090010654

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.

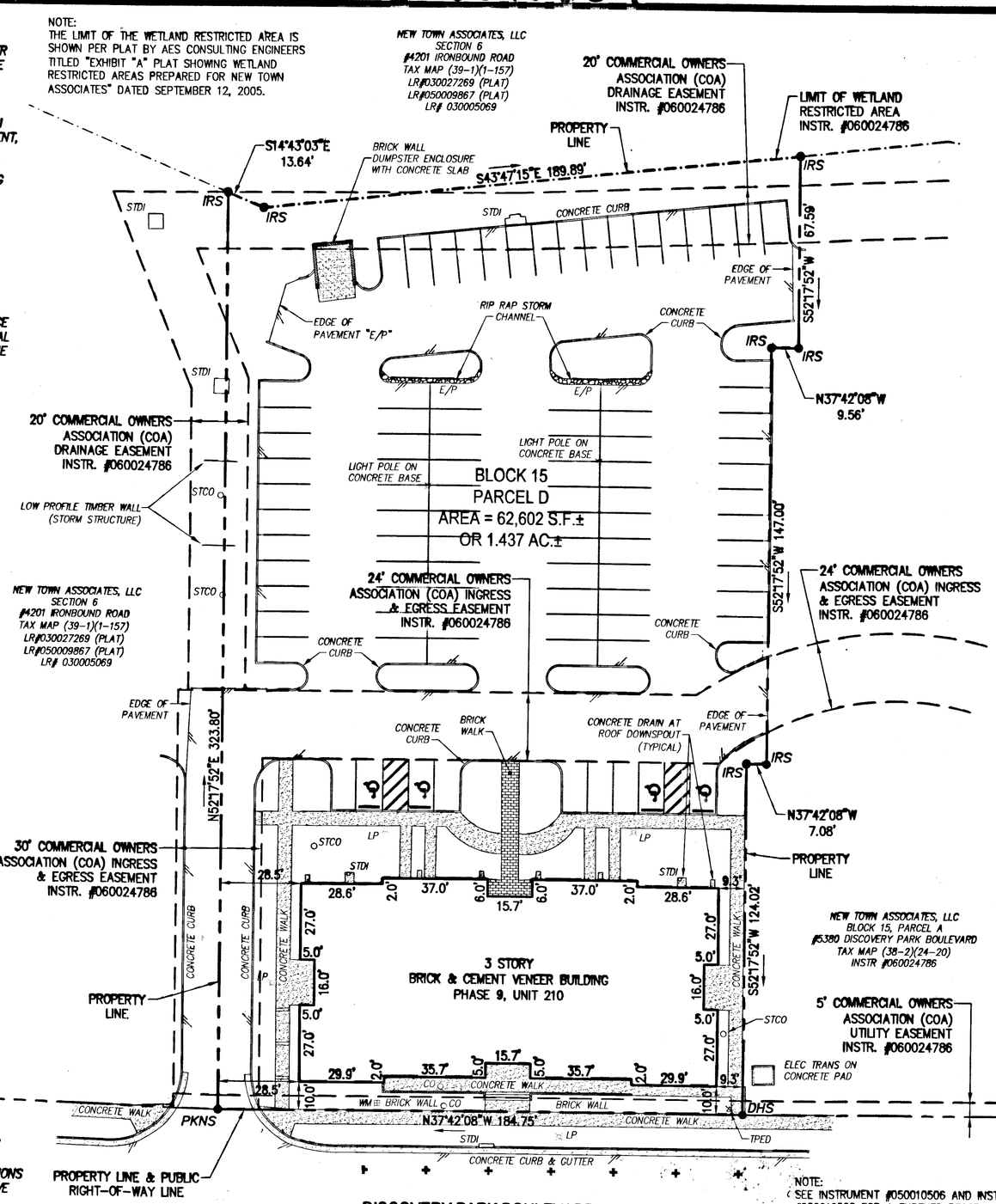
LCE- LIMITED COMMON ELEMENTS

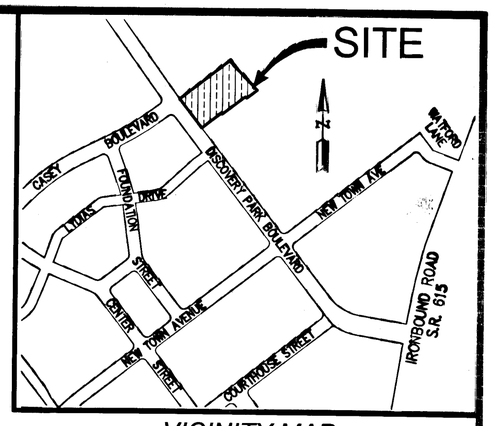
EXCEPT AS MAY BE OTHERWISE EXPRESSLY PROVIDED, LIMITED COMMON ELEMENTS INCLUDE ANY HEATING AND AIR CONDITIONING EQUIPMENT DESIGNED TO SERVE A SINGLE UNIT AS DEFINED IN THE CONDOMINIUM DOCUMENT, NOT WITHSTANDING THE FACT THE APPARATUS AND/OR EQUIPMENT LIES WITHIN A UNIT AND OR COMMON ELEMENT. REFERENCE 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
STORM CLEAN OUT	STCO
STORM DROP INLET	STDI
LIGHT POLE	LP
SANITARY CLEANOUT	SCO
TELEPHONE PEDESTAL	TPED
IRON ROD SET	IRS
DRILL HOLE SET	DHS
"P.K." NAIL SET	PKNS

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.





VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES

1. 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.
2. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0140C DATED 9/28/07.
3. 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
4. SITE ADDRESS: 5388 DISCOVERY PARK BOULEVARD
5. TAX PARCEL ID NO.: (38-2)(24-0-0022)
6. LEGAL DESCRIPTION: BLOCK 15, PARCEL D, PART OF SECTION 6 NEW TOWN
7. PROPERTY REF.: INSTRUMENT #060024786 (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 JUNE 5, 2006. PROVIDED PROPOSALS ARE IN ACCORDANCE WITH THE NEW TOWN DESIGN GUIDELINES.
9. HORIZONTAL DATUM:
   JAMES CITY COUNTY GEODETIC CONTROL NETWORK
   VIRGINIA STATE PLANE COORDINATE SYSTEM
   SOUTH ZONE NAD(83)

   VERTICAL DATUM:
   NAVD88
10. BUILDING DIMENSIONS SHOWN ON THIS SHEET ARE TO OUTSIDE PERIMETER OF BUILDING.

RECORD MERIDIAN
INSTRUMENT #060024786

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

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 — 9/8/08
ROBERT D. MANN, L.S. #002509 — DATE

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

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

5 Large/Small Plat(s) Recorded
Recorded as # D90010654

AES CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

EXHIBIT 1

PLAT FOR CONDOMINIUM
PATRIOT PARK, A CONDOMINIUM
PHASE 9, UNIT 210
OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC
BERKELEY DISTRICT — JAMES CITY COUNTY — VIRGINIA

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
9/8/08
LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 15 April 2009
at 1:23 AM/PM. PB ____ PG ____
DOCUMENT # D90010654
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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

Designed	Drawn
AES	CMA
Scale	Date
1"=30'	9/8/08
Project No.	
6632-6-15D	
Drawing No.	
1 of 5	

S:\Jobs\6632\S6\15D-VenturEast\dwg\SurPlats\Phase 09 Unit 210\6632615D Condo Unit 210 01 PLAT.dwg, 9/8/2008 3:17:14 PM, Tony.Taylor

090010654

NOTES:

1. COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND UNITS ARE SUBSTANTIALLY COMPLETE.
2. ALL BUILDING FLOOR PLANS AND DETAILS SHOWN ARE PER ARCHITECTURAL PLANS PROVIDED TO AES CONSULTING ENGINEERS BY THE DEVELOPER.
3. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT AS SHOWN IN THE PLAN IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB.
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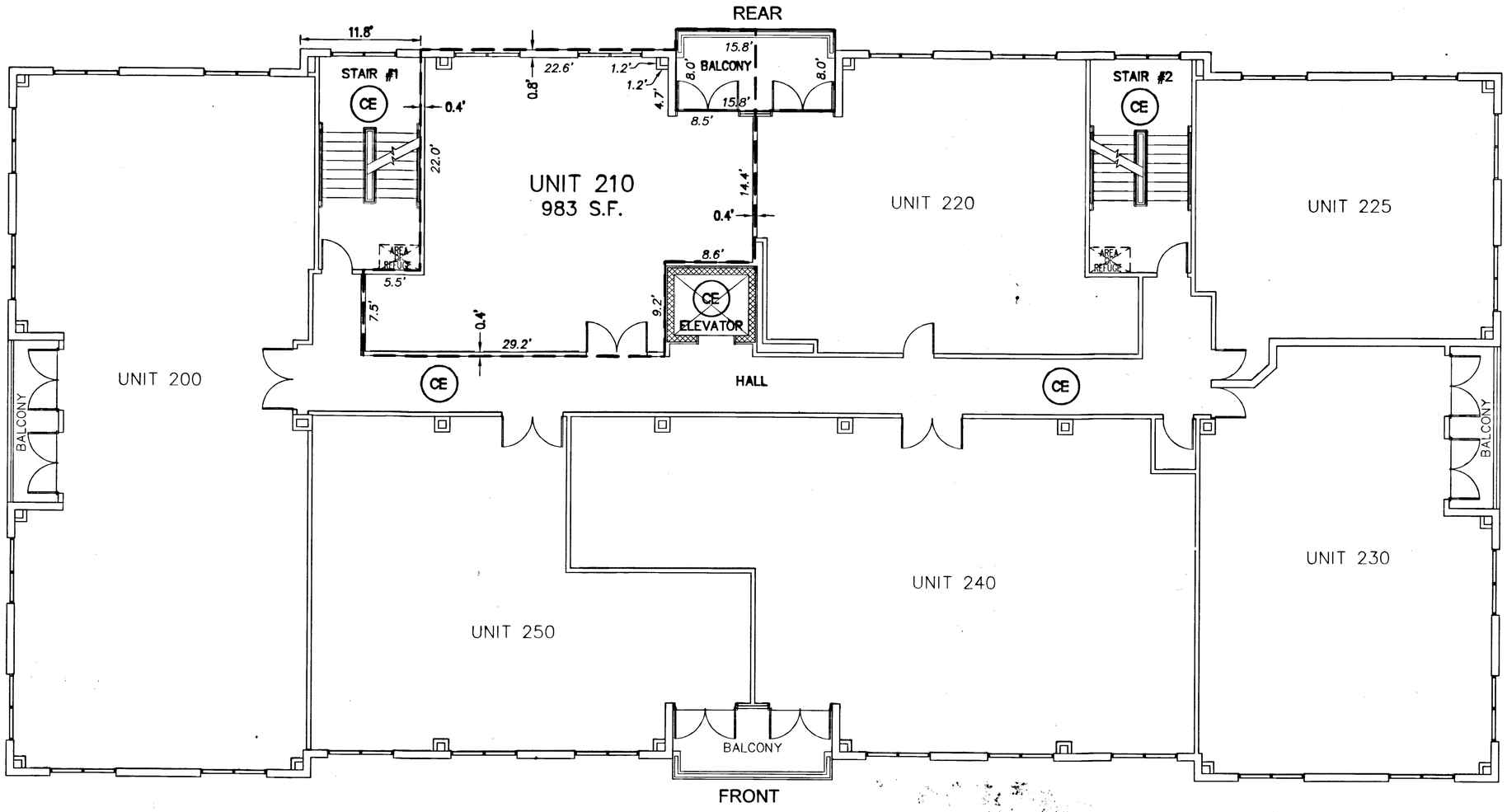
CE COMMON ELEMENT

LCE LIMITED COMMON ELEMENT

UNIT BOUNDARY



SECOND FLOOR PLAN

NOT TO SCALE

5 Small Plat(s) Recorded herewith as # 090010654

"EXHIBIT 1"

AES CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

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

PLAN OF CONDOMINIUM

PATRIOT PARK, A CONDOMINIUM

PHASE 9, UNIT 210

OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
9/8/08
LAND SURVEYOR

City of Williamsburg & County of James City
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DOCUMENT # 090010654
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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

Designed AES	Drawn AWT
Scale NTS	Date 9/8/08
Project No. 6632-6-15D	
Drawing No. 2 of 5	

S:\Jobs\6632\S6\15D-VenturEast\dwg\Sur\Plats\Phase 09 Unit 210\6632615D Condo Unit 210 02 2nd FLOOR PLAN.dwg, 9/8/2008 3:23:14 PM, Tony.Taylor

090010654

FRONT ELEVATION (DISCOVERY PARK BLVD.)

NOT TO SCALE

(CE) COMMON ELEMENT

(LCE) LIMITED COMMON ELEMENT

— — — UNIT BOUNDARY

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LEFT SIDE ELEVATION

NOT TO SCALE

6. Land Records Recorded herewith as # 090010654

S:\Jobs\6632\S6115D-VenturEast\dwg\SurPlats\Phase 09 Unit 210\6632615D Condo Unit 210 03 FRONT ELEVATION.dwg, 9/8/2008 3:18:03 PM, Tony.Taylor

AES CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

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

"EXHIBIT 1"

PLAN OF CONDOMINIUM

PATRIOT PARK, A CONDOMINIUM

PHASE 9, UNIT 210

OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
9/8/08
LAND SURVEYOR

City of Williamsburg & County of James City
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DOCUMENT # 090010654
BETSY B. WOOLRIDGE, CLERK
Clerk

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

Designed	Drawn
AES	AWT
Scale	Date
NTS	9/8/08
Project No.	
6632-6-15D	
Drawing No.	
3 of 5	

090010654

REAR ELEVATION (PARKING LOT)

NOT TO SCALE

(CE) COMMON ELEMENT

(LCE) LIMITED COMMON ELEMENT

— — — UNIT BOUNDARY

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RIGHT SIDE ELEVATION

NOT TO SCALE

5 Large/Small Plat(s) Recorded herewith as # 090010654

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PATRIOT PARK, A CONDOMINIUM

PHASE 9, UNIT 210

OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
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AES	AWT
Scale	Date
NTS	9/8/08
Project No.	
6632-6-15D	
Drawing No.	
4 of 5	

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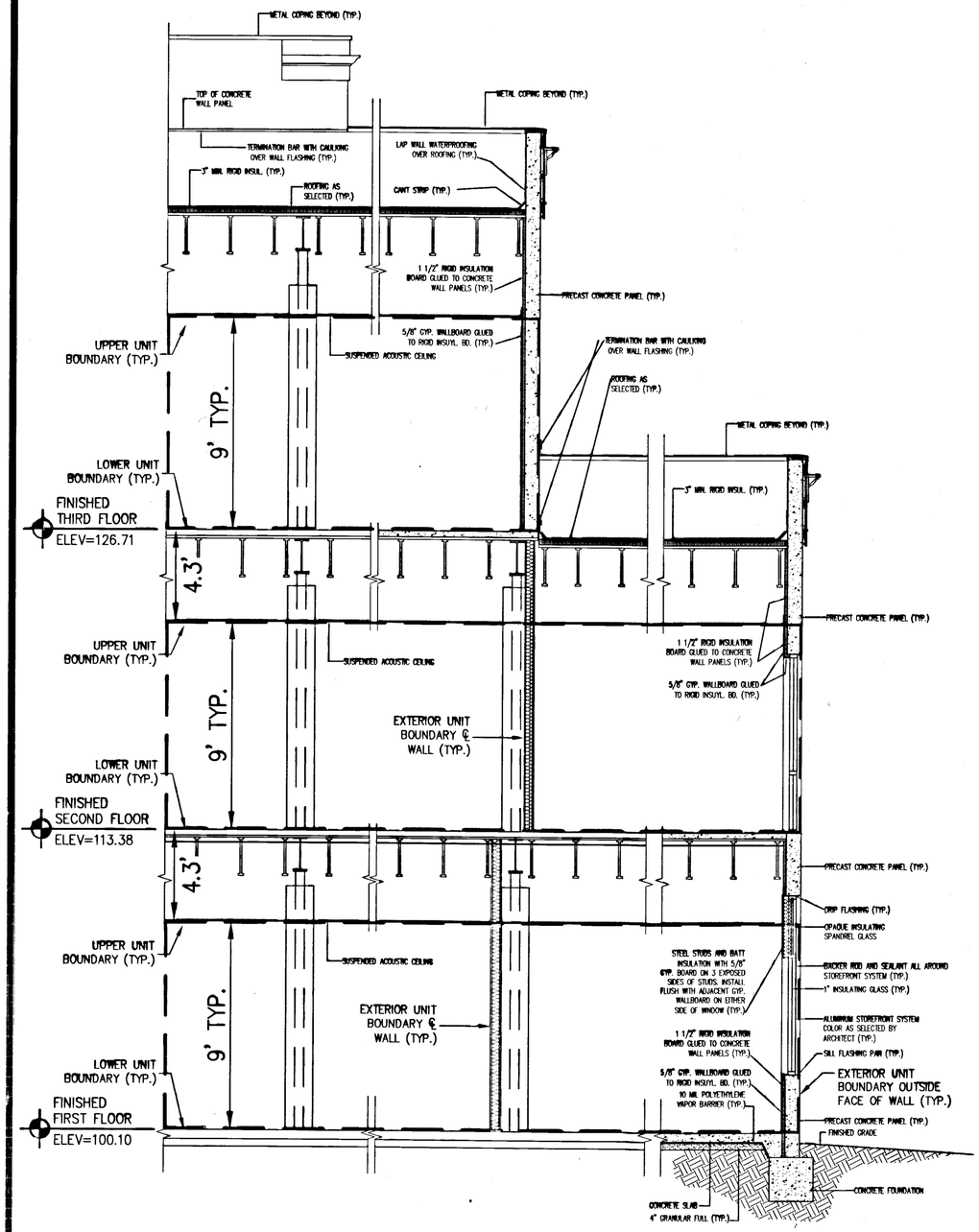

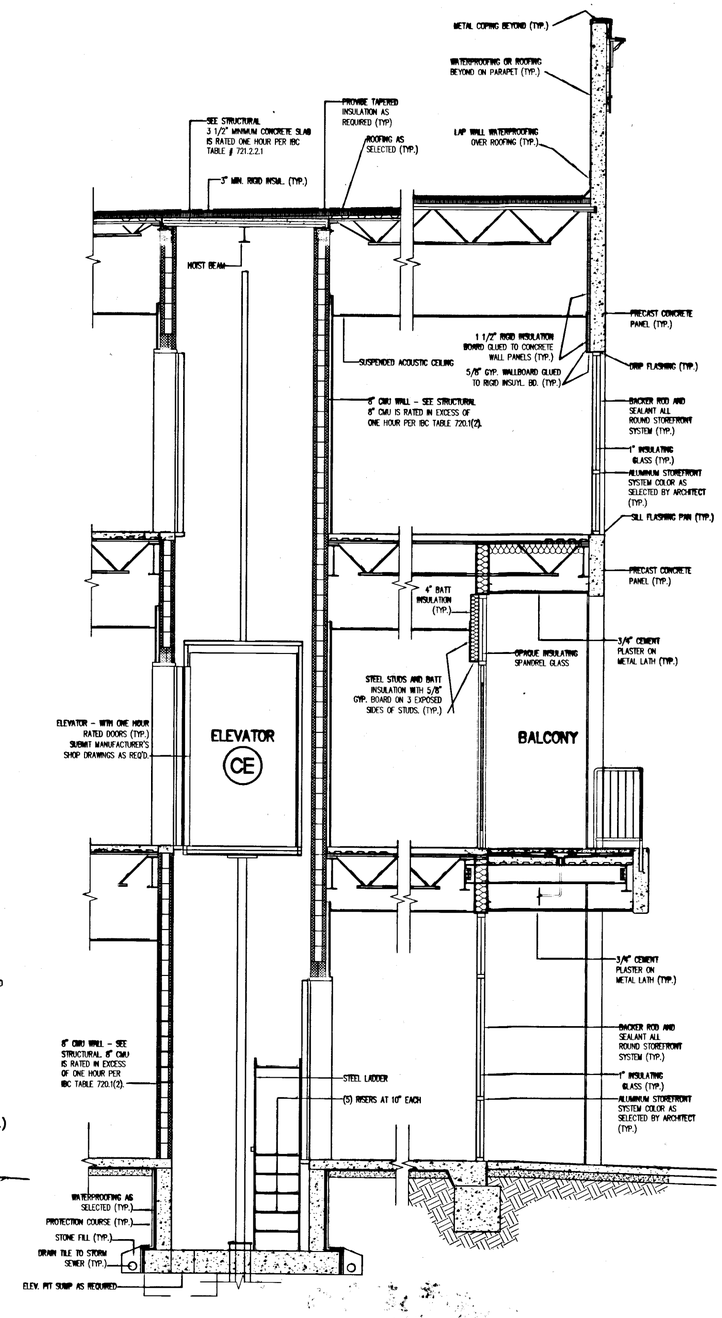

CE COMMON ELEMENT

LCE LIMITED COMMON ELEMENT

UNIT BOUNDARY

TYPICAL BUILDING SECTION

NOT TO SCALE

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"EXHIBIT 1"

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OWNER/DEVELOPER: PATRIOT DEVELOPMENT ASSOCIATES, LLC

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AES	AWT
Scale	Date
NTS	9/8/08

Project No. 6632-6-15D

Drawing No. 5 of 5

S:\Jobs\6632\S6115D-VenturEast\dwg\Sun\Plats\Phase 09 Unit 210\6632615D Condo Unit 210 05 SECTIONS.dwg, 9/8/2008 3:19:25 PM, Tony.Taylor