#0900019509

COMMON ELEMENT

LIMITED COMMON ELEMENT

UNIT AREA

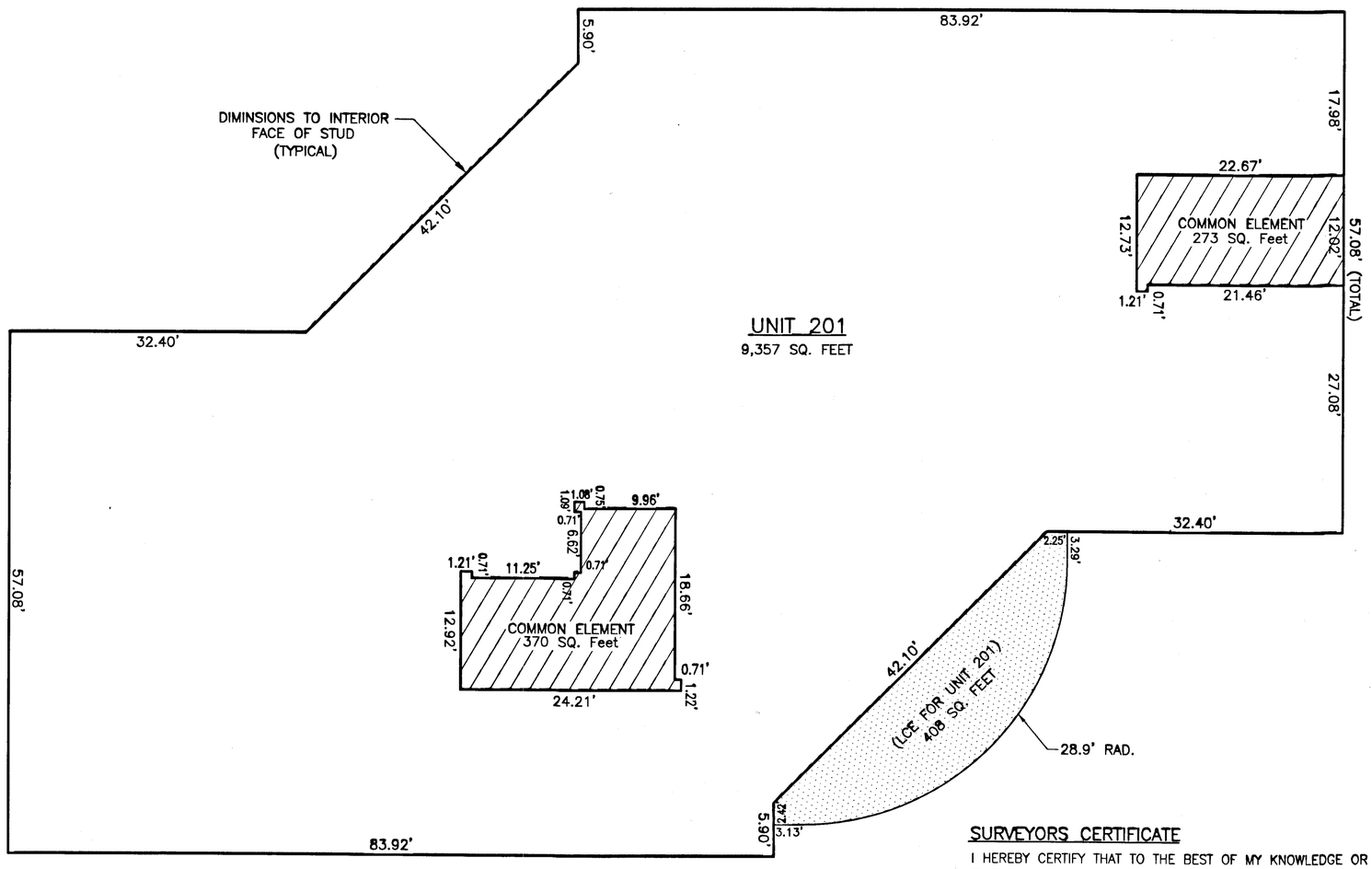
NORTH

DISCOVERY PARK BLVD.

A. **Unit Boundaries**. A Unit consists of a portion of the Condominium designed and intended for individual ownership and use. The boundary of the individual units are as set out in the Declaration of restrictive covenants [the Declaration] attached to this plat and recorded contemporaneously in the Circuit Court of the County of James City.

B. **Air Conditioning/Heating/Mechanical**. The air conditioning, refrigerating, heating and electrical lines within the Unit, and the heating/air conditioning unit (heat pump), fan units, water and sewer lines, and other apparatus in connection therewith, which serve an individual unit (wherever located), shall be owned by the Unit Owner as a part of the Unit and are not part of the Common Elements.

C. **"Convertible Land Reservation"**. The total area in Unit 201 and Unit 301 are designated as "Convertible Land". The Declarant reserves a transferrable right to convert by subdivision all or any portion of the Convertible Land from time to time in compliance with § 55-79.61 of the Condominium Act without the consent of any Unit Owner or Mortgagee those units into additional condominium units, The option to convert may be terminated only upon the filing of an amendment to the Declaration by the Declarant. The rights and extent of such conversion and subdivision are governed by applicable law and the Declaration.




## AREA TABULATIONS

UNITS = 9,357 S.F.
COMMON ELEMENT = 643 S.F.
SECOND FLOOR AREA = 10,000 S.F.

COMMONWEALTH OF VIRGINIA
CHARLES A. CALHOUN
Lic. No. 2554
6/23/09
LAND SURVEYOR

PLAT AND PLANS OF
# 5400 DISCOVERY PARK BOULEVARD OFFICE CONDOMINIUM

BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 06/23/09 SCALE: 1" = 10' JOB# 07-418
SHEET 3 OF 5

5 Large/Small Plat(s) Recorded herewith as # 0900019509

## SECOND FLOOR LAYOUT

SCALE 1"=10'

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
8 July 2009
at 3:57 AM/PM. PB — PG —
DOCUMENT # 0900019509
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAN IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (B) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

STATE CERTIFIED LAND SURVEYOR

6/23/09
DATE


Land Tech Resources, Inc.
Surveying · Engineering · GPS
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