

# #050007437

**OWNER'S CONSENT AND DEDICATION**

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

FOR W & L LAND, L.L.C. (WAVERLY V. BROOKS) DATE 4-1-05  
 WAVERLY BROOKS  
 FOR STRAWBERRY PLAINS CENTER CONDOMINIUM ASSOCIATION, INC. DATE 4-1-05  
 WAVERLY BROOKS

NOTARY  
 STATE OF VIRGINIA, CITY/COUNTY OF Williamsburg TO-WIT:

JANICE M. THOMPSON NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 1<sup>st</sup> DAY OF April 2005  
 MY COMMISSION EXPIRES 2-28-07 2007

Janice M. May  
 NOTARY PUBLIC

**CE- COMMON ELEMENTS**

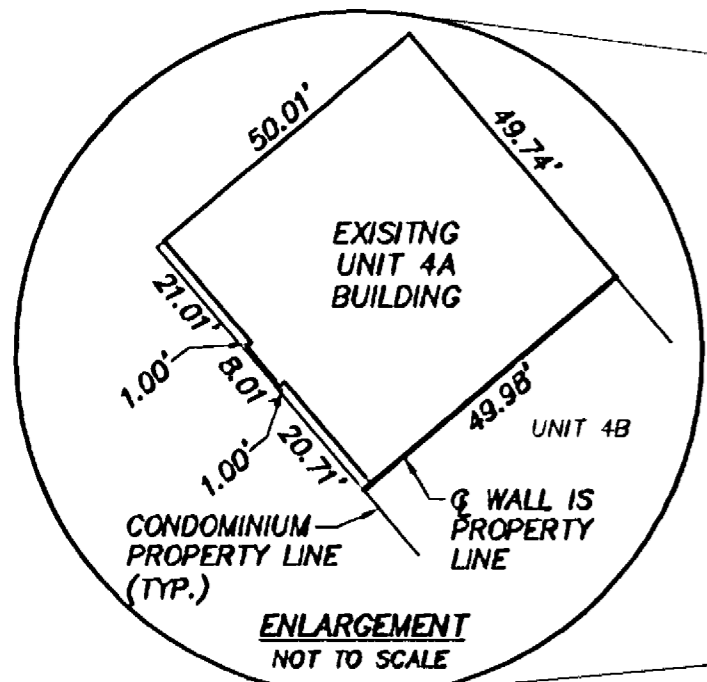
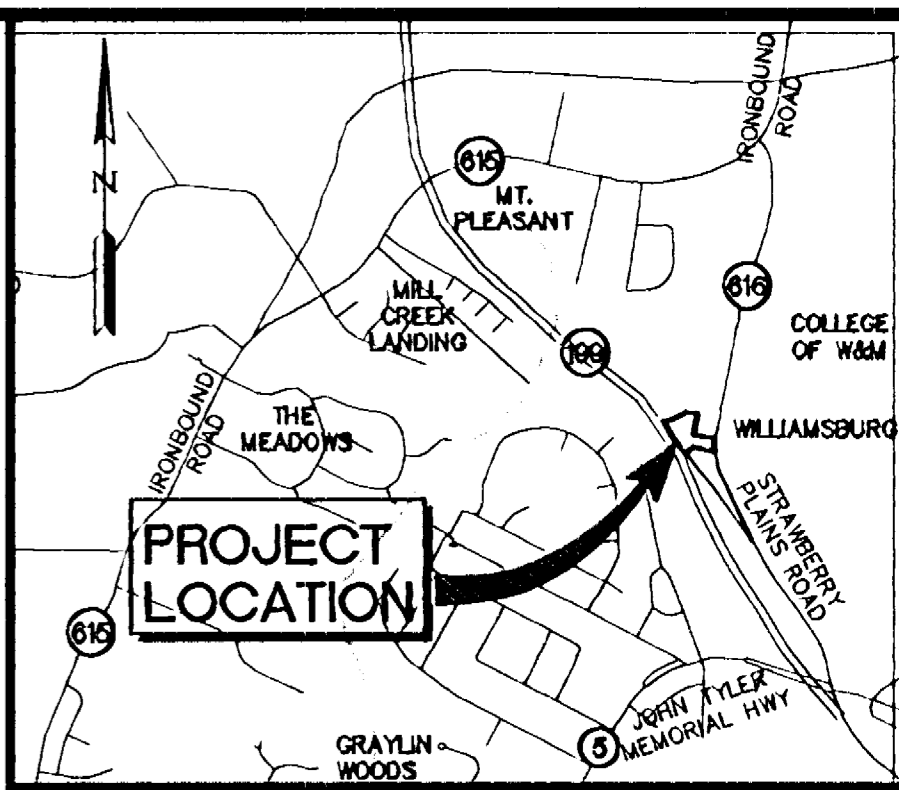
COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS DEFINED IN THE CONDOMINIUM INSTRUMENTS (AS DEFINED IN THE DECLARATION OF CONDOMINIUM).  
 EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT.

**LCE- LIMITED COMMON ELEMENTS**

LIMITED COMMON ELEMENTS ARE AS DEFINED IN THE CONDOMINIUM INSTRUMENTS. EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE ANY APPARATUS DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE BOUNDARIES THEREOF.

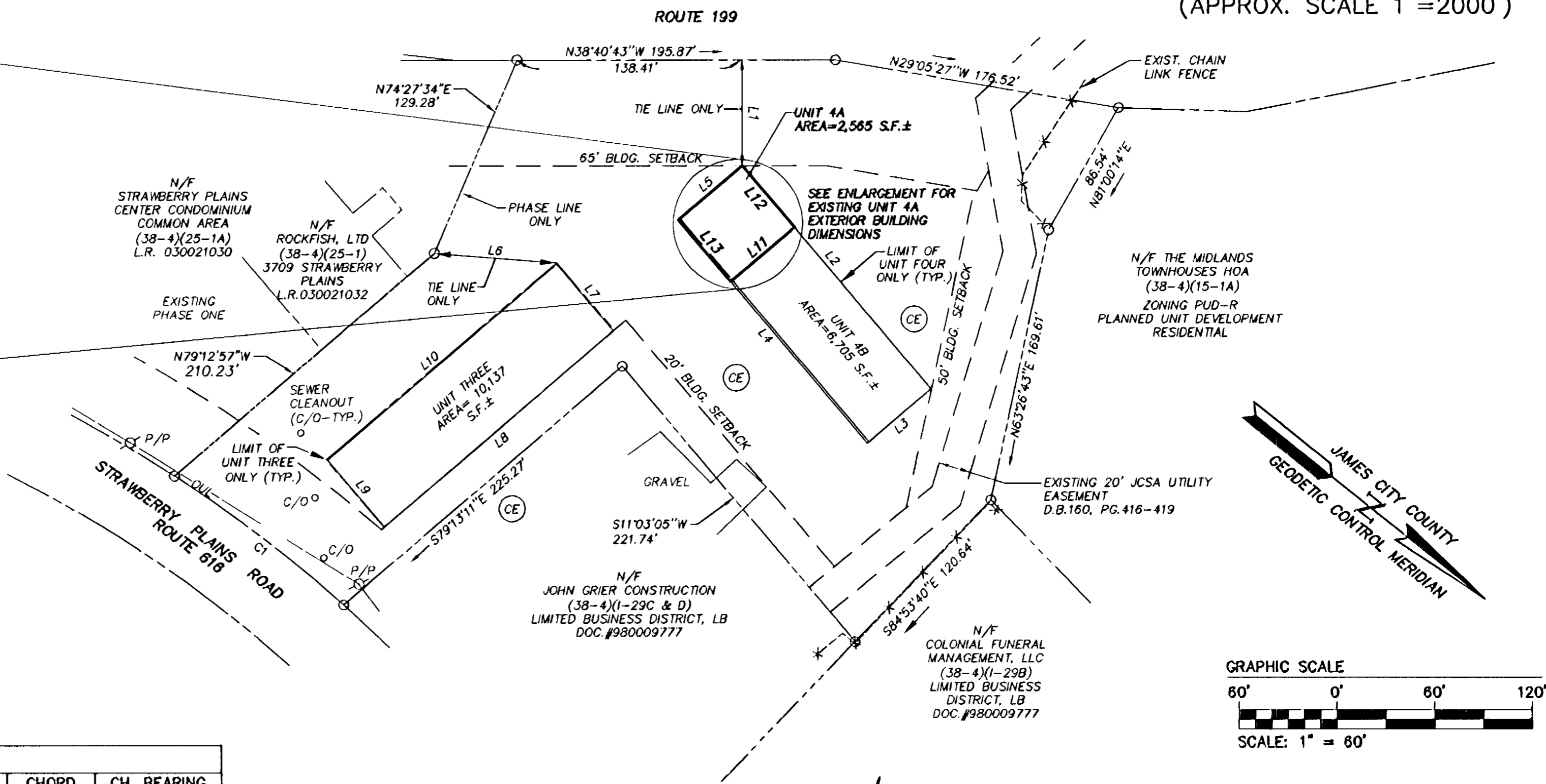
**GENERAL NOTES**

1. SITE IS ZONED B-1, GENERAL BUSINESS DISTRICT.
2. SITE IS TAX PARCEL (38-4) (1-38A). STREET ADDRESS: #3701 STRAWBERRY PLAINS ROAD
3. ALL SANITARY SEWER AND WATER SYSTEM COMPONENTS SHALL BE THE LATEST VERSION OF THE JCSA SANITARY INSTALLED IN ACCORDANCE WITH SEWER AND WATER DISTRIBUTION SYSTEM CONSTRUCTION.
4. ALL PROPOSED UTILITIES ARE TO BE PLACED UNDERGROUND.
5. ON FEBRUARY 7, 2000 THE PLANNING COMMISSION APPROVED THE ENCROACHMENT INTO THE LANDSCAPE BUFFER ALONG ROUTE 199 FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND VEHICULAR ACCESS CONNECTION ASSOCIATED WITH THIS PROJECT.



LINE	LENGTH	BEARING
L1	65.00'	N51°19'17"E
L2	180.00'	N11°03'05"E
L3	51.50'	S78°56'55"E
L4	180.00'	S11°03'05"W
L5	51.50'	N78°56'55"W
L6	75.30'	N34°09'35"W
L7	54.50'	N10°46'49"E
L8	186.00'	S79°13'11"E
L9	54.50'	S10°46'49"W
L10	186.00'	N79°13'11"W
L11	51.50'	S78°56'55"E
L12	49.81'	N11°03'05"E
L13	49.81'	S11°03'05"W

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	8°53'25"	843.51	130.88	65.57	130.75	S01°23'04"E



**SURVEYOR'S CERTIFICATE**

I, RONALD W. EADS, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT FOR UNIT 4A STRAWBERRY PLAINS CENTER, A CONDOMINIUM, IS ACCURATE AND COMPLIES WITH SECTION 55-79.58 (A) OF THE VIRGINIA CONDOMINIUM AS, AMENDED.

Ronald W. Eads DATE 10-20-04  
 RONALD W. EADS, L.S.

**AREA TABULATION**

UNIT 4A	2,585 S.F.± OR 0.059 AC.±
REMAINDER OF UNIT FOUR	6,705 S.F.± OR 0.154 AC.±
TOTAL AREA UNIT 4	9,270 S.F.± OR 0.213 AC.±

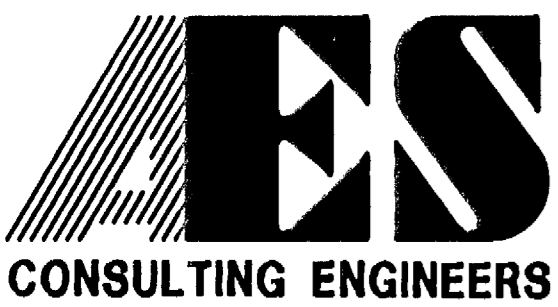
**REFERENCES:**

- INSTRUMENT #030021029
- INSTRUMENT #990001219
- INSTRUMENT #000011207
- DEED BOOK 73, PAGE 559 (NOT PLOTABLE)
- DEED BOOK 44, PAGE 193-194
- DEED BOOK 78, PAGE 501-502
- DEED BOOK 160, PAGE 418-419
- DEED BOOK 372, PAGE 680-682

NOTE: THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510294-00035 B, DATED 2/8/91.

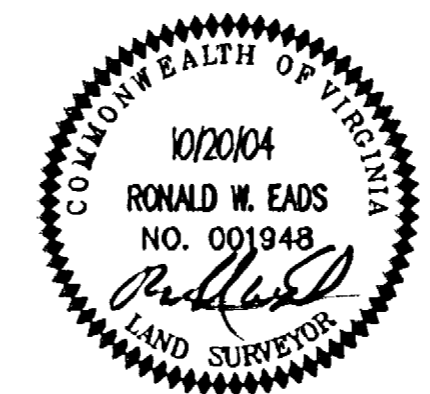
**CERTIFICATE OF APPROVAL**

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, VIRGINIA. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 4 DAY OF April, 2005. AS INSTRUMENT NUMBER 050007437  
 TESTE: Betsy B. Woolridge, Clerk  
Dup CLERK



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

PLAT OF SUBDIVISION  
 UNIT 4-A  
 STRAWBERRY PLAINS CENTER  
 A CONDOMINIUM  
 PHASE TWO  
 OWNED BY: W & L LAND, L.L.C.  
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
AES	JFS
Scale	Date
1"=100'	10/20/04
Project No.	8720-1
Drawing No.	1 OF 1