

#060013904

CE- COMMON ELEMENTS

COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS AND THE LIMITED COMMON ELEMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNIT NOR DEFINED AS LIMITED COMMON ELEMENTS, AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, EQUIPMENT, ETC. WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT. REFERENCE IS HEREBY MADE TO THE DECLARATION OF CONDOMINIUM FOR ADDITIONAL DEFINITIONS, REGULATIONS, AND BUILDING RESTRICTIONS IMPOSED BY THE DEVELOPER AND/OR HIS ASSIGNS.

LCE- LIMITED COMMON ELEMENTS

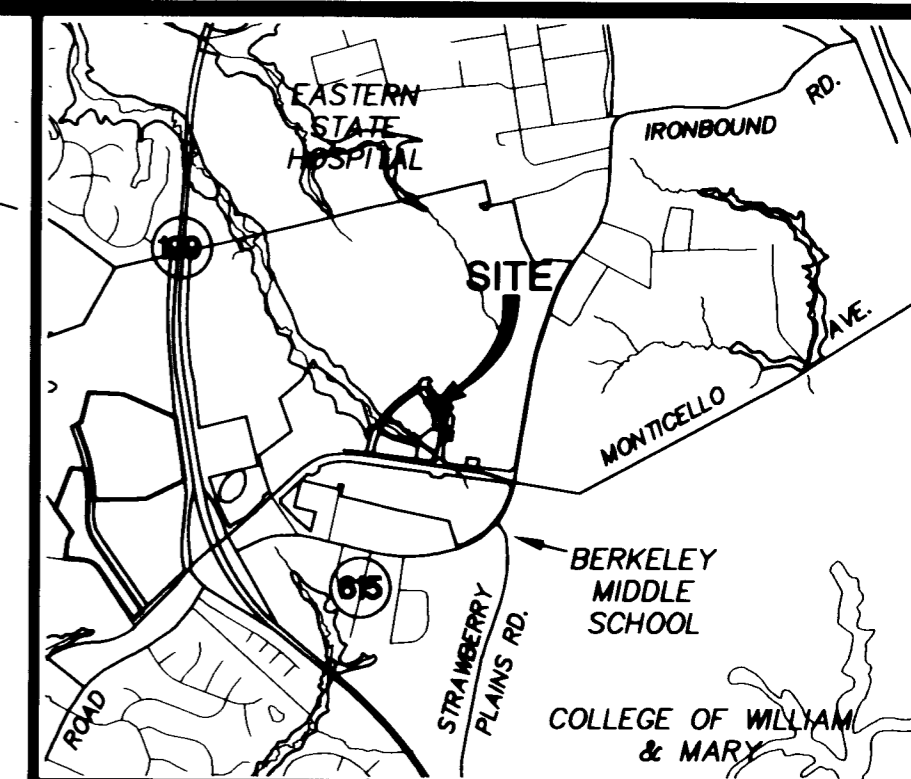
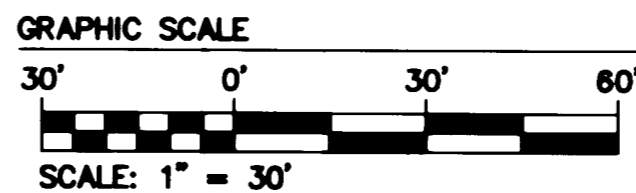
EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE ANY HEATING AND AIR CONDITIONING EQUIPMENT DESIGNED TO SERVE A SINGLE UNIT AS DEFINED IN THE CONDOMINIUM DOCUMENT, NOT WITHSTANDING THE FACT THE APPARATUS AND/OR EQUIPMENT LIES WITHIN A UNIT AND OR COMMON ELEMENT. REFERENCE IS HEREBY MADE TO THE DECLARATION OF CONDOMINIUM FOR ADDITIONAL DEFINITIONS, REGULATIONS, AND BUILDING RESTRICTIONS IMPOSED BY THE DEVELOPER AND/OR HIS ASSIGNS.

LEGEND

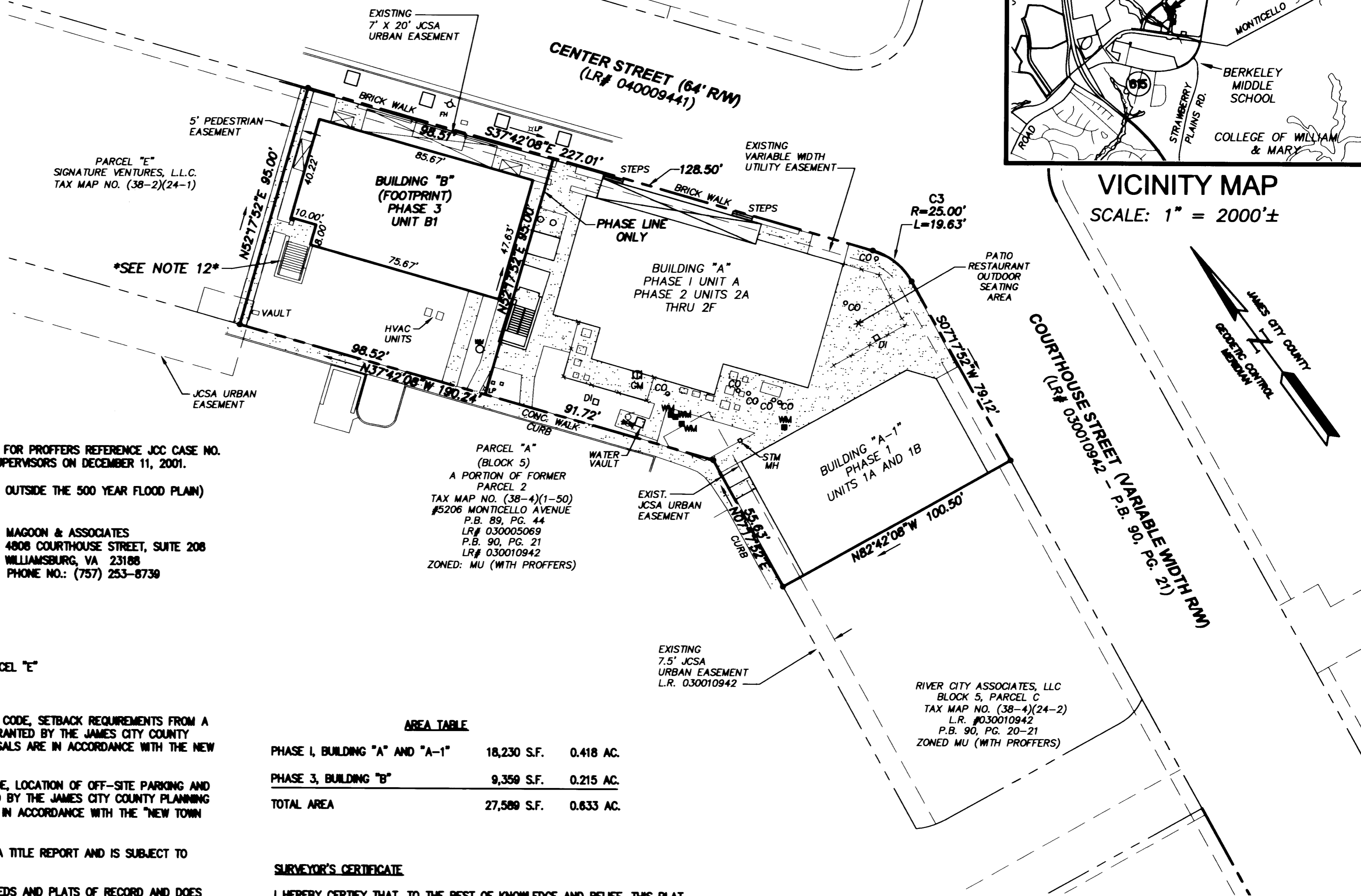
- CO SANITARY CLEAN OUT
- SI SIAMESE WATER CONNECTION
- PIV POST INDICATOR VALVE
- WM WATER METER
- GM GAS METER
- DI DROP INLET
- PC PROPERTY CORNER
- F FENCE
- STM STORM MANHOLE
- C CONCRETE

GENERAL NOTES

- THE SITE IS CURRENTLY ZONED MIXED USE WITH PROFFERS. FOR PROFFERS REFERENCE JCC CASE NO. Z-03-01 AND MP-02-97 APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 11, 2001.
- THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. # 510201 0035 B DATED 2/8/91.
- CONTACT: GCR COMMERCIAL, LLC P.O. BOX 707 LIGHTFOOT, VA 23090 CONTACT: ROBERT RIPLEY PHONE NO.: (757) 898-3141 ARCHITECTS: MAGOON & ASSOCIATES 4808 COURTHOUSE STREET, SUITE 208 WILLIAMSBURG, VA 23188 PHONE NO.: (757) 253-8739
- SITE ADDRESS: PARCEL D - 5101 CENTER STREET
- TAX PARCEL ID NO.: (38-4)(24-7)
- LEGAL DESCRIPTION: BLOCK 5 PARCEL "D" & BLOCK 5 PARCEL "E"
- PROPERTY REF.: INSTRUMENT # 040012609
- A WAIVER TO SEC. 24-527(A) OF THE JAMES CITY COUNTY CODE, SETBACK REQUIREMENTS FROM A PLANNED OR EXISTING PUBLIC ROAD RIGHT OF WAY, WAS GRANTED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON APRIL 5, 2004 PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN GUIDELINES.
- A WAIVER TO SEC. 24-55 OF THE JAMES CITY COUNTY CODE, LOCATION OF OFF-SITE PARKING AND MINIMUM OFF STREET PARKING REQUIREMENTS WAS GRANTED BY THE JAMES CITY COUNTY PLANNING COMMISSION ON MARCH 1, 2004 PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE "NEW TOWN TOWN CENTER PARKING OVERVIEW" LETTER JANUARY 2004.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- THE BOUNDARY FOR THIS PLAT IS BASED ON AVAILABLE DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY. IMPROVEMENTS ARE AS SHOWN BY FIELD SURVEY DATED OCTOBER 24, 2005.
- THIS STAIRWAY IS INTENDED TO SERVE FUTURE PHASES AND IS CURRENTLY UNDER CONSTRUCTION. THE STAIRWAY IS SHOWN PER THE APPROVED CONSTRUCTION PLANS. PORTIONS OF THE SIDEWALKS ARE ALSO INCOMPLETE. INSTALLATION OF HVAC UNITS IS INCOMPLETE.



VICINITY MAP SCALE: 1" = 2000±



AREA TABLE

PHASE I, BUILDING "A" AND "A-1"	18,230 S.F.	0.418 AC.
PHASE 3, BUILDING "B"	9,350 S.F.	0.215 AC.
TOTAL AREA	27,580 S.F.	0.633 AC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF KNOWLEDGE AND BELIEF, THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROMSIONS OF VA. CODE ANN. SUBSECTIONS 55-79.58 A, C AND F AND THAT ALL UNITS OR PORTIONS THEREOF HAVE BEEN SUBSTANTIALLY COMPLETED.

Robert D. Mann 4/27/06
 ROBERT D. MANN, L.S. #2509 DATE

2 Large/Small Plat(s) Recorded herewith as # 060013904

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	13'09"41"	968.00	222.36	111.67	221.87	N45°43'01"E
C2	90°00'00"	25.00	39.27	25.00	35.36	S82°42'08"E
C3	45°00'00"	25.00	19.63	10.36	19.13	S15°12'08"E
C4	36°52'12"	20.00	12.87	6.67	12.65	N78°31'46"E
C5	23°34'41"	30.00	12.35	6.26	12.26	S70°54'48"E

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

EXHIBIT B
 PLAT OF CONDOMINIUM
 NEW TOWN CENTER STREET CONDOMINIUMS
 PHASE 3
 BUILDING "B"
 UNIT B1
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 14 June 2006 at 10:51 AM/PM, PG. 14 DOCUMENT # 060013904 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed AES	Drawn JFS
Scale 1"=30'	Date 4/27/06
Project No. 6632-E-10-3	
Drawing No. 1 OF 2	

S:\volts\6632-E-10-3-11-14-Mixed Use - 2.dwg Volts\6632-E-10-3-11-14-Mixed Use - 2.dwg Volts\6632-E-10-3-11-14-Mixed Use - 2.dwg Volts\6632-E-10-3-11-14-Mixed Use - 2.dwg