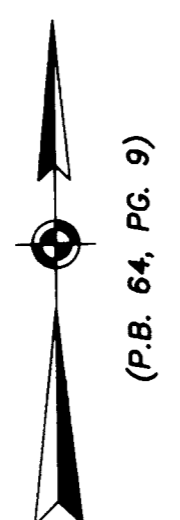
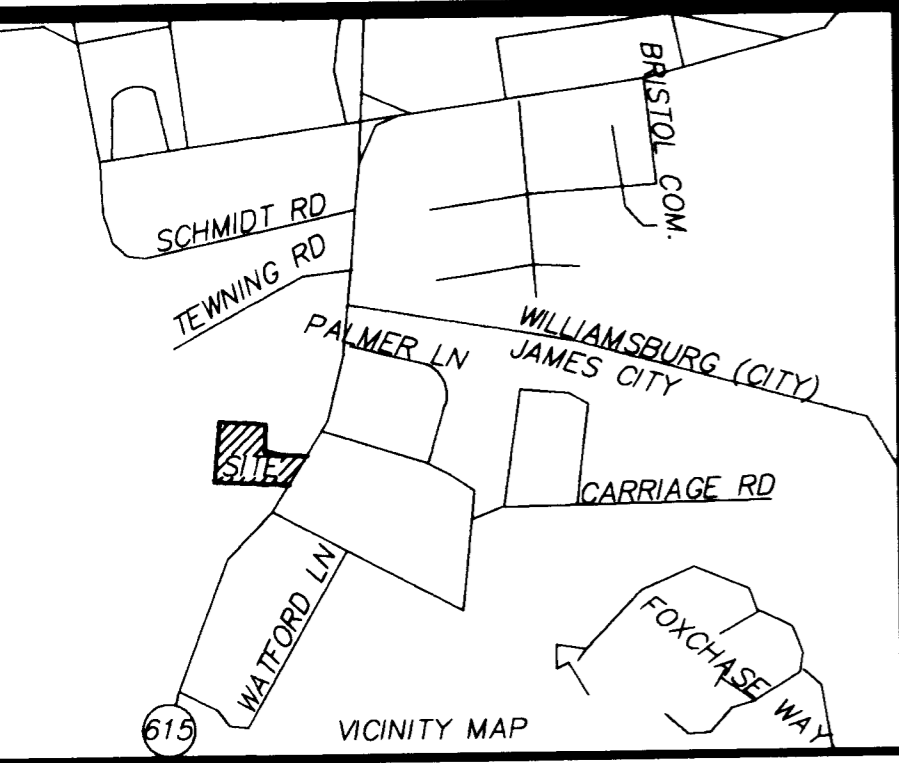


#060005506

File: N:\Projects\2003\03-043\CONDO PLAT 12-05\CONDO PLAT 1-19-05, Plotted: 2-14-06 at 13:23, By: bhoft



THIS PLAT SHALL BE PART OF THE DOCUMENTATION FOR THE DECLARATION OF CONDOMINIUM DATED THE _____ DAY OF _____, 2006, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA INSTRUMENT # _____.

PLAT OF IRONBOUND CENTER A CONDOMINIUM.

THE PROPERTY CONTAINED WITHIN THE LIMITS OF THIS CONDOMINIUM WAS CONVEYED TO JOHN F. SAWIN, RECORDED AS INSTRUMENT 020031020, DATED DECEMBER 23, 2002. IN THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

TOTAL AREA ENCOMPASSED = 88,249 SQ. FT. 2.026 ACRES.

PARKING AREAS AND DRIVE AISLES ARE PRIVATE AND ARE COMMON ELEMENTS UNLESS OTHERWISE STATED.

ALL AREA SHOWN HEREON THAT IS NOT CONSIDERED A CONDOMINIUM UNIT SHALL BE COMMON ELEMENT.

WHERE UNIT BOUNDARIES MEET AN EXISTING BUILDING THE LIMITS OF SUCH BOUNDARY SHALL BE THE EXTERIOR FACE OF THE BUILDING AS SHOWN HERE ON.

N/F VIRGINIA DEPARTMENT OF TRANSPORTATION T.M. (39-1)(1-4)

N/F A&C ENTERPRISES, L.C. T.M. (39-1)(1-6)

PLAT OF
IRONBOUND CENTER
A CONDOMINIUM
JAMES CITY COUNTY, VIRGINIA

DATE: 12/19/05 SHEET 1 OF 1 SCALE: 1" = 30'

PROJECT NO: 03-043 DRAWN BY: BSH

TLS SURVEYING - GPS - MAPPING INC.
11830-A CANON BLVD.
NEWPORT NEWS, VA 23606
(757) 873-2770 / FAX: (757) 873-2772

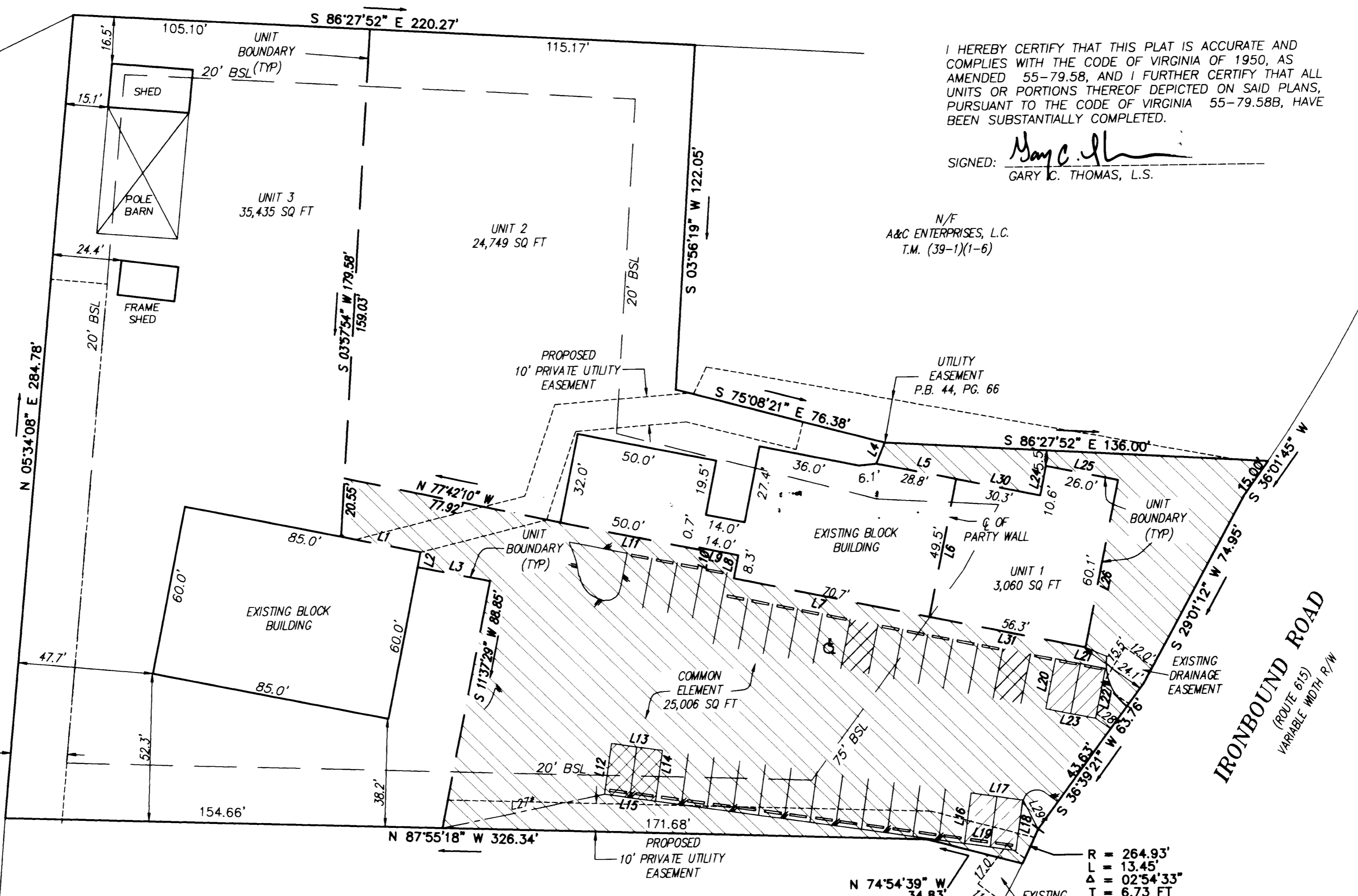
REVISED 2/14/06: REVISED 10' PRIVATE UTILITY EASEMENT
ADD 10' PRIVATE UTILITY EASEMENT

NUMBER	DIRECTION	DISTANCE
L1	S 78°22'31" E	28.58'
L2	S 11°40'26" W	5.45'
L3	S 78°15'11" E	25.99'
L4	S 22°50'56" W	8.05'
L5	S 78°15'11" E	28.80'
L6	S 11°44'49" W	49.45'
L7	N 78°15'11" W	70.70'
L8	N 11°44'49" E	8.35'
L9	N 78°15'11" W	14.00'
L10	S 10°52'40" W	0.70'
L11	N 78°15'11" W	50.00'
L12	N 08°31'35" E	18.00'
L13	S 81°28'25" E	18.20'
L14	S 08°31'35" W	18.00'
L15	N 81°28'25" W	18.20'
L16	N 08°31'35" E	18.00'
L17	S 81°28'25" E	18.46'
L18	S 08°43'05" W	18.00'
L19	N 81°28'25" W	18.40'
L20	N 11°44'49" E	18.00'
L21	S 78°15'11" E	18.00'
L22	S 11°44'49" W	18.00'
L23	N 78°15'11" W	18.00'
L24	N 11°44'49" E	10.60'
L25	S 78°15'11" E	26.00'
L26	S 11°44'49" W	60.05'
L27*	N 78°55'57" E	58.64'
L28*	N 53°20'39" W	6.38'
L29*	N 26°43'32" W	11.59'
L30	S 78°15'11" E	30.30'
L31	N 78°15'11" W	56.30'

* DENOTES SURVEY TIE LINE ONLY

N/F JAMES CITY SERVICE AUTHORITY T.M. (39-1)(1-3) P.B. 37, PG. 96 P.B. 53, PG. 71

EXISTING 20' DRAINAGE & UTILITY EASEMENTS



I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE CODE OF VIRGINIA OF 1950, AS AMENDED 55-79.58, AND I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED ON SAID PLANS, PURSUANT TO THE CODE OF VIRGINIA 55-79.58B, HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED: *Gary C. Thomas*
GARY C. THOMAS, L.S.

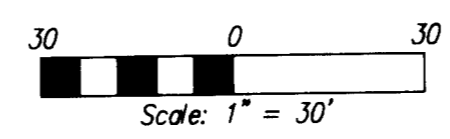


STATE OF VIRGINIA
JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE JAMES CITY COUNTY, VIRGINIA. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 13th DAY OF March, 2006 AT 1:14 PM.

INSTRUMENT # 060005506
TESTES: Betsy B. Woolridge
CLERK
TESTES: Claudia H. Wolke
DEPUTY CLERK

N/F NORMAN R. SAWYER (CORINO'S SEAFOOD) T.M. (39-1)(1-8) D.B. 478, PG. 267

Large/Small Plat(s) Recorded herewith as # 060005506



R = 264.93'
L = 13.45'
Δ = 02°54'33"
T = 6.73 FT
CH = S 24°55'19" W
CL = 13.45 FT
EXISTING DRAINAGE EASEMENT
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 13 March 2006
at 1:14 AM/PM, PB PG
DOCUMENT # 060005506
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

- COMMON ELEMENT
- LIMITED COMMON ELEMENT TO BENEFIT UNIT 1 324 SQ FT
- LIMITED COMMON ELEMENT TO BENEFIT UNIT 2 332 SQ FT
- LIMITED COMMON ELEMENT TO BENEFIT UNIT 3 328 SQ FT

IRONBOUND ROAD
(ROUTE 615)
VARIABLE WIDTH R/W