS, APPROXIMATE FIELD MEASUREMENTS AND PER OWNER.
11. ELEVATIONS ARE BASED ON BENCHMARK TAKEN FROM SITE PLAN.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
1 May 2002
at 10:32 AM/PM, P.B. 42, PG. 97
DOCUMENT # 020010413
BETSY B. WOOLRIDGE, CLERK
Mona Powell, Dep. Clerk

SURVEYOR'S CERTIFICATE

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

Matthew H. Connolly
STATE CERTIFIED LAND SURVEYOR

4-25-02
DATE

REFERENCES:
P.B. 42/51
DATE: 4-15-02
JOB# 01-0132
CAD File
01-0132.dwg



ADDRESS:
3917 Midlands Road
James City County, VA

BUILDING SETBACKS:

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

LEGEND

- ⊙ Cable Pedestal
- ⊙ Sanitary Sewer Manhole
- ⊙ Telephone Pedestal
- ⊙ Water Meter
- ⊙ Sewer Clean Out
- ⊙ Power Pole
- ⊙ Storm Catch Basin
- ⊙ Light Pole
- ⊙ Fire Hydrant
- ⊙ HVAC Units
- IRF = Iron Rod Found
- IRS = Iron Rod Set
- IPF = Iron Pipe Found
- NS = Nail Set
- - - Setback Line
- ⊠ Curb Inlet

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

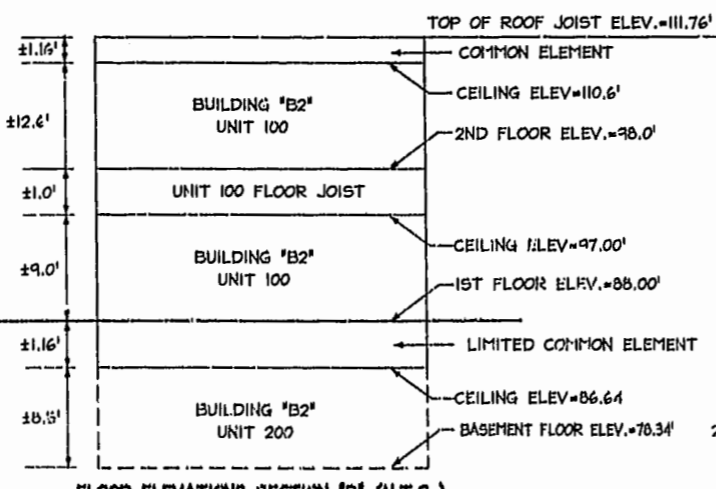
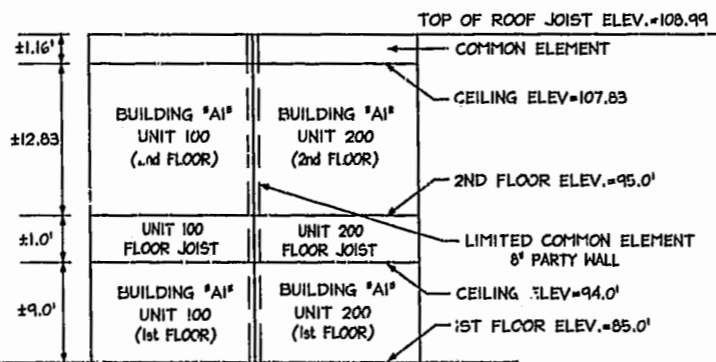
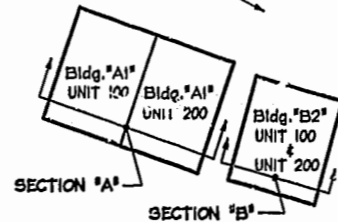
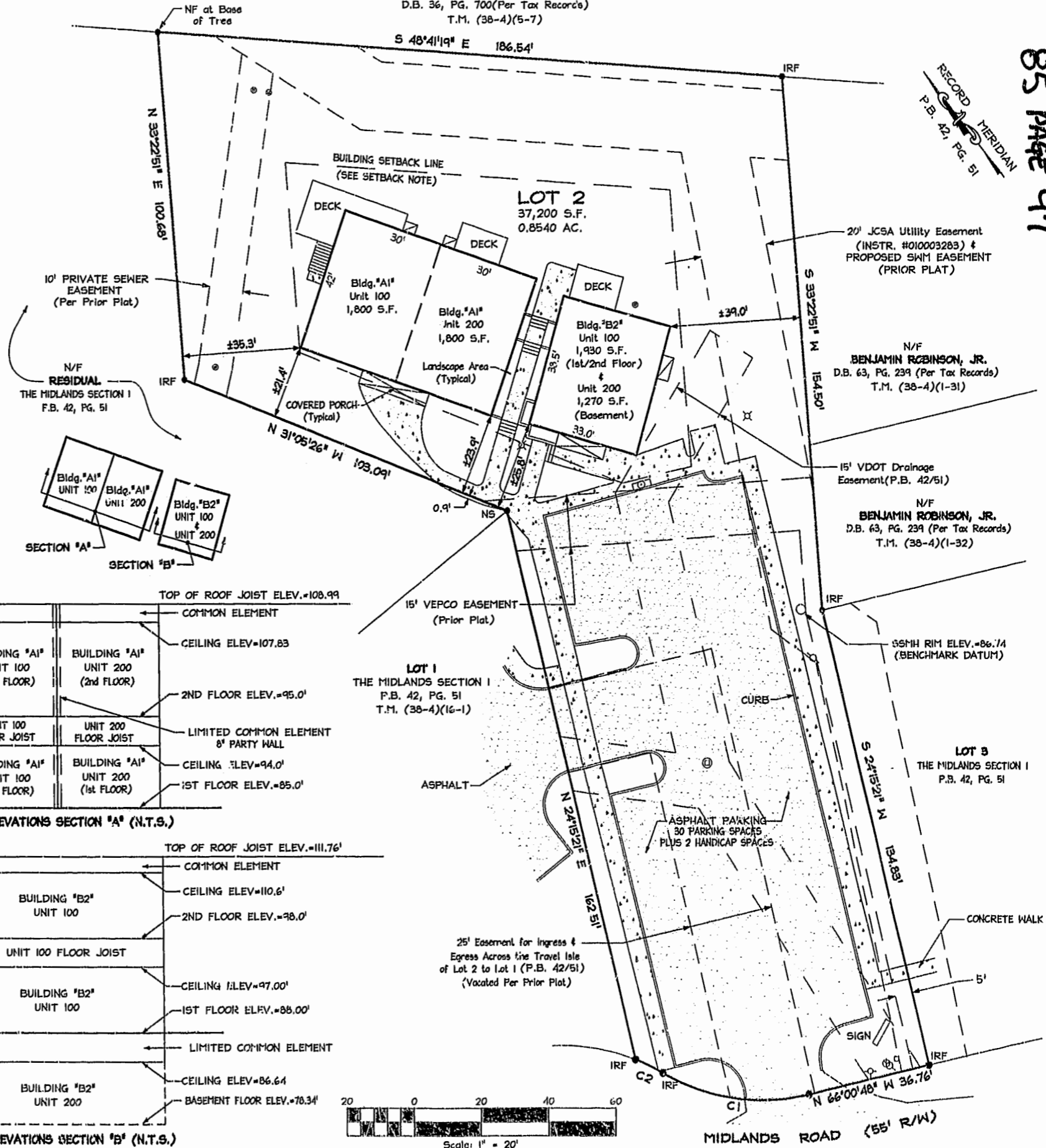
LandTech Resources, Inc.

Surveying • Mapping • GPS
5810-E Moore Run Road, Williamsburg, Virginia 23185
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

#020010413

N/F
BENJAMIN ROBINSON, SR.
& ELENORA ROBINSON
D.B. 36, PG. 700 (Per Tax Records)
T.M. (38-4)(5-7)

NO.	DELTA	CHORD DIRECTION	TAN	RADIUS	ARC	CHORD
C1	43°11'00"	N 44°25'18" W	23.74	60.00	45.22	44.16
C2	08°41'14"	N 27°10'24" W	4.56	60.00	9.10	9.09



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RECORD MERIDIAN
P.B. 42, PG. 51

20' JCSA Utility Easement
(INSTR. #010003283) &
PROPOSED SWM EASEMENT
(PRIOR PLAT)

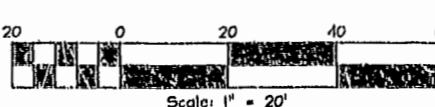
N/F
BENJAMIN ROBINSON, JR.
D.B. 63, PG. 239 (Per Tax Records)
T.M. (38-4)(1-31)

N/F
BENJAMIN ROBINSON, JR.
D.B. 63, PG. 239 (Per Tax Records)
T.M. (38-4)(1-32)

56MM RIM ELEV. = 86.74
(BENCHMARK DATUM)

LOT 3
THE MIDLANDS SECTION I
P.B. 42, PG. 51

25' Easement for Ingress &
Egress Across the Travel Isle
of Lot 2 to Lot 1 (P.B. 42/51)
(Vacated Per Prior Plat)



MIDLANDS ROAD (55' R/W)