

S:\Jobs\66325815D-VentureEast.dwg(SurPlat)Phase 04 Unit 240 01 PLAT.dwg, 3/25/2008 11:30:53 AM, Tony.Taylor

080008351

**CE- COMMON ELEMENTS**

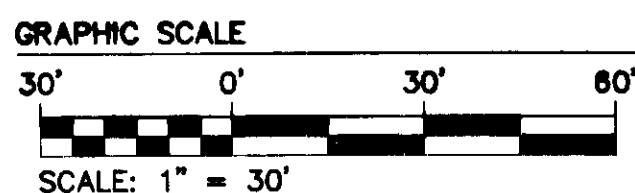
COMMON ELEMENTS INCLUDE ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS AND THE LIMITED COMMON ELEMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING, PAVED AREAS, THE GROUNDS (WHETHER OR NOT LANDSCAPED), ALL PORTIONS OF THE BUILDINGS 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**

<b>UNITS</b>	
<b>COMMON ELEMENT</b>	
<b>LIMITED COMMON ELEMENT</b>	
<b>WATER METER</b>	WM
<b>STORM CLEAN OUT</b>	STCO
<b>STORM DROP INLET</b>	STDI
<b>LIGHT POLE</b>	LP
<b>SANITARY CLEANOUT</b>	SCO
<b>TELEPHONE PEDESTAL</b>	TPED
<b>IRON ROD SET</b>	IRS
<b>DRILL HOLE SET</b>	DHS
<b>"P.K." NAIL SET</b>	PKNS



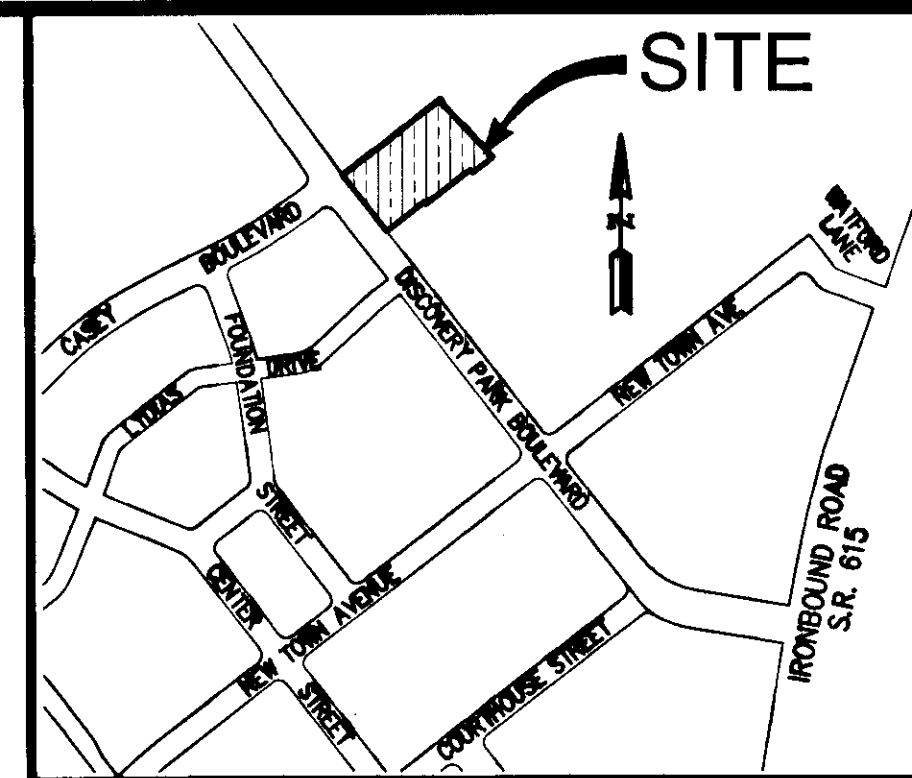
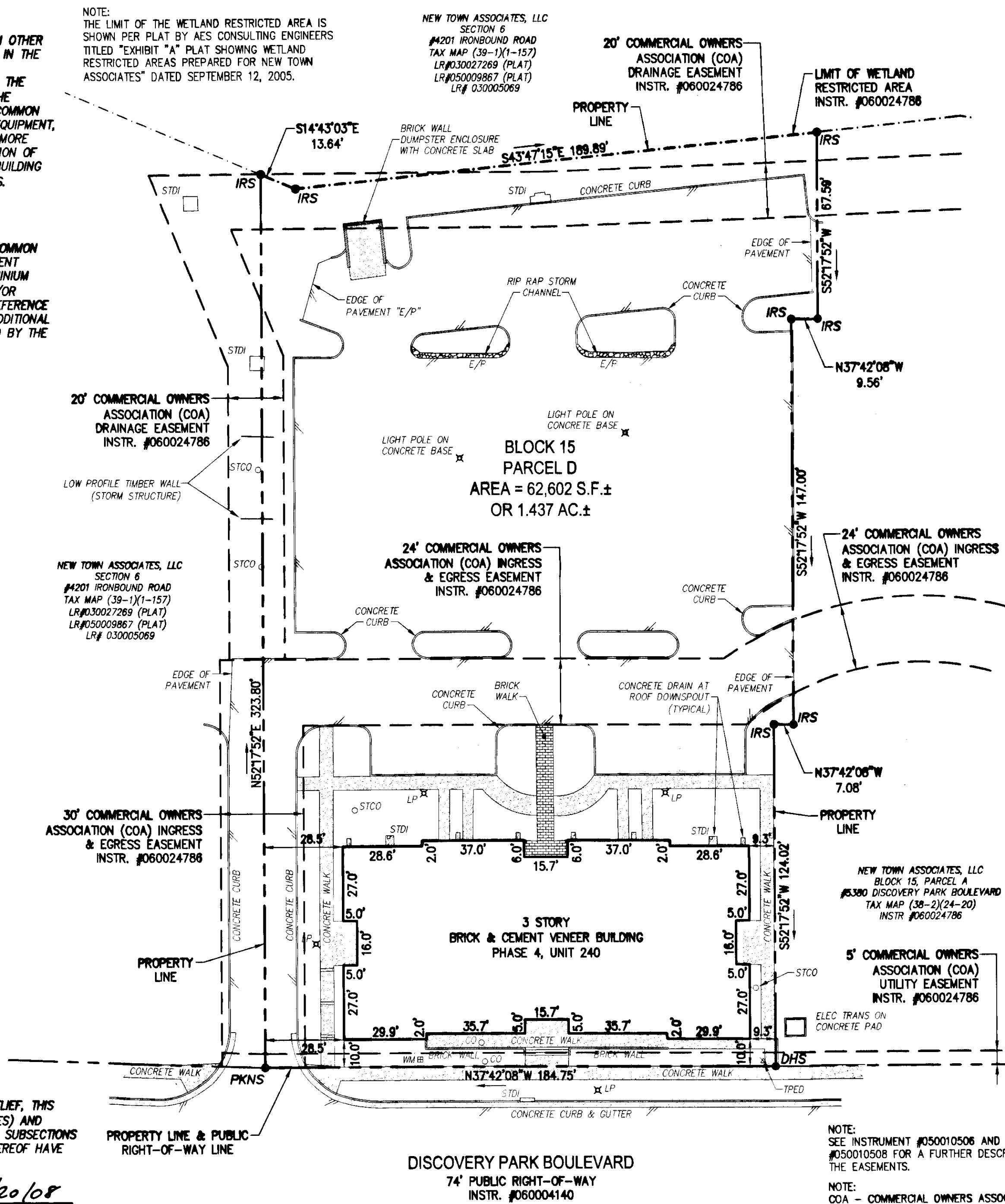
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF KNOWLEDGE AND BELIEF, THIS PLAT IS ACCURATE (WITHIN NORMAL CONSTRUCTION TOLERANCES) AND COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANNOTATED SUBSECTIONS 55-79.58 A, B AND F AND THAT ALL UNITS OR PORTIONS THEREOF HAVE BEEN SUBSTANTIALLY COMPLETED.

*Robert D. Mann* 2/20/08  
 ROBERT D. MANN, L.S. #002509 DATE

NOTE: THE LIMIT OF THE WETLAND RESTRICTED AREA IS SHOWN PER PLAT BY AES CONSULTING ENGINEERS TITLED "EXHIBIT "A" PLAT SHOWING WETLAND RESTRICTED AREAS PREPARED FOR NEW TOWN ASSOCIATES" DATED SEPTEMBER 12, 2005.

NEW TOWN ASSOCIATES, LLC SECTION 6 #4201 IRONBOUND ROAD TAX MAP (39-1)(1-157) LR#030027269 (PLAT) LR#050009867 (PLAT) LR# 030005069



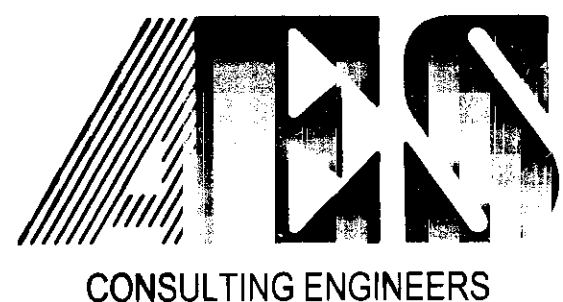
**GENERAL NOTES**

- THE SITE IS CURRENTLY ZONED MU-MIXED USE WITH PROFFERS. FOR PROFFERS REFERENCE JCC CASE NO. Z-005-04 AND MP-005-04 APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 26, 2004.
- 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.
- OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC 5741 CLEVELAND STREET, SUITE 160 VIRGINIA BEACH, VIRGINIA 23462-1777
- ARCHITECTS: MAGOON & ASSOCIATES 4808 COURTHOUSE STREET, SUITE 208 WILLIAMSBURG, VIRGINIA 23188 PHONE: (757) 253-8675 FAX: (757) 253-8739
- SITE ADDRESS: 5388 DISCOVERY PARK BOULEVARD
- TAX PARCEL ID NO.: (38-2)(24-0-0022)
- LEGAL DESCRIPTION: BLOCK 15, PARCEL D, PART OF SECTION 6 NEW TOWN
- PROPERTY REF.: INSTRUMENT #060024786 (PLAT)
- 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 JUNE 5, 2006. PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN GUIDELINES.
- HORIZONTAL DATUM: JAMES CITY COUNTY GEODETIC CONTROL NETWORK VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD(83)
- VERTICAL DATUM: NORTH ATLANTIC VERTICAL DATUM 1929 (NGVD29)
- BUILDING DIMENSIONS SHOWN ON THIS SHEET ARE TO OUTSIDE PERIMETER OF BUILDING.

NOTE: SEE INSTRUMENT #050010506 AND INSTRUMENT #050010508 FOR A FURTHER DESCRIPTION OF THE EASEMENTS.

NOTE: COA - COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION)

15 Large/Small Plat(s) Recorded herewith as # 080008351



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

**EXHIBIT 2**

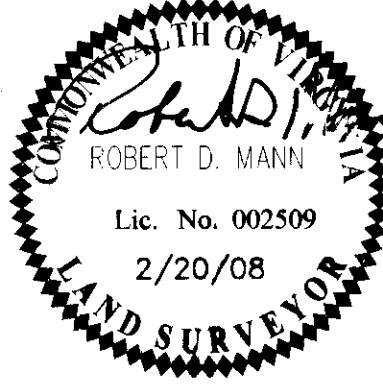
**PLAT FOR CONDOMINIUM**

**PATRIOT PARK, A CONDOMINIUM**

**PHASE 4, UNIT 240**

OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY

Designed	AES	Drawn	CMA
Scale	1"=30'	Date	2/20/08
Project No.	6632-8-15D		
Drawing No.	1 of 5		