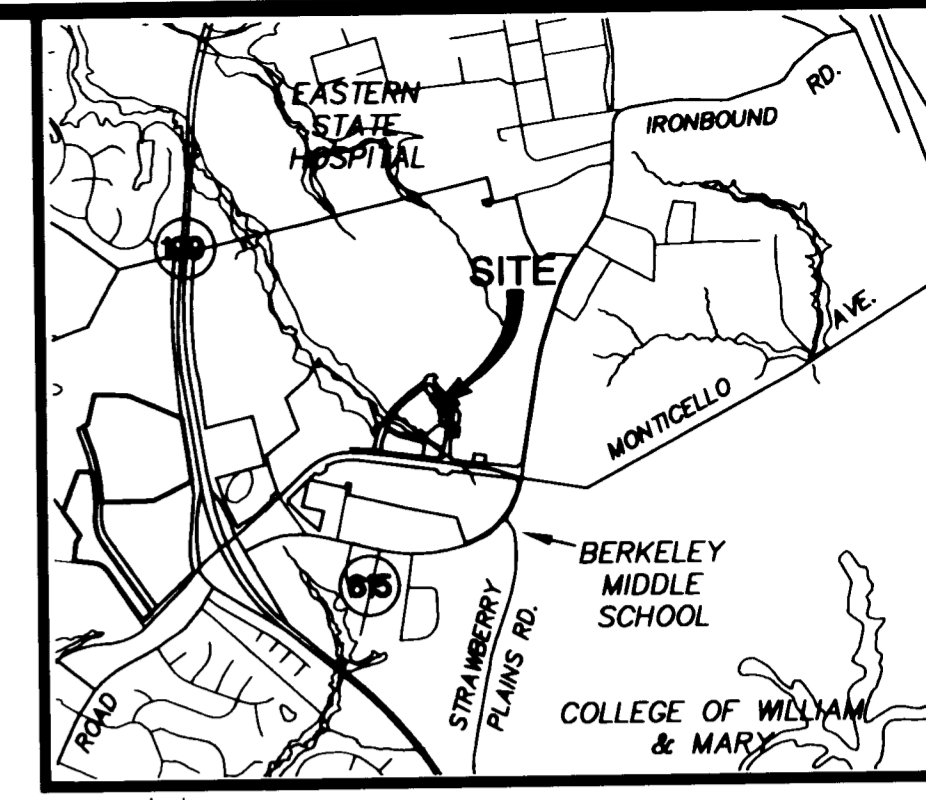
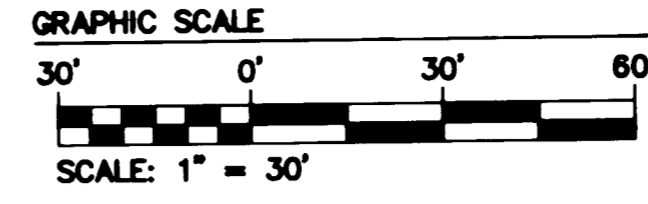


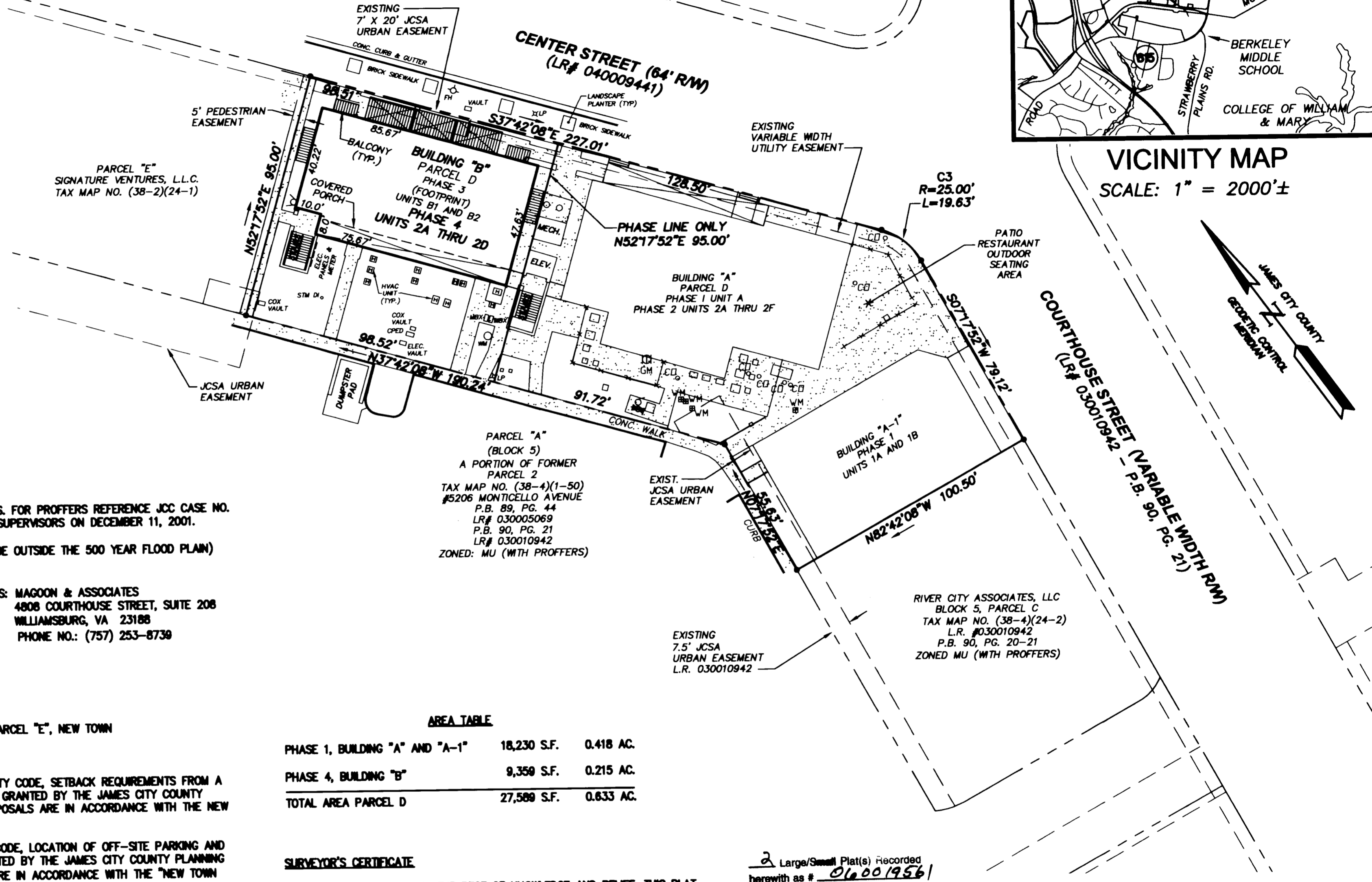
#060019561



VICINITY MAP
SCALE: 1" = 2000'±

LEGEND

- CD SANITARY CLEAN OUT
- SI SIAMESE WATER CONNECTION
- ⊕ PIV POST INDICATOR VALVE
- ⊕ WM WATER METER
- ⊕ GM GAS METER
- D.I. DROP INLET
- PC PROPERTY CORNER
- ✕ FENCE
- STM STORM MANHOLE
- CONCRETE



GENERAL NOTES

1. 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.
2. 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.
3. 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
4. SITE ADDRESS: PARCEL D - 5101 CENTER STREET
5. TAX PARCEL ID NO.: (38-4)(24-7)
6. LEGAL DESCRIPTION: BLOCK 5 PARCEL "D" & BLOCK 5 PARCEL "E", NEW TOWN
7. PROPERTY REF.: INSTRUMENT # 040012809
8. 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.
9. 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.
10. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVTUTES AND COVENANTS OF RECORD.
11. 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 APRIL 25, 2006 AND UPDATED ON AUGUST 1, 2006.

AREA TABLE

| | | |
|---------------------------------|-------------|-----------|
| PHASE 1, BUILDING "A" AND "A-1" | 18,230 S.F. | 0.418 AC. |
| PHASE 4, BUILDING "B" | 9,350 S.F. | 0.215 AC. |
| TOTAL AREA PARCEL D | 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 PROVISIONS OF VA. CODE ANN. SUBSECTIONS 55-79.58 A, C AND F AND THAT ALL UNITS OR PORTIONS THEREOF HAVE BEEN SUBSTANTIALLY COMPLETED.

G.T. Wilson, Jr.
G.T. WILSON, JR., LS#1183
8/7/06
DATE

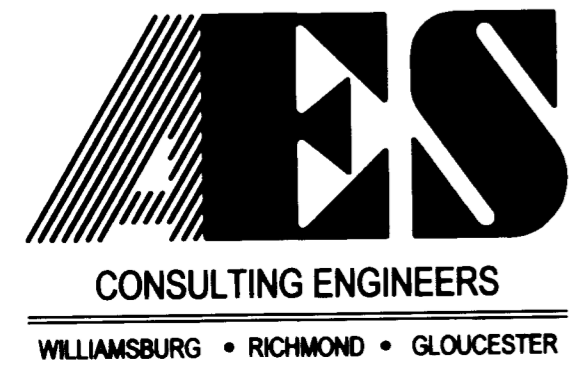
2 Large/Small Plat(s) Recorded herewith as # 060019561

CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
|-----|-----------|--------|--------|---------|-------|-------------|
| C3 | 45°00'00" | 25.00 | 19.63 | 10.36 | 19.13 | S15°12'08"E |

EXHIBIT B

PLAT OF CONDOMINIUM
NEW TOWN CENTER STREET CONDOMINIUMS
PHASE 4
BUILDING "B"
UNITS 2A THRU 2D
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



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

| | | | |
|-----|------|---------------------------|----|
| No. | DATE | REVISION / COMMENT / NOTE | BY |
| | | | |

| | |
|----------------------------|------------------|
| Designed AES | Drawn AES/CMA |
| Scale 1"=30' | Date 8/7/06 |
| Project No. 6632-E-10-3 | |
| Drawing No. 1 OF 2 | |