#070022388

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

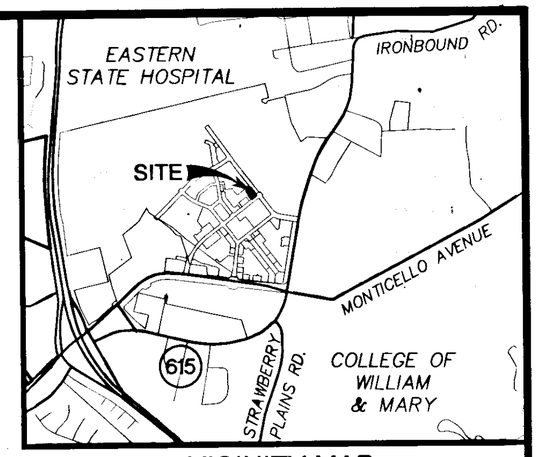
EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE ANY HEATING AND AIR CONDITIONING EQUIPMENT DESIGNED TO SERVE A SINGLE UNIT AS DEFINED IN THE CONDOMINIUM DOCUMENT, NOT WITHSTANDING THE FACT THE APPARATUS AND/OR EQUIPMENT LIES WITHIN A UNIT AND OR COMMON ELEMENT. REFERENCE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

LEGEND

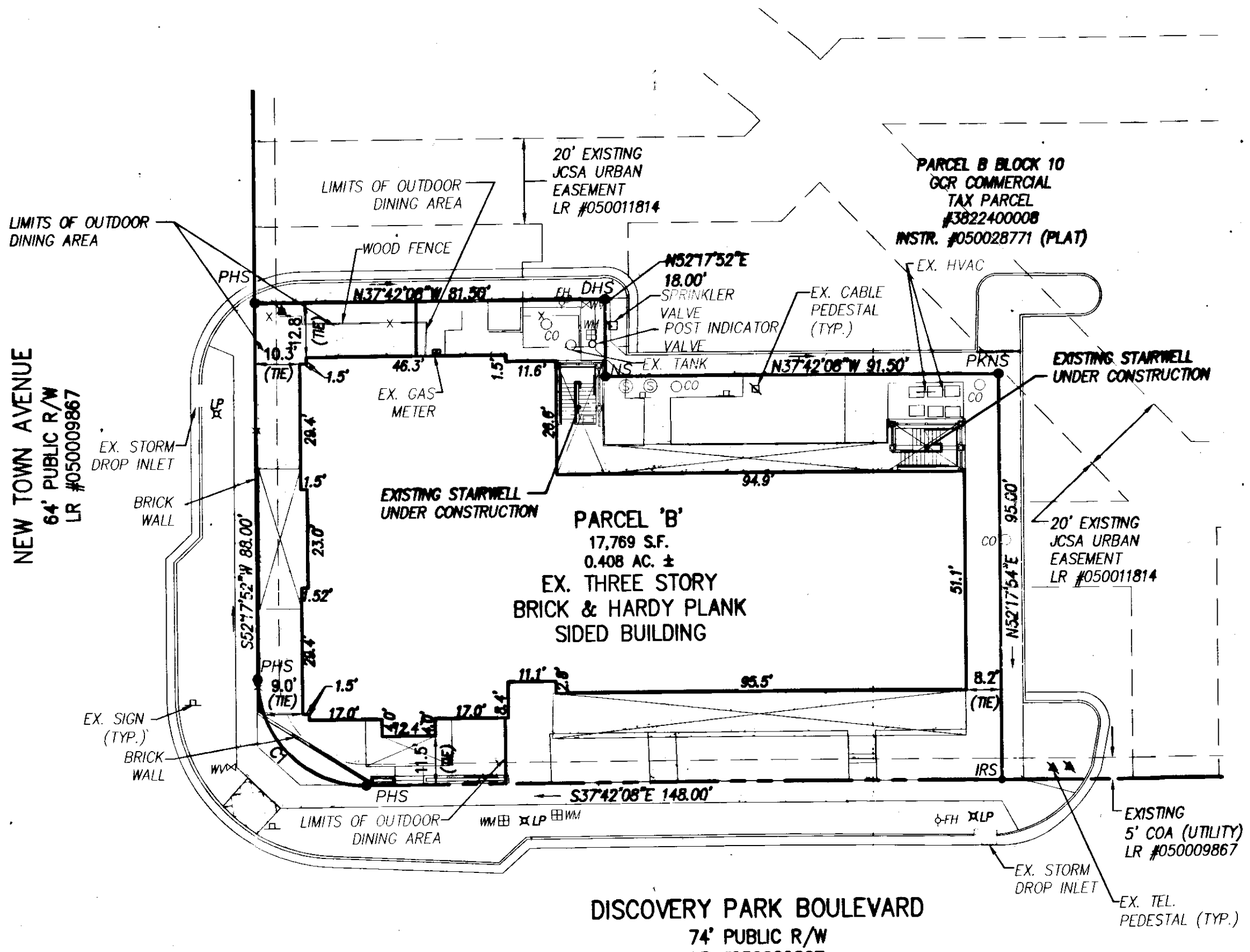
- UNITS
- COMMON ELEMENT
- LIMITED COMMON ELEMENT
- WATER METER (WM)
- WATER VALVE (WV)
- SEWER CLEAN OUT (CO)
- FIRE HYDRANT (FH)
- LIGHT POLE (LP)
- IRON ROD SET (IRS)
- MANHOLE (S)

JAMES CITY COUNTY GEODETIC CONTROL NETWORK
VA. STATE PLANE COORDINATE SYSTEM SOUTH ZONE-NAD83

GRAPHIC SCALE
25' 0' 25' 50'
SCALE: 1" = 25'



VICINITY MAP
SCALE: 1"=2000'±



GENERAL NOTES:

1. THE SITE IS CURRENTLY ZONED MU-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 2/6/91.
3. OWNER/DEVELOPER: AHMC, LLC
   109 NAT TURNER BOULEVARD
   NEWPORT NEWS, VA 23606
   CONTACT: KEN ALLEN
   PHONE NO.: (757) 596-8600
   FAX NO.: (757) 596-8516

   ARCHITECTS: COMMONWEALTH ARCHITECTS
   101 SHOCKOE SLIP, THIRD FLOOR
   RICHMOND, VA 23219
   CONTACT: RICHARD FORD
   PHONE NO.: (804) 648-5040
4. SITE ADDRESS: 4345 NEW TOWN AVENUE
5. TAX PARCEL ID NO.: 3822400008
6. LEGAL DESCRIPTION: BLOCK 10 PARCEL B
7. PROPERTY REF.: INSTRUMENT #060008511 (DEED)
   INSTRUMENT #050028771 (PLAT)
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.

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, B AND F AND THAT ALL UNITS OR PORTIONS THEREOF HAVE BEEN SUBSTANTIALLY COMPLETED.

Robert D. Mann — 6/22/07

ROBERT D. MANN, L.S. #002509 — DATE

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00	39.27	25.00	35.36	N07°17'52"E

3 Large/Small Plat(s) Recorded herewith as # 070022388

CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER

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

EXHIBIT E

PLAT FOR CONDOMINIUM

GREEN LEAFE BUILDING, A CONDOMINIUM

OWNER/DEVELOPER: AHMC, L.L.C.

BERKELEY DISTRICT — JAMES CITY COUNTY — VIRGINIA

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
6/22/07
LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
6 August 2007
at 1:26 AM/PM. PB — PG —
DOCUMENT # 070022388
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed	Drawn
RDM	RDM/MLH
Scale	Date
1"=25'	6/22/07
Project No.	
6632E24-3	
Drawing No.	
1 of 1	